

# ACREAGE, LAND & PERSONAL PROPERTY AUCTION



**Well Located Acreage Located Near Brandon, SD – To Be Offered as a +/-10.63 Acre Acreage, +/-32.93 Acres of Hayland/Pasture or as a +/-43.56 Acre Combined Unit.**

**This Property Has 2 Homes That are in Need of Remodeling & Repair along with a Nice Set of Outbuildings with Equipment Storage Space & Livestock Use; Additionally This Auction will Include a Sharp JD 4720 MFWD Tractor w/ Loader, Some Excellent Acreage Equipment & Tractor Accessories & More!**

## **SATURDAY SEPTEMBER 26, 2020**

**SALE TIMES:**

**Acreage & Land Auction – 10:00 AM  
Personal Property Auction -12:00 Noon**

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

1116 N. West Ave.  
Sioux Falls, SD 57104

ph. 605-336-6315  
[www.suttonauction.com](http://www.suttonauction.com)

**AUCTIONEERS NOTE:** This auction provides a great opportunity to purchase an acreage with homes for personal use and/or rental income, along with a nice set of outbuildings adaptable for equipment & storage use and livestock buildings suitable for utilization for a few head of horses, cattle or other livestock. Furthermore this property has fishing, hunting and camping opportunities near and along the Big Sioux River. Properties such as this are hard to find in the Sioux Falls and Brandon, SD marketplace, so be sure to mark your calendars and plan to attend this auction. Also, the personal property portion of this auction includes an excellent JD 4720 Utility Tractor w/ Loader as well as other nice acreage and hobby farm equipment and last but not least a fancy buggy and handpainted sleigh as well as other interesting items will be included on this auction.

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We will offer the following real estate and personal property at auction at the property located at 26437 481<sup>st</sup> Ave. (N. Hwy. #11), Brandon, SD; or from the Brandon, SD Exit #406 on I-90 – 4 miles south on Splitrock Blvd. (Hwy. #11) – Just 1 mile south of Huset's Speedway; from Sioux Falls, SD (Jct. E. 10<sup>th</sup> St. & S. Hwy. #11) – 3 miles east on Hwy. #42 and 2 miles north on 481<sup>st</sup> Ave.

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**REAL ESTATE: This property will be offered as TRACT #1 - +/-10.63 Acres with 2 Homes & Other Improvements, TRACT #2 - +/-32.93 Acres of Grassland/Hayland or as Tracts #1 & #2 Combined – The +/-43.56 Acre Improved Unit.**

This property features a great location and a variety of excellent amenities not often found in Minnehaha County, as this property has a multitude of utilizations including residential housing, agricultural land, a combination of storage and livestock buildings and yards, hunting and recreational opportunities near and along the Big Sioux River and more! Both of the homes on the property incurred flood damage in 2019, with a lesser amount of damage to the large home and more severe damage to the smaller second home, although each has potential for renovation and repair. The improvements on this property include the northernmost ranch style house which has approx. 1,995 sq. ft. on the main floor according to Co. assessors data and includes a front entrance w/coat closet, a large living/dining room w/corner window and rear access to a composite deck, a family room with a knotty pine finish, fireplace and an attractive charcoal and gray speckled stone face and a wood mantle and a built-in gun cabinet, a spacious master bedroom w/Mr. & Mrs. Closets and ample organizer built-in storage and also a dressing area w/clothes closet and built-in shelves, an additional bedroom w/Mr. & Mrs. Closets, a hallway w/clothes and linen closets and a full bath with a tub-shower with a ceramic style surround, pedestal sink, stool, linen closet and a whirlpool stacked frontload washer & dryer, a kitchen/dining area w/island & SS sink, "U" shaped cabinets all with granite/stone countertops, as well as ample built-in pantry storage and ceramic tile flooring, a side walk door to a breezeway and attached double garage w/overhead door & elec. opener. The home has a basement w/4 rooms and multiple sump holes. It is assumed that the furnace, air conditioner and other systems are in non-working condition.

The exterior of the home has white vinyl siding, has some newer vinyl clad windows and had new shingles installed in 2016. House #2 is a smaller type 2 bedroom which has approx. 648 sq. ft on the main level according to Co. Assessors data and this is a home that would need a substantial amount of repair and renovation due to the 2019 flood damage. The setting in and around the homes is very parklike with beautiful maple and other deciduous trees, spacious lawn and other established landscaping. Other improvements on the property include a multi-functional metalclad pole building (approx. 60'x112') that has been utilized for shop use, equipment & personal storage, hay storage and has a livestock loafing area in the rear portion of the building – the east portion of the bldg. has a concrete floor, and has an overhead door, the center portion has a sliding double door and has a dirt floor and was used for hay storage and the west portion has a single sliding door and hinged double doors and was utilized primarily as a loafing area for livestock; additionally there is a small barn w/4 box stalls, loafing area, a wooden granary and a tack and or poultry shed, livestock yards, an automatic livestock fountain hydrants and other incidental improvements. The homes and other improvements on this property as being sold in "AS IS Condition". According to the recent survey of the property and the FIRM flood zone map this property has portions in Zone A & Zone AE within the 100 year floodplain, as the pasture and hayland incurs seasonal flooding from time to time, the residences have incurred flooding of varying degrees on 3 occasions throughout the current owners 35 years of their ownership, the most severe being in 2019, although the owners have experienced numerous years of peaceful enjoyment of this property. Furthermore this property has approximately 21 acres of grassed hayland with the remaining acres in the building site, livestock yards and dense trees along the bank of the river and in the areas of the Big Sioux River and adjacent area thereto that are and are not a part of this property. Boundaries have been determined by a recent survey completed by Midwest Land Surveying. If the property is sold in two parcels, a +/-30' easement will be granted for access along the south edge of the livestock yards on Tr. #1. If you are in the market for a multi-faceted rural property and if you have some carpentry skills, vision and enthusiasm, then make plans to inspect this property and be in attendance at this auction.

**LEGAL DESC.:** To be known as Tract 1 and Tract 2 of Janklow's Add'n., in the NE¼ SE¼ and in the NE¼ of Sec. 16, T. 101N., R. 48W., (Split Rock Twp.), Minnehaha Co., SD

**TERMS: Cash** – A 10% nonrefundable earnest money deposit sale day & the balance on or before Nov. 12, 2020 with possession. Marketable Title will be conveyed and an owner's title ins. policy provided with the cost of the owner's policy and title company closing fees divided 50-50 between the buyer & seller. All of the 2019 RE taxes payable in 2020 in the amount of \$2,221.38, as well as all of the 2020 RE taxes payable in 2021 will be paid by the seller. The homed on this property are in need of a significant amount of renovation and repair and are sold in "AS IS" Condition. A seller's property condition statement will be provided, although the owner has never personally resided on the property. The information contained herein is deemed to be correct but is not guaranteed. The RE licensees in this transaction are acting as agents for the seller. Sold subject to existing easements, restrictions, reservations or highways of record, as well as any or all Minnehaha County zoning ordinances. Sold subject to confirmation of the owner. To inspect the property contact the office of Chuck Sutton Auctioneer & Land Broker, LLC. WATCH FOR UPCOMING ADS INCLUSIVE OF THE PERSONAL PROPERTY.

**MARY DEAN JANKLOW, Owner**

**CHUCK SUTTON – Auctioneer & Land Broker – Sioux Falls, SD – ph. 605-336-6315**  
**JARED SUTTON – Auctioneer & RE Broker Associate – Flandreau, SD – ph. 605-864-8527**  
**TOM & TED SOUVIGNIER – Auctioneers & RE Broker Associates**  
**Canton, SD – ph. 605-987-2404**

# PLAT OF TRACT 1 AND TRACT 2 OF JANKLOW'S ADDITION

AN ADDITION IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 101 NORTH, RANGE 48 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINNEHAHA COUNTY, SOUTH DAKOTA.

**SURVEYOR'S NOTE:**

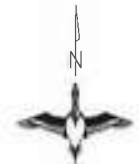
THE LOCATION OF FLOOD ZONE AE AND ZONE A SHOWN ON THIS DRAWING WAS DIGITIZED FROM FLOOD INSURANCE RATE MAP PANEL 490 OF 650, MAP NUMBER 46099C0490D, MAP EFFECTIVE DATE: SEPTEMBER 2, 2009.

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.

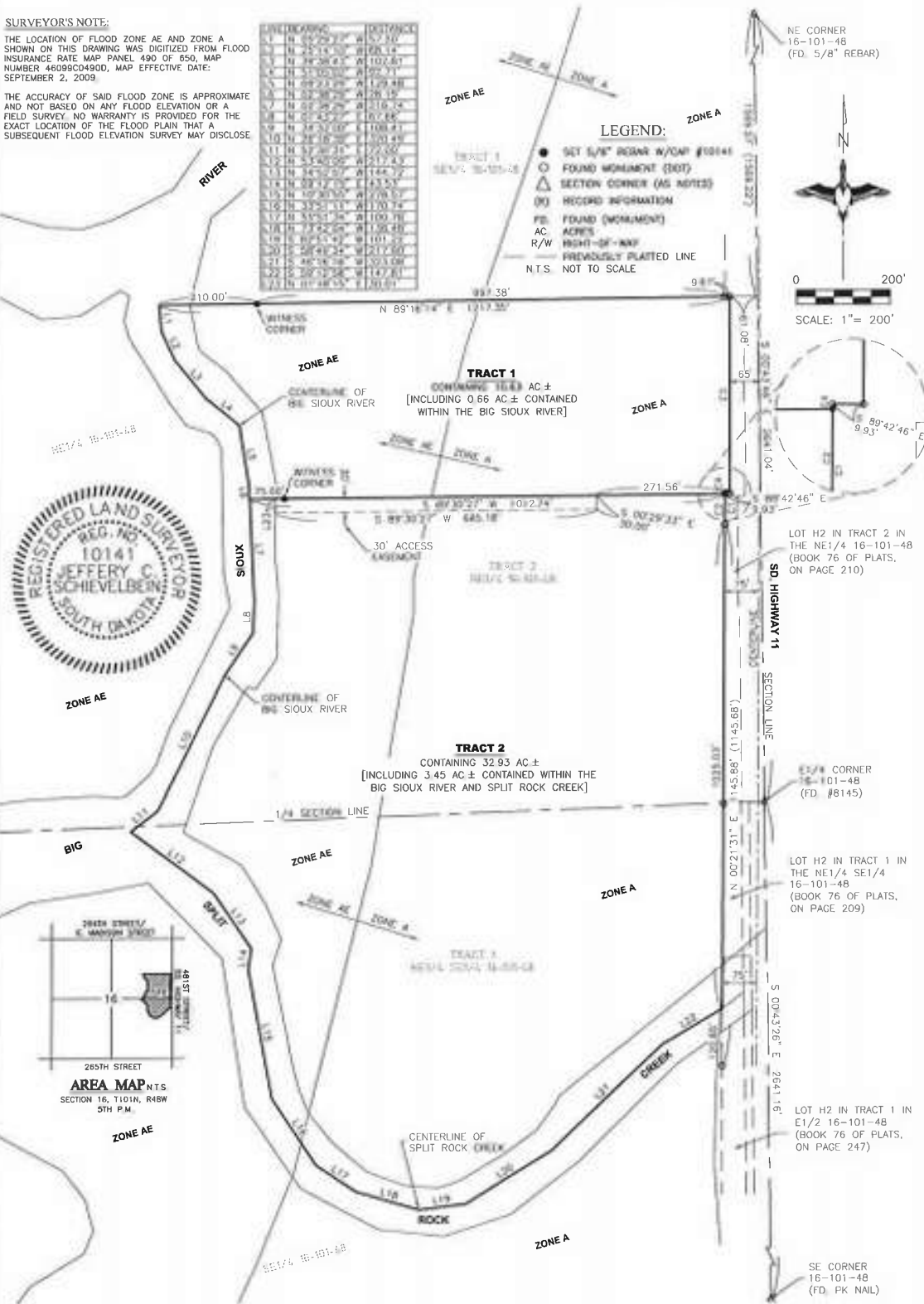
LINE	BEARING	LENGTH	CHORD BEARING	CHORD LENGTH
1	N 89°18'14" E	1217.35'	N 89°18'14" E	1217.35'
2	S 89°30'27" W	645.18'	S 89°30'27" W	645.18'
3	S 00°29'33" E	20.00'	S 00°29'33" E	20.00'
4	N 00°21'31" E	1145.66'	N 00°21'31" E	1145.66'
5	S 00°43'26" E	2641.16'	S 00°43'26" E	2641.16'
6	N 00°21'31" E	1145.66'	N 00°21'31" E	1145.66'
7	S 89°30'27" W	645.18'	S 89°30'27" W	645.18'
8	N 89°18'14" E	1217.35'	N 89°18'14" E	1217.35'

- LEGEND:**
- SET 5/8" IRON W/ CAP #10344
  - FOUND MONUMENT (DOT)
  - △ SECTION CORNER (AS NOTED)
  - (R) RECORD INFORMATION
  - FB FOUND (MONUMENT)
  - AC ACRES
  - R/W RIGHT-OF-WAY
  - PREVIOUSLY PLATTED LINE
  - NTS NOT TO SCALE

NE CORNER  
16-101-48  
(FD. 5/8" REBAR)



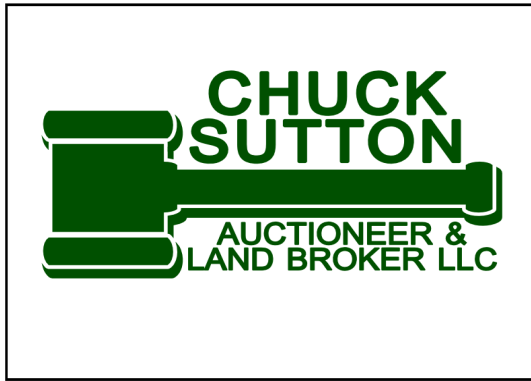
SCALE: 1" = 200'



**NOTES:**  
BASIS OF BEARINGS IS UTM-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  
315 E. 14th Street, Suite 100  
Sioux Falls, South Dakota 57104  
Phone: (605) 339-8901 FAX: (605) 274-8951

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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](http://www.suttonauction.com)

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