

BOY SCOUTS OF AMERICA SIOUX COUNCIL

AUCTION

**PREMIER
LAKE
PROPERTY**

LAKE SHETEK

**SATURDAY
OCT. 24, 2020
11:00 am**



- Lake Shetek Boy Scout Camp
- A Jewel on Beautiful Lake Shetek in Murray Co., MN
- +/-25.4 Acres of Heavily Wooded Land w/Approx. 2,820 Lineal Feet of Shoreline!



**Chuck Sutton Auctioneer
& Land Broker, LLC**

1116 N. West Ave.
Sioux Falls, SD 57104

ph. 605-336-6315
www.suttonauction.com

PREMIER LAKE PROPERTY AT AUCTION

**Lake Shetek Boy Scout Camp - A Jewel on Beautiful Lake Shetek in Murray County, MN
+/- 25.4 Acres of Heavily Wooded Land with Approximately 2,820 Lineal Feet of
Shoreline - Commonly Known at the Sioux Council Boy Scout Camp**

After much consideration the Sioux Council of the Boy Scouts of America has made the decision to offer this beautiful slice of nature at public auction, with the auction to be held "On Site" at the property located at 98 Smith Lake Park Drive, Currie, MN 56123 on Lake Shetek; from Currie, MN – North on Mill Street/Co. Hwy. #38 approx. 1.3 miles, then turn left (north) on State Park Road for approx. 1.4 miles, turn left (west) on Co. Rd. 96 for 0.3 miles, Co. Rd. 96 will bear to the right and will become Smith Lake Drive, continue for 0.5 miles to "Shetek Boy Scout Camp Auction Sign.

SATURDAY OCTOBER 24, 2020 SALE TIME: 11:00 AM
PROPERTY TOURS: Saturdays Oct. 10th and October 17th from 10:00 AM to 4:00 PM
For Pictures & Drone Tour Visit see –
<https://www.suttonauction.com/auction/lake-shetek-boy-scout-camp/>

This property truly is a gem on Lake Shetek. This property has been privately owned by the Boy Scouts Sioux Council since the 1940's and has been a camp site, respite and natural sanctuary preserving much of Mother Nature's handiwork and for 1,000's of scouts to experience camping and Boy Scout life on this beautiful property. This property is situated on a peninsula consists of approx. +/-25.4 acres with approx. 2,820 lineal feet of Lake Frontage. Site improvements on the property include a spacious rustic style dining hall/gathering center that is approx. 36'x70' complemented by an adjacent canopy covered patio with a concrete floor, and an adjacent kitchen/bath area that is approx. 30'x40' with an adjacent 10'x40' covered patio that houses a Vollrath 2 compartment 7'x19' walk-in cooler – the main building features an attractive open beamed rustic pine interior that is inclusive of a large dining hall w/Rock faced 8' fireplace, two lower level sleeping rooms, two lofts, two bathrooms, Delfield Air Tech commercial oven hood, multiple hanging LP gas heaters and other amenities. This could be a very attractive building which has been utilized by the owners for camping activities, weddings, private entertaining, hospitality and other activities. This main facility could be adaptable and remodeled to serve as a cabin for private use. Additional amenities include a maintenance shed (20'x20'), 7 camp site locations with electrical, a private drive with gated entrance and beautiful grounds that are heavily wooded with developed trails, an area with a sandy beach and dock site and many areas that provide pristine views of Lake Shetek. The property is serviced by Shetek Sanitary Sewer, a private well and Excel Energy electric. Additionally this property is heavily wooded with many oak and other deciduous trees and subsequently is home to abundant deer and wildlife espoused in the beautiful natural habitat of this property, furthermore there are excellent fishing and other recreational opportunities. This property can only be fully appreciated by an onsite inspection of the property and meandering through the groomed trails and exploring and visualizing the shoreline and beautiful Lake Shetek. According to Murray County Zoning & Environmental Administration under current zoning this property could be subdivided for a total of 5 residential properties, or could be continued to be utilized by a private organization or church as a private camp as a privately owned campground as operated under the current utilization, with other potential utilizations possible, subject to completion of an application and going through proper zoning processes – for further information and clarification potential buyers are urged to contact the office of the Murray County Zoning/Environmental Administrator – ph. 507-836-1166 or email Jean Christoffels at JChristoffels@co.murray.mn.us

LEGAL DESC.: Forman Acres Lot "A" of Gov't. Lot 8 in Sec. 6, T. 107N., R. 40W., (Murray Twp.), Lot "A" of Gov't. Lot 1 in Sec. 7, T. 107N., R. 40W., (Murray Twp.), & Gov't. Lot 7 in the SE Corner of the SE ¼ in Sec. 1, T. 107N., R. 41W., Mason Twp., all in Murray Co., MN. (Actual Legal to be Determined as a Result of the Survey).

TERMS: Cash - A 10% non-refundable downpayment on the day of the sale and the balance on or before December 18, 2020, with full possession. Marketable Title will be conveyed and at the option of the sellers, on various portions an abstract of title will be continued and provided to the buyer for examination, and on the Torrens/Registered Property a Registered Property Abstract will be provided or an Owner's Title Insurance Policy will be provided with the cost of the owner's policy divided 50-50 and a closing agent's fee, if any, to be divided 50-50 between the buyer and seller. All of the RE taxes due and payable in 2020 will be paid by the sellers and based on that amount the 2020 RE taxes will be prorated to the date of closing. The acres in this property are based on a recent survey of the property as completed by Bueltel-Moseng Land Surveying, Inc of Marshall, MN, with the acres understood to be "more or less." The sellers do not warrant or guarantee that existing fences lie on the true & correct boundary, any new fencing or future maintenance of fences is the responsibility of the buyer in accordance with MN law. Presently this property is zoned Nature Conservation and any future changes in zoning is subject to the Murray County, MN Planning and Zoning, and is subject to any related zoning conditions and requirements, with any or all future development costs to be the responsibility of the purchaser. This property is sold in "AS IS" condition and the merchantability or suitability of this property for any particular purpose is not guaranteed. The RE Licensees in this transaction stipulate that they are acting as agents for the seller. This property is sold subject to existing easements, restrictions, reservations or highways of record, if any, as well as any or all applicable Murray County, MN Zoning Ordinances and/or County Zoning Requirements. Sold subject to confirmation of the Owner.

****Broker Participation Welcome** – Cooperating Brokers must pre-register prior to the day of the auction & meet the requirements for Broker's Participation to qualify for a 1% commission.

For details and pre-registration forms, contact Chuck Sutton Auctioneer & Land Broker, LLC
– email – suttonauction@qwestoffice.net or ph. 605-336-6315**

For additional information see www.suttonauction.com or contact the auctioneers

For Additional Information, contact Tom Smotherman – Scout Executive – ph. 605-361-2697 or email Tom.Smotherman@scouting.org or the auctioneers.

BOY SCOUTS OF AMERICA – SIOUX COUNCIL

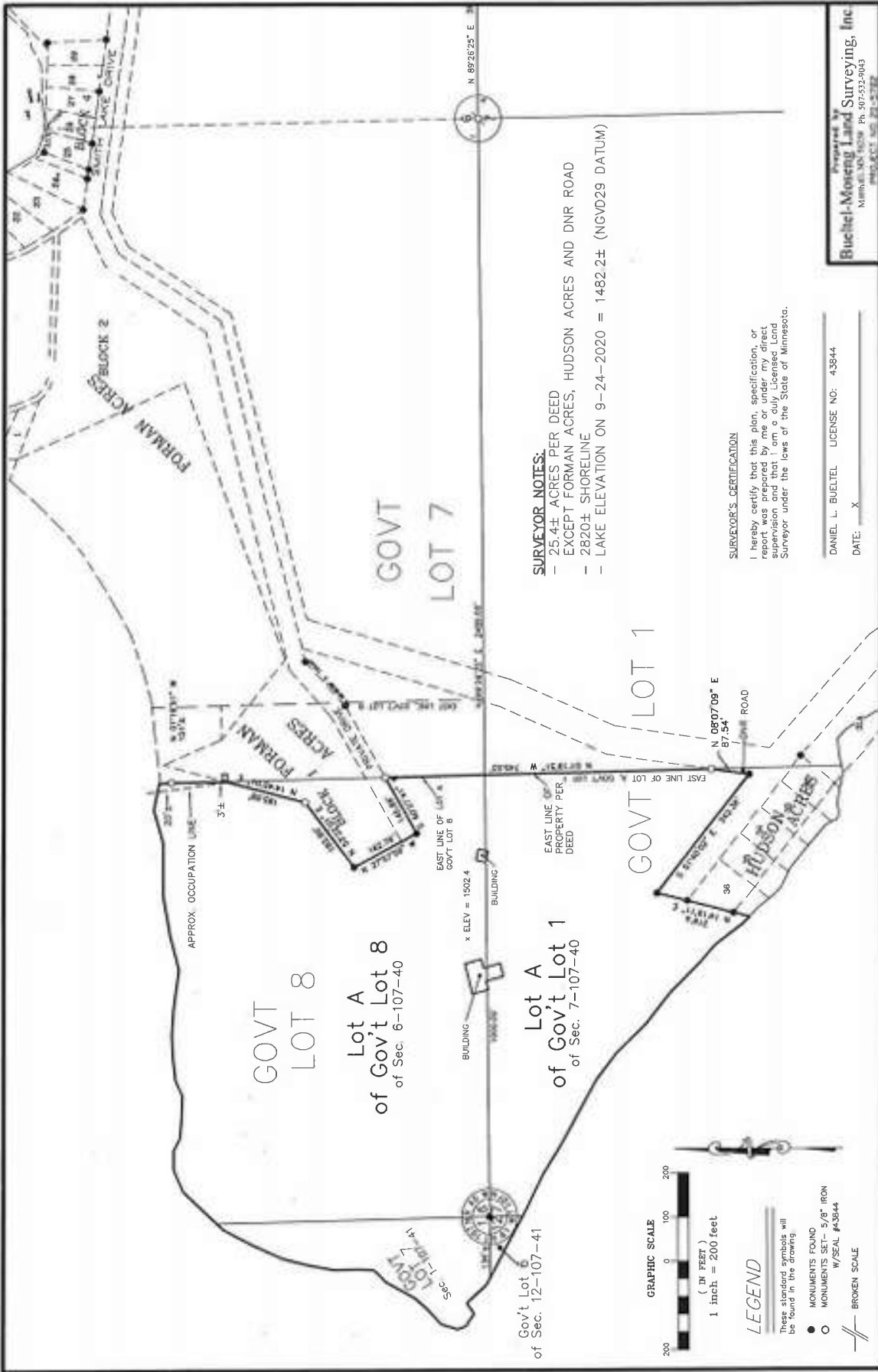
800 N. West Avenue, Sioux Falls, SD 57104 –

Tom Smotherman, Jr, Scout Executive – ph. 605-361-2697

**CHUCK SUTTON – Auctioneer & Land Broker – MN Auct. Lic. 59-26
Sioux Falls, SD – ph. 605-336-6315 & Pipestone, MN – 507-825-3389**

**DEAN STOLTENBERG – Auctioneer - MN Auctioneer Lic. # 59-38
Jasper, MN – Ph. 507-348-7352**

**JARED SUTTON – Auctioneer – MN Auctioneer Lic. #59-72
Flandreau, SD – Ph. 605-864-8527**



SURVEYOR NOTES:

- 25.4± ACRES PER DEED EXCEPT FORMAN ACRES, HUDSON ACRES AND DNR ROAD
- 2820± SHORELINE
- LAKE ELEVATION ON 9-24-2020 = 1482.2± (NGVD29 DATUM)

SURVEYOR'S CERTIFICATION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

DANIEL L. BUELTEL LICENSE NO: 43844
 DATE: X

Prepared by
Bueltel-Moser Land Surveying, Inc.
 Minneapolis, MN 55408 PH: 952-532-9033
 REGISTRATION NO. 013-0222

GRAPHIC SCALE
 200 100 0 100 200
 (IN FEET)
 1 inch = 200 feet

LEGEND

These standard symbols will be found in the drawing

- MONUMENTS FOUND
- MONUMENTS SET - 5/8" IRON W/SEAL #43844
- BROKEN SCALE



GOVT
LOT 7

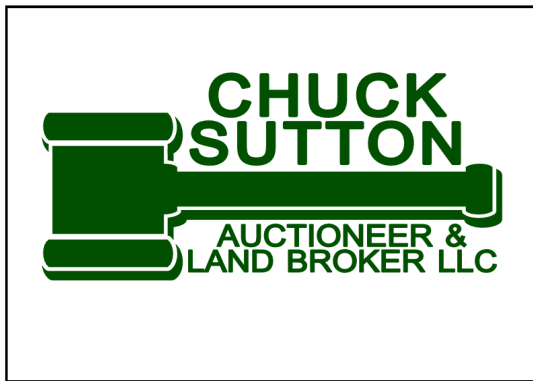
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DANIEL L. BUELTEL LICENSE NO: 43844
 DATE: X

Prepared by
Bueltel-Moseng Land Surveying, Inc.
 PROJECT NO. 20-5782

W/SCALE #43844
 BROKEN SCALE



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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

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