LANGNER FAMILY TRUST

ACREAGE & LAND AUCTION

Well Located +/-10 Acre Improved Acreage Near Dell Rapids, SD with a Quaint 1½ Story Home & Outbuildings Situated in a Semi-Private Parklike Setting, +/-69.91 Acres of Unimproved Productive Cropland & Pasture with a Large Stock Dam & Rural Housing Eligibility, or Offered as a +/-79.91 Acre Improved Acreage/Hobby Farm – Inclusive of the Both the Farmstead, Cropland & Pasture

WEDNESDAY
AUGUST 28, 2019
SALE TIME: 10:00 am

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Due to the death of Patricia Langner, the Langner Family Trust will offer the following real property at auction on site at the farm located at 47672 246th St., Dell Rapids, SD; located from Sioux Falls, SD – Approx. 17 miles north on I-29 to the Dell Rapids, SD Exit #98, then 3 miles east to the 4 Way Stop in Dell Rapids, then 7/10 mile south on Hwy. #115 to Centennial Place, 1½ miles east on Centennial Place to the Dead End, then ¼ mile north on Golden Park Ave. and ¼ mile east on 246th to the sale site; or from Dell Rapids, SD (T&C's Other Place) – 2 miles east on Jasper St., ½ mile south and approx. ¼ mile west on 246th St.

SALE DATE: WEDNESDAY AUGUST 28, 2019 SALE TIME: 10:00 AM
OPEN HOUSE DATES: Sunday Aug. 11th from 1:00 to 4:00 PM,
Wednesday Aug. 14th from 5:30 -7:30 PM & Sunday Aug. 18th from 1:00 to 4:00 PM or
Shown by Appointment Arranged with Sandra Anderson - ph. 605-530-3079 or the Auctioneers

This auction presents the opportunity to purchase a property that is a "rare find" within a close proximity to Dell Rapids in Minnehaha County, SD. This property will be offered in multiple parcels, which based on a recent survey indicates Parcel #1 is comprised of a +/-10 acre improved acreage, Parcel #2 - +/-69.91 Acres with 1 rural housing eligibility and a mixture of productive cropland and scenic pasture inclusive of a large stock dam & creek/waterway, or offered as Parcels #1 & #2 Combined – the +/-79.91 Acre Improved Unit which would make a terrific hobby type farm. Properties such as this are very difficult to find, as this property offers a variety of amenities that are virtually impossible to find within one property, thus this property will be of interest to a myriad of potential prospects/buyers. The improvements on this property include a charming 1½ story 3 bedroom home – The main floor is comprised of a front entrance to a living room w/closet, an enclosed south concrete patio, a dining room w/built-in china cabinet, 1 bedroom w/hardwood floor & closet, a family room w/woodburning fireplace, a kitchen w/built-in cabinets & dinette area, a full bath and a main floor laundry/mud room and a rear entrance; the 2nd Story has 2 bedrooms w/closets with built-in dressers & storage; the home has a full basement w/finished rec room w/fireplace, a room utilized as a shop with a built-in workbench, canned goods storage room w/built-in shelves, non-legal bedroom w/closet, kitchenette w/cabinets, sink & elec. stove, ¾ bath and a utility room w/Marathon HW heater & Water Boss softener. The home is all electric w/baseboard heat and a window AC in the dining room. This home has a low maintenance exterior with ABC colored seamless siding, many newer dbl. hung tilt-pack windows and 30 yr. asphalt shingles installed in 2010. The home is in need of some updates and interior remodeling, but must be seen to be fully appreciated. Furthermore, if a buyer should desire to remove the home this would be a terrific location for construction of a new rural residence. This property is serviced by Minnehaha Community Rural Water, Sioux Valley Energy Rural Elec. and a septic system, there is also a well on the property (not currently in use). Other improvements on the property include a wdn. garage/shop building with 2 OH doors on the south w/2 elec. door openers & one on the east end, a galv. metal clad machine/storage/shop bldg. w/dirt floor (approx. 38'x60'), a wdn. barn/stg. bldg., a wdn. bldg. utilized for small equipment storage, 2 small round metal grain bins, a lawn shed and other incidental improvements.

The farmstead features a wonderful setting and location complemented by an established lawn and grassed areas, garden beds and a variety of deciduous & evergreen trees throughout the farmstead and a mature grove the surrounds all 4 sides of the acreage which creates a rather secluded private setting. Parcel #2 – The +/-69.91 acres of bare unimproved land is inclusive of one rural housing eligibility assigned to the SE¼ SE¼ according to Minnehaha County Planning & Zoning and according to FSA information contains approx. 48.6 acres of cropland with a 24.3 acre corn base with a 133 bu. PLC yield and a 24.3 acre soybean base with a 47 bu. PLC yield and was enrolled under the Co. ARC election of the USDA Farm Program; the remaining +/-21.31 acres of non-tillable land consists of established rolling pasture with a large stock dam, creek/drainageway & roads. The 2018 RE taxes payable in 2019 on this +/-80 acre farm are $2,332.14. If you are in the market for a well located +/-10 acre acreage, a bare parcel of productive cropland and pasture containing +/-69.91 acres with 1 rural housing eligibility or a +/-79.91 acre improved parcel of land with a great location just minutes from Dell Rapids, SD and less than 20 miles from Sioux Falls, SD, then make plans to inspect this property and be in attendance at this auction.

LEGAL DESC.: The S½ SE¼ of Sec. 11, T. 104N., R. 49W., (Dell Rapids Twp.), Minnehaha Co., SD.

TERMS: CASH - A 10% nonrefundable earnest money payment sale day and the balance on or before Oct. 18, 2019; the acreage buyer will receive full possession at closing; buyer(s) of the unimproved bare land will receive full possession of this land subsequent to the harvest of the 2019 crops & pasture grazing season. A Trustee's Deed (s) will be conveyed and Owner's Title Insurance policy(s) will be provided with the cost of the owner's policy divided 50-50 between the buyer and seller. A title company closing fee, if any, will be divided 50-50 between the buyer and seller. All of the 2019 RE taxes payable in 2020 will be paid by the trust. The acres in both FARMS #1 & #2 are based on Surveyed Acres as determined by Midwest Land Surveying, Inc., with the survey and platting costs to be paid by the trust, with the surveyed acres are understood to be "more or less". The sellers do not guarantee that existing fences lie on the true and correct boundary and it is stipulated that any new fencing around the perimeter of the acreage (Parcel #1) will be the responsibility of the buyer of the acreage site; other fencing, if any, will be the responsibility of the buyer of Parcel #2 and pursuant to SD Law. FSA cropland acres, yields, bases & other information are estimated and subject to County Committee approval. This property is sold in "AS IS" condition and is sold with no contingencies whatsoever and the information contained herein is deemed to be correct, but is not guaranteed. This property is sold subject to existing easements, restrictions, reservations or highways of record, if any, as well as any or all Minnehaha Co. Zoning Ordinances and/or Regulations. The RE licensees in this transaction are acting as agents for the seller. Sold subject to confirmation of the Trustee.

To view the property, plan to attend the Open Houses, or for an appointment contact Sandra Anderson – ph. 605-530-3079 or the Auctioneers. For additional information contact the auctioneers or see www.suttonauction.com

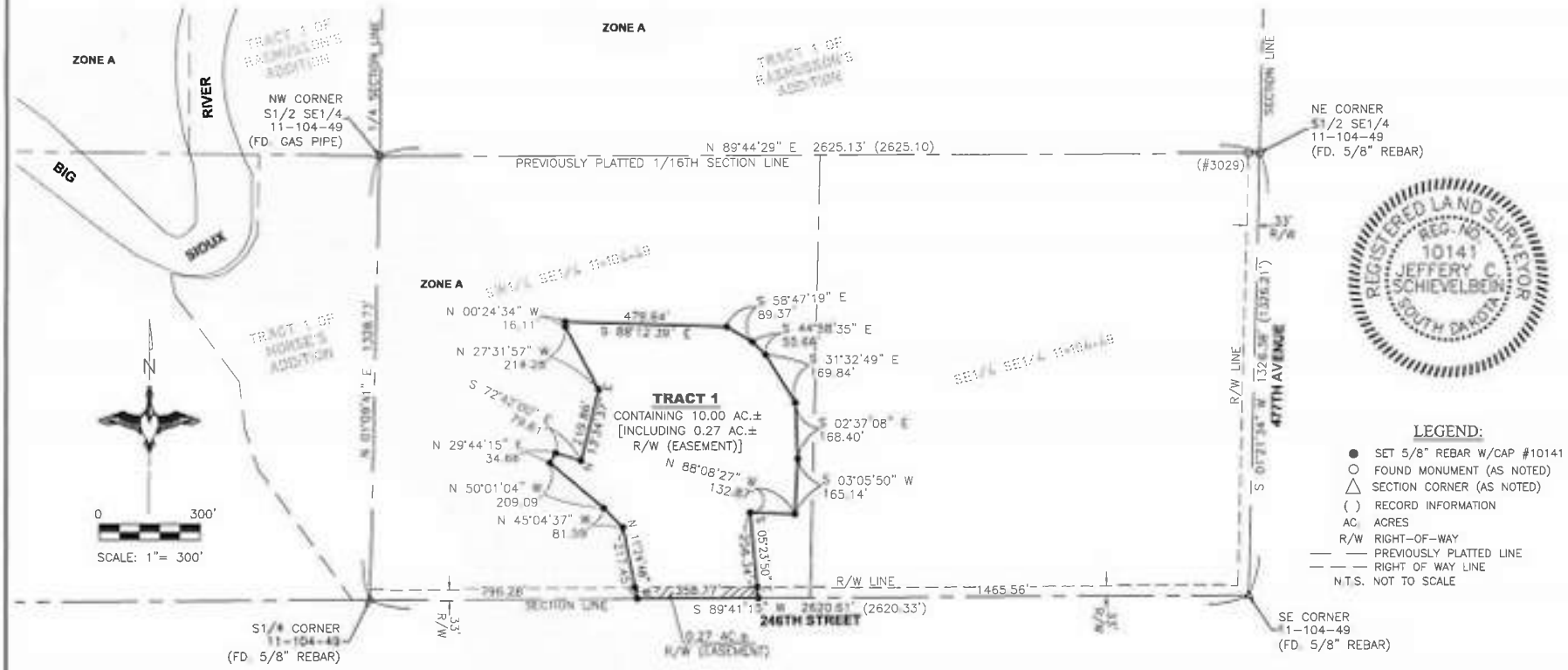
LANGNER FAMILY TRUST

Sandra Anderson – Trustee - ph. 605-530-3079

CHUCK SUTTON - Auctioneer & Land Broker
- Sioux Falls, SD - ph. 605-336-6315 & Flandreau, SD - ph. 605-997-3777
JARED SUTTON – Auctioneer & RE Broker Assoc. – Flandreau, SD – ph. 605-864-8527
DEAN STOLTENBERG – Auctioneer & RE Broker Associate – Jasper, MN – ph. 507-348-7352

PLAT OF TRACT 1 OF LANGNER'S ADDITION

AN ADDITION IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 104 NORTH, RANGE 49 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINNEHAHA COUNTY, SOUTH DAKOTA.



AREA MAP N.T.S.
SECTION 11, T104N, R49W 5TH P.M.

LEGEND:

- ● SET 5/8" REBAR W/CAP #10141
- ○ FOUND MONUMENT (AS NOTED)
- △ SECTION CORNER (AS NOTED)
- ( ) RECORD INFORMATION
- AC. ACRES
- R/W RIGHT-OF-WAY
- —— —— PREVIOUSLY PLATTED LINE
- — — — RIGHT OF WAY LINE
- N.T.S. NOT TO SCALE

REGISTERED LAND SURVEYOR REG. NO. 10141 JEFFERY C. SCHIEVELBEIN SOUTH DAKOTA

NOTES:

BASIS OF BEARINGS IS UTM–ZONE 14

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

EASEMENTS OF RECORD WERE NOT RESEARCHED AND ARE NOT SHOWN ON THE PLAT.

PREPARED BY:

Midwest Land Surveying, Inc.

Land Surveying and GPS Consulting
211 E. 14th Street Suite 100
Sioux Falls, South Dakota 57104
Phone: (605) 339-8901 FAX:(605) 274-8951

SURVEYOR'S NOTE:

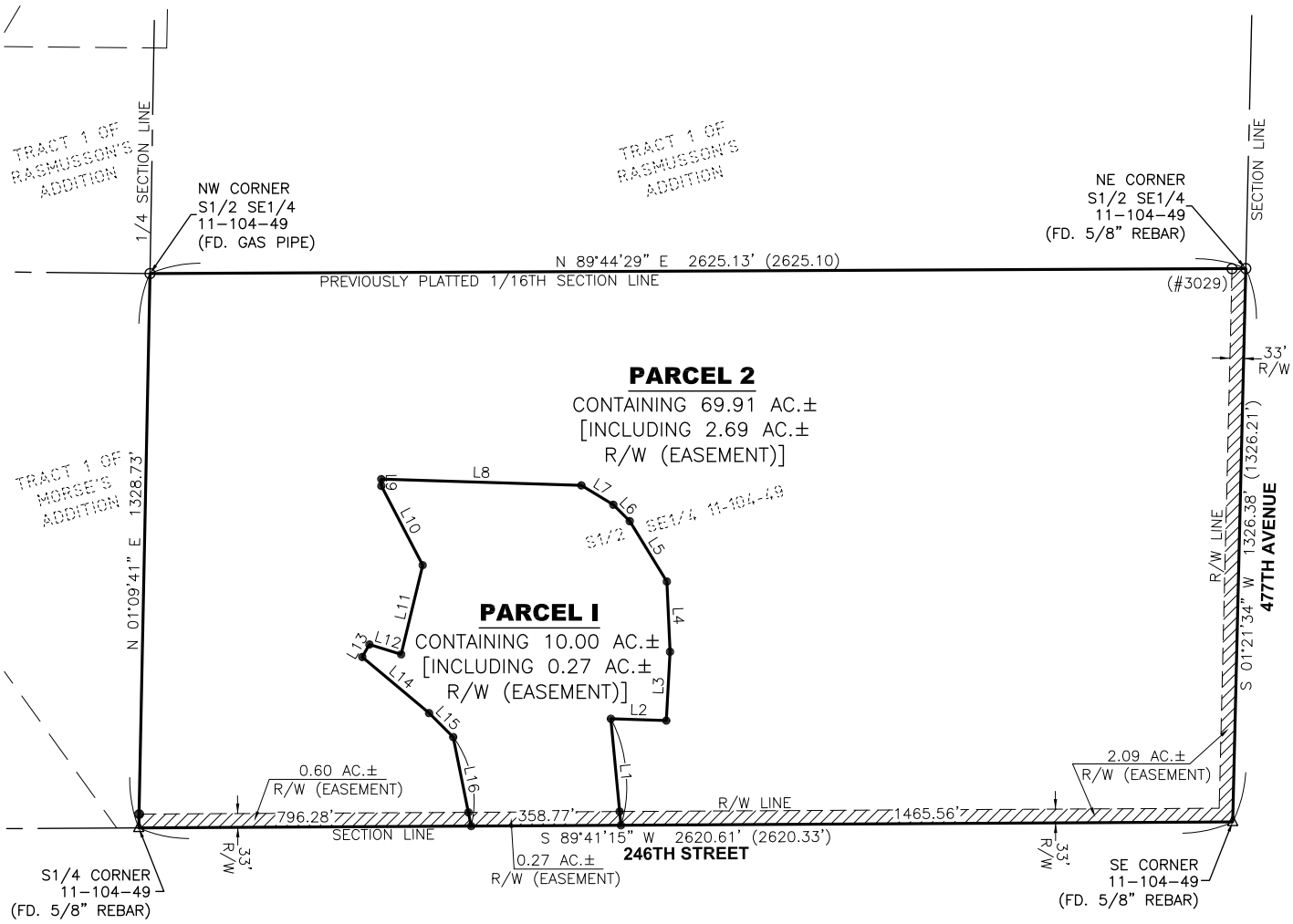
THE LOCATION OF FLOOD ZONE A SHOWN ON THIS DRAWING WAS DIGITIZED FROM FLOOD INSURANCE RATE MAP PANEL 125 OF 650, MAP NUMBER 46099C0125D, MAP EFFECTIVE DATE: SEPTEMBER 2, 2009.

THE ACCURACY OF SAID FLOOD ZONE IS APPROXIMATE AND NOT BASED ON ANY FLOOD ELEVATION OR A FIELD SURVEY. NO WARRANTY IS PROVIDED FOR THE EXACT LOCATION OF THE FLOOD PLAIN THAT A SUBSEQUENT FLOOD ELEVATION SURVEY MAY DISCLOSE.

AJR

SALE DRAWING - PARCEL I AND PARCEL 2

IN THE SOUTH HALF OF THE SE1/4 OF SECTION 11, T104N, R49W, MINNEHAHA COUNTY, SOUTH DAKOTA.



OWNERS: LANGNER FAMILY TRUST

CLIENT: SUTTON AUCTION SERVICE

PARCEL I LEGAL DESCRIPTION:

TO BE PLATTED AS: TRACT 1 OF LANGNER'S ADDITION, AN ADDITION IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 104 NORTH, RANGE 49 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINNEHAHA COUNTY, SOUTH DAKOTA.

PARCEL 2 LEGAL DESCRIPTION:

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 104 NORTH, RANGE 49 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINNEHAHA COUNTY, SOUTH DAKOTA; EXCEPT TRACT 1 OF LANGNER'S ADDITION CONTAINED THEREIN.

LEGEND:

- ● SET PROPERTY CORNER
- ○ FOUND PROPERTY CORNER
- △ SECTION CORNER
- AC. ACRES
- ( ) RECORD INFORMATION
- R/W RIGHT-OF-WAY
- —— —— PREVIOUSLY PLATTED LINE
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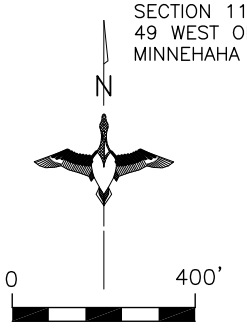

SCALE: 1"= 400'

LINE	BEARING	DISTANCE
L1	S 05°23'50" E	256.34'
L2	N 88°08'27" W	132.87'
L3	S 03°05'50" W	165.14'
L4	S 02°37'08" E	168.40'
L5	S 31°32'49" E	169.84'
L6	S 44°58'35" E	55.66'
L7	S 58°47'19" E	89.37'
L8	S 88°12'39" E	479.64'
L9	N 00°24'34" W	16.11'
L10	N 27°31'57" W	214.28'
L11	N 13°34'37" E	219.86'
L12	S 72°42'00" E	79.61'
L13	N 29°44'15" E	34.66'
L14	N 50°01'04" W	209.09'
L15	N 45°04'37" W	81.59'
L16	N 11°24'48" W	217.45'

TOTAL ACRES FOR PARCEL I AND PARCEL 2

79.91 ACRES±
[INCLUDING 2.96 AC.± OF R/W (EASEMENT)]

NOTES:
BASIS OF BEARINGS IS UTM-ZONE 14.
PROJECT #19-192
DRAWN BY: AJR

PREPARED BY:

Midwest Land Surveying, Inc.
Land Surveying and GPS Consulting
211 E. 14th Street Suite 100
Sioux Falls, South Dakota 57104
Phone: (605) 339-8901 FAX:(605) 274-8951

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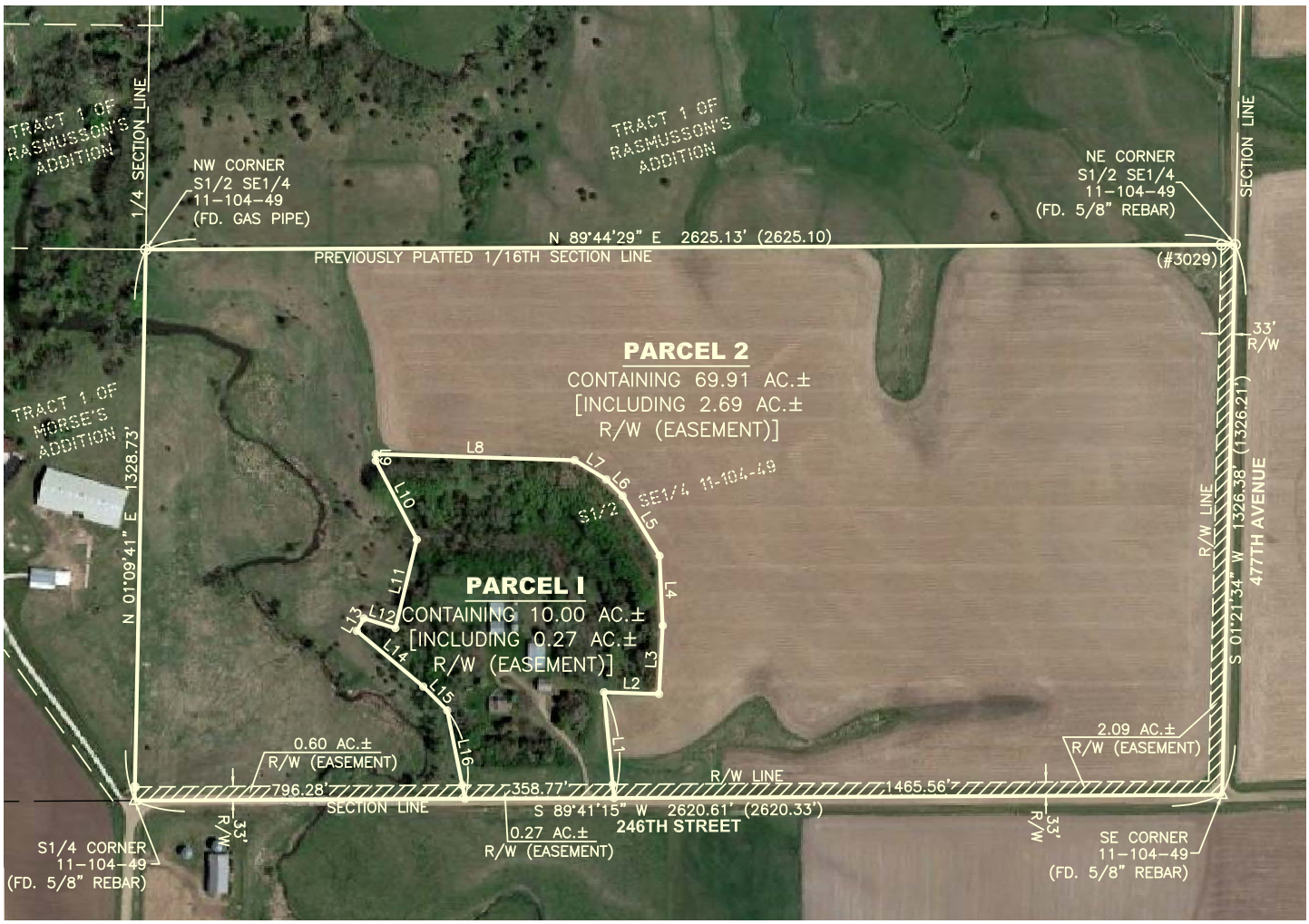

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CHUCK SUTTON
AUCTIONEER & LAND BROKER LLC

www.suttonauction.com

The Sale of your property may be a once in a lifetime event…

Our company has been serving the auction needs of clients since 1932 & presently we are licensed real estate brokers in SD, MN, IA, & NEB. Our firm has grown to be recognized as industry leaders in the Auction Industry.

In the last 5 years our firm has sold over 60,000 acres of Property including Ag Land, Acreages & Development Property. We have also sold numerous Farm Equipment, Construction Equipment & other Personal Property Auctions.

"Successful Auctions Don't Just Happen They're Planned" - The Sale of your property may be a once in a lifetime event, so it is important that you rely on an auctioneer with experience, knowledge, education, marketing & promotional skills, established contacts with numerous qualified prospective buyers and last but not least - a track record of success! Our auction company has been serving the auction needs of clients since 1932 and currently we are licensed RE Brokers in South Dakota, Minnesota, Iowa and Nebraska. Our firm has grown to be recognized as a leader in the auction industry. Furthermore, auctions have become ***the marketing method of choice for farmland***, being the most tried and true method of marketing with a proven record of results surpassing such methods as sealed bids and negotiated sales, ***with auctions providing the "Ultimate Marketplace"*** - ***by maximizing the number of prospective buyers and also allows the seller to set the terms of sale and puts all buyers on an equal playing field, where all parties have a fair and equal opportunity to bid and buy.***

If you are considering the sale of your land, contact, Chuck Sutton and his staff at Chuck Sutton Auctioneer & Land Broker, LLC or any of our other affiliated offices, and let him and his professional associates put their years of experience to work for You!!

"Remember, Successful Auctions Don't Just Happen, They're Planned!!"
www.suttonauction.com

Chuck Sutton Auctioneer & Land Broker, LLC	**Kuhle-Sutton Agency, LLC**	**Pipestone Realty, LLC**
1116 N. West Ave	127 2nd Ave. W	120 N. Hiawatha Ave.
Sioux Falls, SD	Flandreau, SD	Pipestone, MN
ph. 605-336-6315	ph. 605-997-3777	ph. 507-825-3389
	www.kuhlesutton.com	www.pipestonerealty.com

NOTES: