



# LAND AUCTION

**Attractive +/- 80 Acre Crop-Livestock Farm/Hobby Farm With 2 Rural Housing Eligibilities and Excellent Future Potential for Establishment of a Rural Residential Construction Site(s)**  
**- Situated Within 1/2 Mile of a County Oil Highway and Just Minutes from Hartford, Crooks, Sioux Falls and Other Area Communities**

We will offer the following real property at auction at the land located from Hartford, SD – (Cemetery Corner at the Jct. of Hwy. #38 & the Colton Rd/464<sup>th</sup> Ave.) – 5½ miles north, 2 miles west on Co. Hwy. #122 (254<sup>th</sup> St.) and ½ south on 462<sup>nd</sup> Ave. to the NW Corner of the land; from the Renner-Crooks Exit #86 on I-29 – 8 miles west on Co. Hwy. #130 (258<sup>th</sup> St.), 4 miles north on 464<sup>th</sup> Ave., 2 miles west on 254<sup>th</sup> Ave. and ½ mile south on 462<sup>nd</sup> Ave.

**THURSDAY OCTOBER 24, 2019**

**SALE TIME: 10:00 AM**

**Auctioneer's Note: Looking for a Small Parcel of land with a mixture of cropland pasture, rural housing eligibilities and an excellent location near Hartford, SD, other nearby communities and within 20 miles of Sioux Falls, SD? If so, then make plans to inspect this property and be in attendance at this auction. This is a well located property that has a mixture of cropland & pasture that could make this a great property for individuals desiring to build a new rural home and have room to maintain a few head of livestock and/or land to rent for annual crop/pasture income. The location of this property is very good, as it lies within 1 mile of two county oil highways and within 5 miles of Hartford, SD.**

Properties such as this are hard to come by, as this property has a combination of amenities that are difficult to find, especially within a close proximity to Hartford, SD. This property will be offered as one parcel, allowing the buyer to retain the property in its entirety for their use and enjoyment, or future buyers may desire to sell some portion with a housing eligibility or perhaps retaining both housing eligibilities, thus there are countless opportunities for purchaser of this property. This property has a very good location within a close proximity to two county hardsurfaced highways. This property features some attractive locations with views and a rolling terrain that pose some attractive potential locations for establishment of a rural housing site(s) for utilization of the 2 rural housing eligibilities assigned to this property in accordance with Minnehaha County Zoning.

According to FSA information this +/- 80 acre farm has approximately 61.63 acres of cropland with a 30.8 acre corn base and a 131 bu. PLC yield and a 6.6 acre oats base with a 64 bu. yield. The non-tillable portion consists of a livestock pasture with water provided from a stock dam and Snake Creek. According to the M'haha. Co. Assessor this property has a soil rating of .658, similarly info. obtained from Surety Agri Data indicates this land has a soil rating of .509; comparatively Surety Agri Data indicates that this land has an overall soil rating of 54.4. According to M'haha. Co. Planning & Zoning this property has 2 available rural housing eligibilities. Minnehaha Community Rural Water lines presently are located approximately ¼ mile west of the property on the south side 255<sup>th</sup> Street; for information concerning availability and cost contact M'haha. Rural Water at 605-428-3374. With the superb location and other excellent amenities of this land, this makes this property an excellent acreage/hobby farm or a great addition to an area crop-livestock operation and is a property that truly must be seen to be fully appreciated!

**LEGAL DESC.:** The W½ SW¼ of Sec. 28, T. 103N., R. 51W., (Grand Meadow Twp.) Minnehaha County, SD.

**TERMS: Cash** - A 10% nonrefundable earnest money payment on sale day with balance on or before Dec. 6, 2019. A Warranty Deed will be conveyed and an 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 in the amount of \$1,334.36 will be paid by the sellers, furthermore the sellers will pay all of the 2019 RE taxes payable in 2020. 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 and subject to Minnehaha County Zoning. The RE Licensees/Auctioneers are acting solely as agents for the sellers. Sold Subject to Confirmation of the Owners. **The property may be inspected at your leisure, but be respectful of tenant with livestock in the pasture – foot traffic only and be sure gates are closed! For additional information, contact the office of Chuck Sutton Auctioneer & Land Broker, LLC – ph. 605-336-6315. To view additional information see [www.suttonauction.com](http://www.suttonauction.com).**

**MARK & SUSAN STEINFURTH, Owners**  
Ph. 605-750-0397

**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**



**Common Land Unit**  
 [Hatched Box] Non-Cropland  
 [Solid Box] Cropland  
 [Dashed Line] Tract Boundary  
 [Solid Line] PLSS

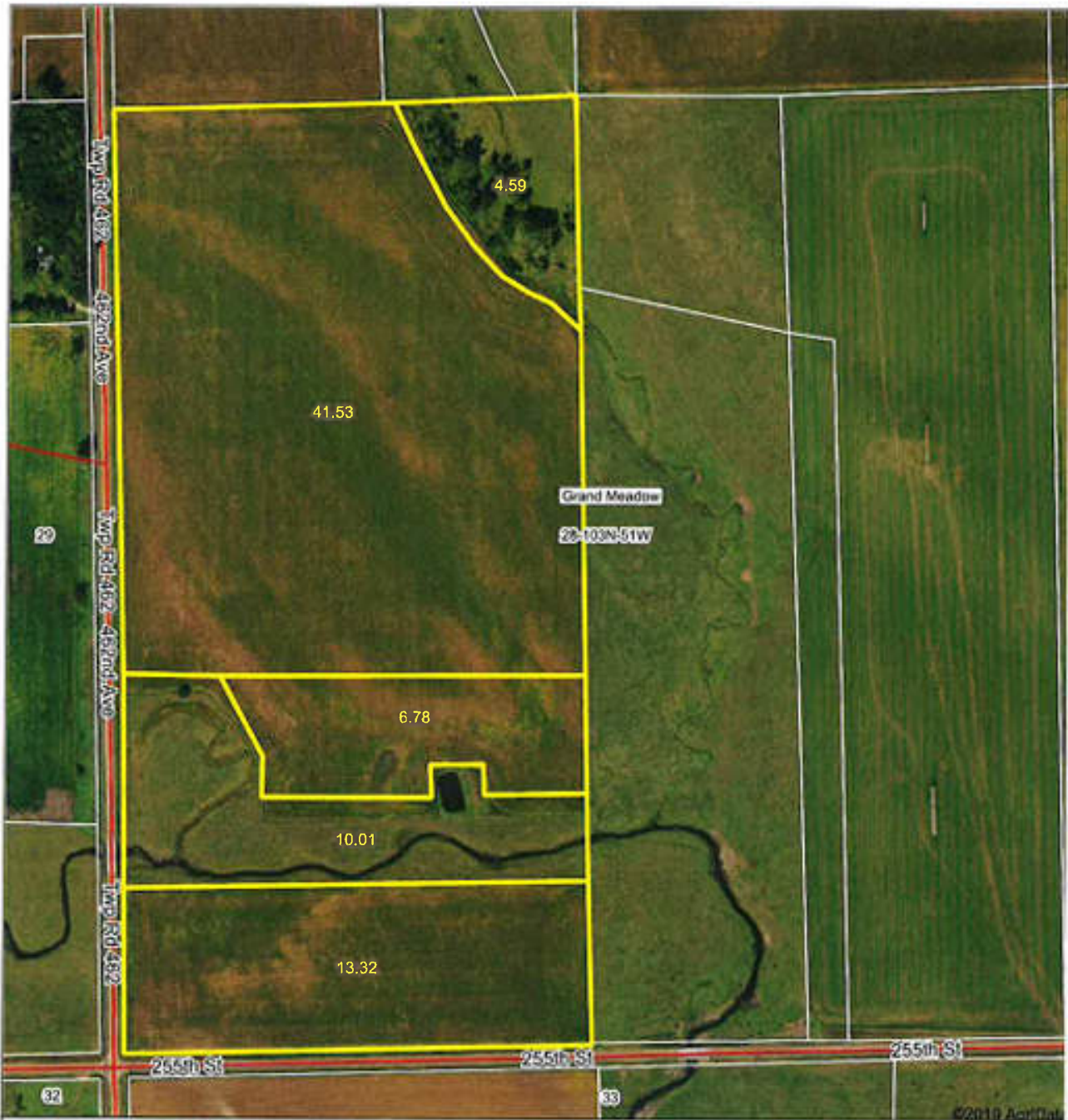
**Wetland Determination Identifiers**  
 ● Restricted Use  
 ▼ Limited Restrictions  
 ■ Exempt from Conservation Compliance Provisions

2019 Program Year  
 Map Created September 16, 2019  
**Farm 13382**

**28-103N-51W-Minnehaha**

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

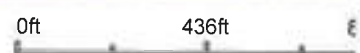
### Aerial Map



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

Maps Provided By  
  
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Map Center: 43° 41' 33.06, -96° 57' 56



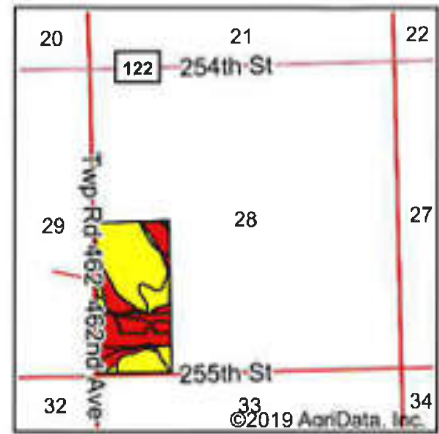
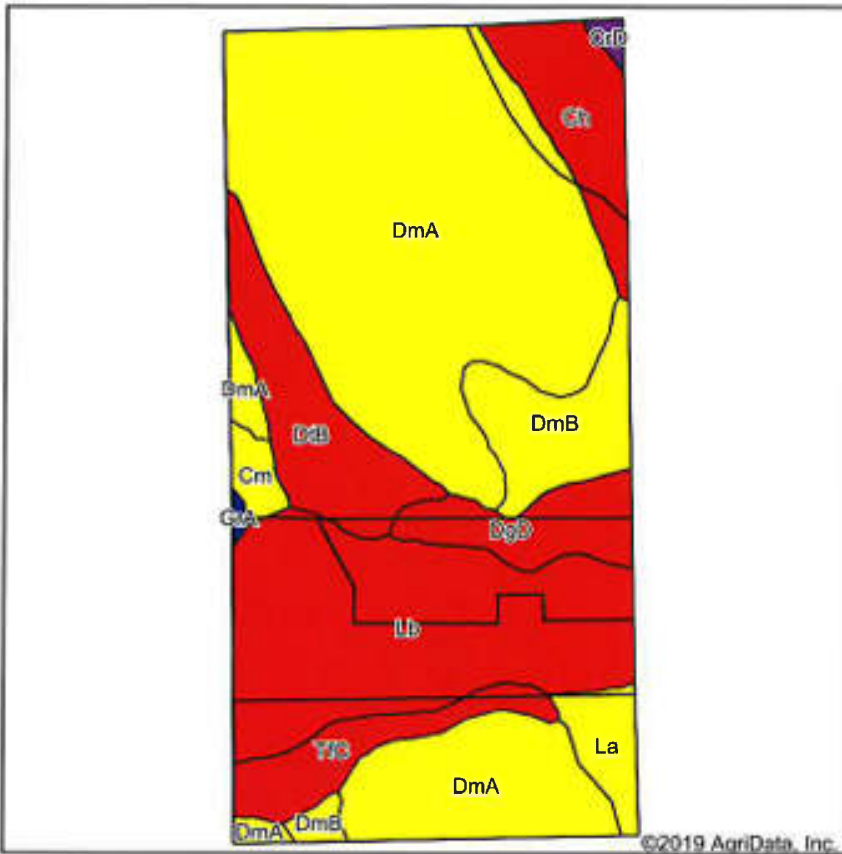
**28-103N-51W**  
**Minnehaha County**  
**South Dakota**



9/11/2019

Field borders provided by Farm Service Agency as of 5/21/2009

# Soils Map



State: **South Dakota**  
 County: **Minnehaha**  
 Location: **28-103N-51W**  
 Township: **Grand Meadow**  
 Acres: **76.23**  
 Date: **9/11/2019**



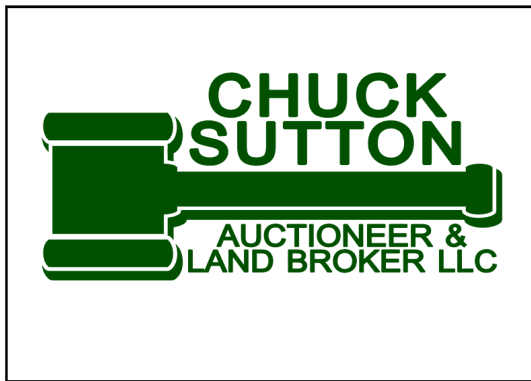
Soils data provided by USDA and NRCS

Area Symbol: SD099, Soil Area Version: 21													
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index	Alfalfa hay	Corn	Oats	Soybeans	Spring wheat	*n NCCPI Soybeans
DmA	Dempster silt loam, 0 to 2 percent slopes	36.65	48.1%			Ils	66	3.6	73	56	27	32	56
Lb	Lamo silty clay loam, channeled	15.79	20.7%			VIw	37	0.5	40	11	12	7	28
DtB	Dempster-Talmo complex, 2 to 6 percent slopes	5.55	7.3%			Ile	48	2.8	49	43	18	25	46
DmB	Dempster silt loam, 2 to 6 percent slopes	4.68	6.1%			Ile	61	3.3	64	52	23	31	55
Ch	Chaska loam, channeled	4.16	5.5%			VIw	43	0.5	40	11	14	6	14
DgD	Delmont-Talmo complex, 9 to 15 percent slopes	3.30	4.3%			VIe	17	1.3	6	11	3	7	25
TfC	Thurman-Flandreau complex, 6 to 9 percent slopes	3.11	4.1%			IIIe	50	3.1	51	41	19	23	41
La	Lamo silty clay loam, cool, 0 to 2 percent slopes, occasionally flooded	1.73	2.3%			IIw	70						72
Cm	Clamo silty clay, 0 to 1 percent slopes	0.85	1.1%			IVw	62	0.6	68	27	25	15	27
CrD	Crofton-Nora complex, 9 to 15 percent slopes	0.27	0.4%			VIe	52	3	51	39	18	22	56
GrA	Graceville silty clay loam, 0 to 2 percent slopes	0.14	0.2%			Is	86	4.3	99	68	36	39	64
<b>Weighted Average</b>							<b>54.4</b>	<b>2.5</b>	<b>56.5</b>	<b>38.8</b>	<b>20.3</b>	<b>22.4</b>	<b>*n 45.2</b>

\*n: The aggregation method is "Weighted Average using major components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS



**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**

<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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