

ROGNESS ACREAGE



AUCTION

Attractive +/-5.55 Acre Acreage with a Modern One Owner Ranch Style Home, Excellent 30'x40' Shop/Storage Building with In-Floor Heat, Attractive Colored Steel Livestock Building, A Few Older Farm Buildings that this Nestled in an Attractive Parklike Setting with a Mature Grove and Near the Big Sioux River – Located Just Minutes From Sioux Falls, SD, the Renner–Crooks Exit on I-29 and the Renberg School & Other Area Points of Interest

TUESDAY AUGUST 20, 2019
Sale Time: 7:00 pm

**OPEN HOUSE DATES: Sunday August 4th from 1:00-4:00 PM
Wed. Aug. 7th from 6:00-8:00 PM
& Sun. Aug. 11th from 1:00-4:00 PM
or Shown by Appointment Arranged with either
Dave Rogness – ph. 605-254-7988 or the Auctioneers**

Auctioneer's Note: If you are in the market for an acreage near Sioux Falls, SD that has many excellent features including a modern ranch style home and some attractive outbuildings, then make plans to inspect this acreage and to be in attendance at this auction

Due to the death of my husband, Duane Rogness, I have relocated to independent living and have decided to offer my acreage at public auction, with the auction to be held on site at the acreage located at 25710 Mapleton Road, Renner, SD; or from Sioux Falls, SD (Jct. I-29 & Russell St.) – 5 miles north on I-29 to the Renner-Crooks Exit #86, then ½ mile east to the Renberg School, then approx. 1 mile north on Kiwanis Ave. and approx. ¾ miles east on Mapleton Road/257th St. or from the Renner, SD Corner on Hwy. #115 – 2 ½ miles west on Co. Hwy. (258th St.), approx. 1 mile north on Kiwanis Ave. and approx. ¾ miles east on Mapleton Road/257th St.

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Properties such as this are difficult to find within a close proximity to Sioux Falls. This property has a spectacular rural parklike setting with many mature trees and is situated near the Big Sioux River. The residence on this property consists of a ranch style home that was constructed by the Rogness's in approx. 1975 and has approx. 1,176 sq. ft. on the main floor; the home has an open front deck (approx. 10'x24') with permanent white composite decking; a front walk door to the living room and a dining room w/ceiling fan; a kitchen w/cabinets, dining area and a sliding patio door to the deck, and appliances including a built-in Whirlpool dishwasher, Maytag refrig. w/bottom freezer and a Whirlpool elec. stove with microwave above; a laundry room w/sink, washer and dryer and a side walk door to the attached double garage with an overhead door and elec. opener; a hallway with a large double closet and a single door closet; 2 bedrooms w/closets and a full bath with a large walk-in shower unit and linen closet; full basement with a walk door to the south and includes a rec room area, bedroom w/closet, ¾ bath w/linen closet, storage room/non-legal bedroom that was utilized as such be the owners and a utility room with an American Standard electric furnace w/heat pump & AC, Marathon elec. hot water heater & 200 amp breaker electrical service; the exterior of the home has moss green steel textured siding and a steel roof. The home is in need of some cosmetic updating and repairs, especially on the lower level, but has a great deal of potential. Other improvements on the property include an excellent shop/storage building (approx. 30'x40') with a tan and blue colored steel exterior that was constructed new in approx. 2011 and has a white steel lined interior, is insulated and has a full concrete floor with a mini boiler and in-floor heat, fluorescent lighting and has an overhead insulated door (approx. 10' high x 18' wide) with an electric opener, additionally there is a livestock barn/storage bldg. (approx. 30'x40') with a partial open front and an area with an overhead door w/elec. door opener, concrete floor and a walk door – this building has a tan and blue colored steel exterior and was constructed new in approx. 2015, additionally there is a small metal grain bin and some incidental older outbuildings. This property has Minnehaha Community Rural Water that was installed very recently in 2019. One unique point about this property is that it is serviced by 2 electrical companies, with Sioux Valley Southeastern Rural Electric servicing the house and Excel Energy servicing the remainder. This acreage has a great rural setting with a dense mature grove on the west and north of the building site, a grassed lawn and other landscaping, as well as a small livestock yard. According to a recent survey of the property by Midwest Land Surveying, Inc., this property contains a total of +/-5.55 acres. With the location and other excellent amenities of this acreage, this property a rare find in Minnehaha County, SD and is a property that truly must be seen to be fully appreciated!

LEGAL DESC.: Proposed to be Platted and Described as – Tract 1 of Rogness Addition, an addition in the Northwest Quarter of Sec. 8, T. 102N., R. 49W., (Mapleton Twp.) Minnehaha County, SD – containing 5.55 acres more or less.

TERMS: Cash - A 10% nonrefundable earnest money payment on sale day with balance on or before October 4, 2019. A Warranty Deed will be conveyed and owner's title insurance policy(s) will be provided with the cost of owner's policy & closing agent's fee, if any, to be divided 50/50 between the buyer and seller. The 2018 Real Estate taxes payable in 2019 are part of a larger tract of land owned by the owner, thus RE taxes on the acreage only are unknown, subsequently the owner will pay all of the 2018 RE taxes payable in 2019, furthermore, the seller will pay all of the 2019 RE taxes payable in 2020 with no proration. Survey Costs and Future Platting Costs will be paid by the seller. This property is sold in "AS IS Condition" with no contingencies whatsoever, and subject to any existing easements, restrictions or reservations or highways of record, if any. The RE Licensees/Auctioneers are acting solely as agents for the sellers. Sold Subject to Confirmation of the owner.

BROKER PARTICIPATION WELCOME – A 1% Commission is Available to a licensed RE Broker that represents a successful purchaser of the property and that complies with the criteria for Broker Participation – To Register Buyers Prior to the Day of the Auction & Obtain Information Pertaining to Broker Participation Contact Sutton Auction by ph. 605-336-6315 or by email at suttonauction@qwestoffice.net - The property may be inspected at any of the Open House Dates or by appointment arranged with either Dave Rogness – ph. 605-254-7988 or the auctioneers. To view a copy of the survey, photos and additional information see www.suttonauction.com

DOROTHY ROGNESS, Owner

**To Inspect the Property Contact Dave Rogness –
ph. 605-254-7988**

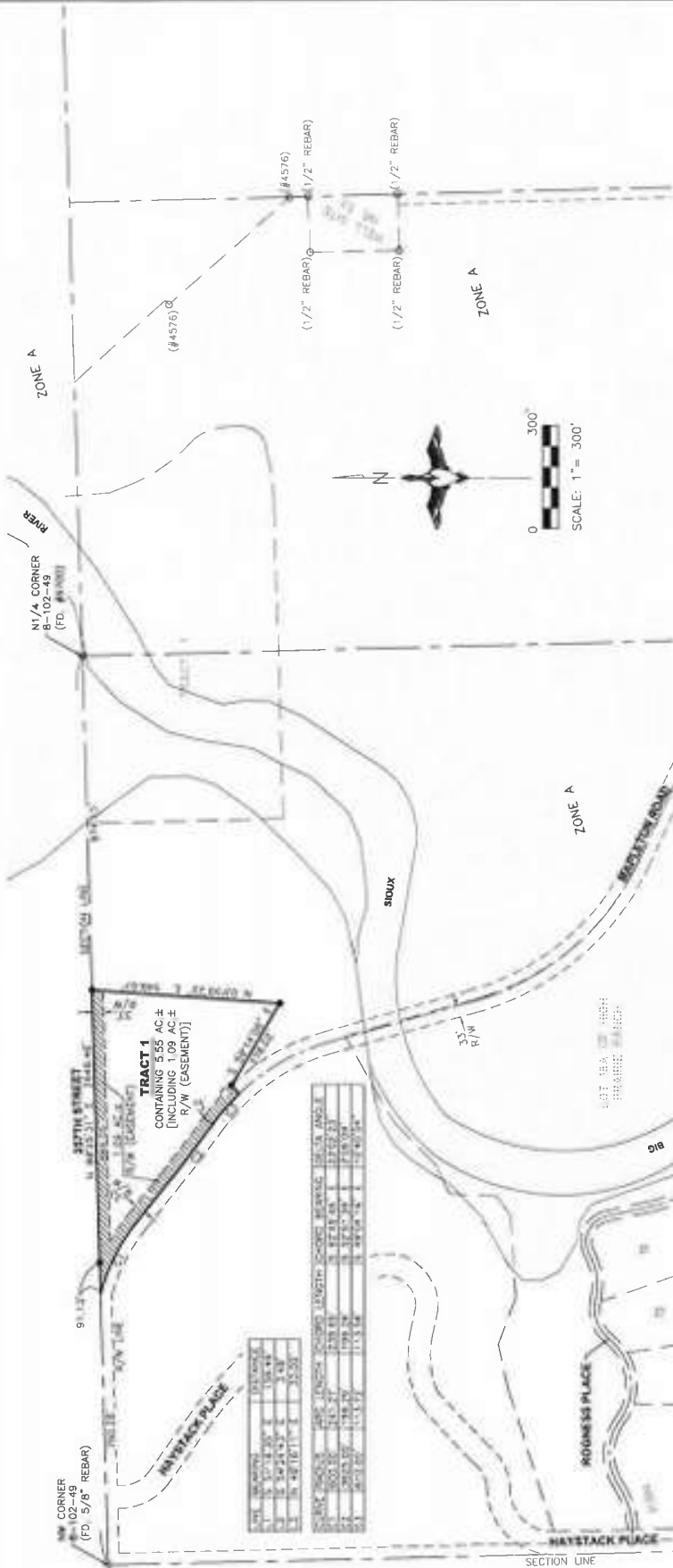
**CHUCK SUTTON - Auctioneer & Land Broker -
Sioux Falls, SD - ph. 605-336-6315**

**JARED SUTTON – Auctioneer & RE Broker Assoc. –
Flandreau, SD – ph. 605-864-8527**

**TOM & TED SOUVIGNIER – Auctioneers & RE Broker Associates –
Canton, SD ph. 605-987-2404**

PLAT OF PLAT OF TRACT 1 OF ROGNESS ADDITION

AN ADDITION IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 102 NORTH, RANGE 49 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINNEHAHA COUNTY, SOUTH DAKOTA.



LINE	BEARING	LENGTH	AREA
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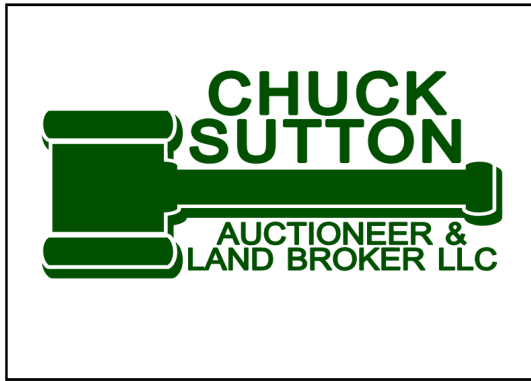
SURVEYOR'S NOTE:
 THE LOCATION OF FLOOD ZONE A SHOWN ON THIS DRAWING WAS DIGITIZED FROM FLOOD INSURANCE RATE MAP PANEL 280 OF 650, MAP NUMBER 46099C0290E, MAP EFFECTIVE DATE: MARCH 7, 2017.
 THE ACCURACY OF SAID FLOOD ZONE IS APPROXIMATE AND NOT BASED ON ANY FLOOD ELEVATION OR A FIELD SURVEY. NO WARRANTY IS PROVIDED FOR THE ACCURACY OF THE FLOOD ZONE OR THE FLOOD PLAIN THAT A SUBSEQUENT FLOOD ELEVATION SURVEY MAY DISCLOSE.

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

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. 44th Street, Suite 57104
 Sioux Falls, South Dakota 57104
 Phone: (605) 339-9901 Fax: (605) 274-8951



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