

**CHARLES "Chuck" & JACQUELINE RICHTER**

# **ACREAGE/HOBBY FARM AT AUCTION**

**Well Located +/- 22.1 Acre Acreage/Hobby Farm an Older 1½ Story Fixer Upper 6 Bedroom Home, Shop & Livestock Buildings & Other Improvements Situated in a Rural Setting With A Dense Mature Grove – Conveniently Located to Colman, SD, The Madison-Colman Exit on I-29, Within 30 Miles of Brookings, Madison & Flandreau and Within 40 Miles of Sioux Falls, SD**



**SALE DATE: MONDAY SEPTEMBER 23, 2019**  
**SALE TIMES: Personal Property – 3:00 PM w/Real Estate to follow at approx. 6:30 PM**  
**OPEN HOUSE DATES: Sunday Sept. 8th from 1:00 to 3:00 PM;**  
**Wed. Evening Sept. 11th from 5:00 to 7:00 PM**  
**& Sunday Sept. 15<sup>th</sup> from 1:00 to 3:00 PM**  
**or by Appointment Arranged with Either the Auctioneers or the Owner**

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As we are moving to Sioux Falls, SD, we have decided to offer our acreage and personal property at public auction at the property located at 23215 470<sup>th</sup> Ave., Colman, SD; from Colman, SD (Jct. Main Street & Hwy. #34) – 2 miles north, ¼ mile east on 233<sup>rd</sup> St. and ¾ miles north on 470<sup>th</sup> Ave.; from the Madison-Colman SD Exit #109 on I-29 – 1½ miles west on Hwy. #34 to Sioux Valley Electric, then 3 miles north on Old Hwy. 77 (471<sup>st</sup> Ave.) and 1 mile west on 232<sup>nd</sup> St. to the Northeast Corner of the property.

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**Auctioneer's Note: WANT TO FILL YOUR ACREAGE WISH LIST?? If so, this acreage has the amenities that acreage buyers are looking for – A Location within 1 mile of an Oil Highway, a Dense Established Grove & Other Mature Trees, Rural Water & Electricity to the Farmstead and Farm Outbuildings & Enough Acres for a Few Head of Livestock with a Fixer-Upper Home or With Removal of the Existing Residence This Could be a Very Desirable Location for Construction of a New Home on a Site Containing Approx. 22.1 Acres. This Property has Potential to Meet the Needs of a Variety of Buyers and Must be Seen to be Fully Appreciated!**

Properties such as this are extremely difficult to find, as this property has a combination of amenities which are difficult to find within one parcel of land, as this property has a combination of existing mature trees, rural water & electrical in place on site, other developed site improvements and has a few acres of adjacent land for livestock or other conforming use and last but not least – a good location within 3 miles of Colman, SD, within 6 miles of I-29 and within approximately 30 minutes of Brookings, SD, Madison, SD, Flandreau, SD and approximately 40 minutes of Sioux Falls, SD. This property has some existing structures including an older 1 ½ story home comprised of a west entrance w/ enclosed porch and a trap door for easy basement access, a storage room, laundry room, w/hand sink, kitchen w/dining area, work island & cabinets, a small dining room, bath with a step-in shower, a bedroom w/2 closets & elec. heat and a 1983 addition with a living room, 2 bedrooms w/closets and a south entry; the 2<sup>nd</sup> story has 3 bedrooms w/closets and 1 with a 24 drawer built-in dresser. The home has a partial basement under the main original portion of the home which houses a new LP Gas Furnace installed in 2019 with an older AC unit, an 85 gal. Marathon HW heater and a 100 amp breaker electrical service. Updates to the home include the furnace, new shingles on the older portion of the home in 2010 and windows on that portion of the home in 2009, vinyl siding in 2010 and the 1983 addition. Other improvements include a single garage w/overhead door & elec. opener, Red & White Steel Clad Machine Shed/Livestock Bldg. (approx. 30'x80') w/hydrant & dirt floor; a Galv. Metal Clad Shop Bldg. (approx. 40'x60'), 2 small metal grain bins a wooden granary, other incidental outbuildings & 1 livestock fountain and hydrants at various locations. This property has a dense mature tree grove on the Southwest, West & partially on the Northwest of the farmstead and others at various locations on the property. This property is serviced by Big Sioux Community Rural Water & Sioux Valley Energy Rural Electric. According to Moody County Planning & Zoning this parcel has 1 rural housing allocation consumed by the existing residence, although with the removal of the existing residence this could be a nice location for construction of a new home. This property includes a total of approx. 22.1 acres which could allow space for a few head of livestock, some hayland & grass for grazing, garden and/or other utilizations. With the location & other amenities of this acreage, this property has a great deal of potential and makes this property a rare find in Moody County, SD and is a property that truly must be seen to be fully appreciated!

**LEGAL DESC.:** Proposed to be described and known as Tract 1 of Richter Addition in the NE¼ of Sec. 3, T. 106N., R. 50W., (Colman Twp.), Moody County, SD – containing 22.10 acres more or less.

**TERMS: Cash** - A 10% nonrefundable earnest money payment on sale day with balance on or before Nov. 8, 2019 with possession. A Warranty Deed will be conveyed and owner's title insurance policy 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, as well as all of the 2019 RE taxes payable in 2020 will be paid by the sellers with no proration. Survey Costs and Future Platting Costs will be paid by the sellers. This property is in need of some renovation, remodeling and repair and is sold in "AS IS Condition" with no contingencies whatsoever, and is subject to any existing easements, restrictions, reservations or highways of record, if any, as well as any and all Moody County Zoning Ordinances. The RE Licensees/Auctioneers are acting solely as agents for the sellers. Sold Subject to Confirmation of the Owners.

**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@gwestoffice.net](mailto:suttonauction@gwestoffice.net) - The property may be inspected at the Open Houses or by appointment arranged with either the owner or the auctioneers. To view photos and additional information see [www.suttonauction.com](http://www.suttonauction.com). Watch for ads containing the Personal Property.**

**CHARLES "CHUCK" & JACQUELINE RICHTER, Owners**  
Ph. 605-530-4620

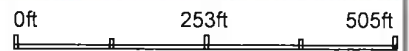
**CHUCK SUTTON - Auctioneer & Land Broker -  
Sioux Falls, SD - ph. 605-336-6315  
DEAN GULBRANSON – RE Auctioneer –  
Madison, SD – ph. 605-695-0133  
JARED SUTTON – Auctioneer & RE Broker Assoc. –  
Flandreau, SD – ph. 605-864-8527**

# Aerial Map



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Map Center: 44° 1' 13.27, -96° 48' 37.65



**CHUCK**  
AUCTIONEER — LAND BROKER  
**SUTTON, LLC**

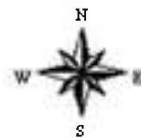
Maps Provided By

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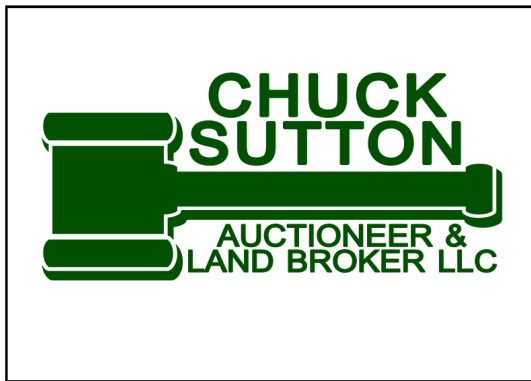
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**3-106N-50W**  
**Moody County**  
**South Dakota**



8/20/2019

Field borders provided by Farm Service Agency as of 5/21/2005



**www.suttonauction.com**

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

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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**

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