



# LAND AUCTION

**+/- 40 Acres of Scenic Edison Twp. Minnehaha County Land With 1 Rural Housing Eligibility and Future Potential for Establishment of a Rural Residential Construction Site – Situated Within ½ Mile of a County Oil Highway and near Baltic, Garretson, Dell Rapids, Renner SD and the EROS Data Center & Other Area Communities & Points of Interest**

In order to dissolve the multi-fractioned ownership of this land, we will offer the following real property at Public Auction at the land located from the Jct. of N. Cliff Ave & I-90 in Sioux Falls, SD - 11 miles north on Hwy. #115 to the Baltic Corner, then 4 Miles East on Co. Hwy #114/250<sup>th</sup> St. & ½ mile south on 479<sup>th</sup> Ave.; from Baltic, SD - 5 miles east on Co. Hwy. #114/250<sup>th</sup> St., then ½ mile south on 479<sup>th</sup> Ave; or from Garretson SD - 2 ½ miles north on SD Hwy. #11, then 6 miles west on Co. Hwy. #114/250<sup>th</sup> St., then ½ mile south on 479<sup>th</sup> Ave.

**WEDNESDAY NOVEMBER 11, 2020**  
**Sale Time: 10:00 am**

**AUCTIONEER'S NOTE: Attention Hobby Farm/Acreage Buyers, Area Row Crop Operators & Investors!! Looking for a Small Parcel of land with 1 rural housing eligibility and good location near Baltic, SD and other nearby communities, the EROS Data Center & within 15 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 parcel of land that is rather scenic with mature trees, a rolling terrain & other features, which makes this a great property for individuals desiring to build a new rural home, an existing farm operator or investors in the market for a small parcel of Minnehaha Co. SD farmland.**

This property has been in the Sagness family and descendants thereof for many decades, and now due to the death of Gwen Jurgens and the subsequent multi-fractional ownership in this land, the remaining owners have made the decision to sell this property. This property has a variety of excellent amenities that makes this a very desirable property for a variety of potential buyers as it features the inclusion of 1 rural housing eligibility, a mature tree grove in the SE corner of the farm, an attractive rolling to hilly terrain that could provide attractive areas for establishment of a new acreage housing site, productive cropland acres, as well as a few acres that may afford some hunting & wildlife habitat opportunities. This property has a good location within ½ mile of an oil highway and is conveniently located to Dell Rapids, Baltic, Garretson, the EROS Data Center & is within 15 miles of Sioux Falls SD and is in an area where many modern rural homes have been constructed. According to FSA Information this +/-40 Acre parcel of land has approx. 33.58 acres of cropland with a 30 acre corn base with a 152 bu. PLC yield and is enrolled under the ARC County Election of the USDA farm program. According to M'haha. Co. Assessor's information this land has an overall soil rating of a .645; similarly, information obtained from Surety Agri-Data Inc. indicates that this land has a soils productivity index of a 68.8. This property could certainly provide an attractive potential rural housing site for utilization of the 1 rural housing eligibility that is available on this parcel of land according to M'haha. County Planning & Zoning. M'haha. Community Rural Water has is presently located within approx. ½ mile of the property (for more info. concerning availability & costs contact Minnehaha Rural Water at (605-428-3374). If you are in the market for a small parcel of land with a housing eligibility & a variety of desirable attributes, then make plans to inspect this property & be in attendance at this auction!

**LEGAL DESC.:** The NE¼ SE¼ of Sec. 6, T. 103N., R. 48W., Edison Twp., Minnehaha County, SD

**TERMS: Cash** – 10% nonrefundable earnest money payment sale day & balance due on or before Dec. 18, 2020, with possession. Marketable title will be conveyed and an Owner's Title Insurance Policy will be provided with the cost divided 50-50 between the buyer & seller. This property is being sold based on the acres as stated on the county tax records, with acres understood to be more or less. All of the 2019 RE taxes payable in 2020, as well as all of the 2020 RE taxes payable in 2021 will be paid by the owners. The sellers do not warranty or guarantee that existing fences lie on the true & correct boundary and new fencing, if any, will be the responsibility of the purchaser pursuant to SD law. FSA yields, bases, payments or other info. is estimated and subject to County Committee approval. Information contained herein is deemed to be correct but is not guaranteed. This property is sold subject to existing easements, restrictions, reservations or highways of record, if any, and subject to M'haha. Co. Zoning Ordinances. The RE licensees in this transaction stipulate that they are acting as agents for the seller. Sold subject to confirmation of the Trustee/Personal Representative. **To View FSA Maps, Soils or additional information visit: [www.suttonauction.com](http://www.suttonauction.com).**

**GWENITHE JURGENS ESTATE & THE MARLENE WESTOVER LIVING TRUST, Owners**

**John Shaeffer – Attorney for the Estate – Flandreau, SD – ph. 605-997-3721**

**CHUCK SUTTON - Auctioneer & Land Broker - Sioux Falls, SD - ph. 605-336-6315  
& Flandreau, SD - ph. 605-997-3777**

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

**DEAN GULBRANSON – RE Auctioneer – Madison, SD – ph. 605-695-0133**

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Auctions Don't Just Happen**

**—  
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United States  
Department of  
Agriculture

# Minnehaha County, South Dakota



**Common Land Unit**





	Non-Cropland		Tract Boundary
	Cropland		PLSS

2020 Program Year

Map Created April 18, 2020

Farm 3521

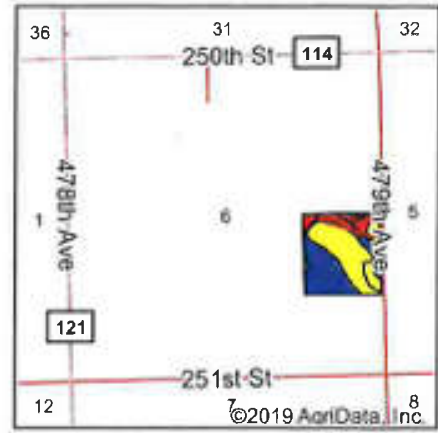
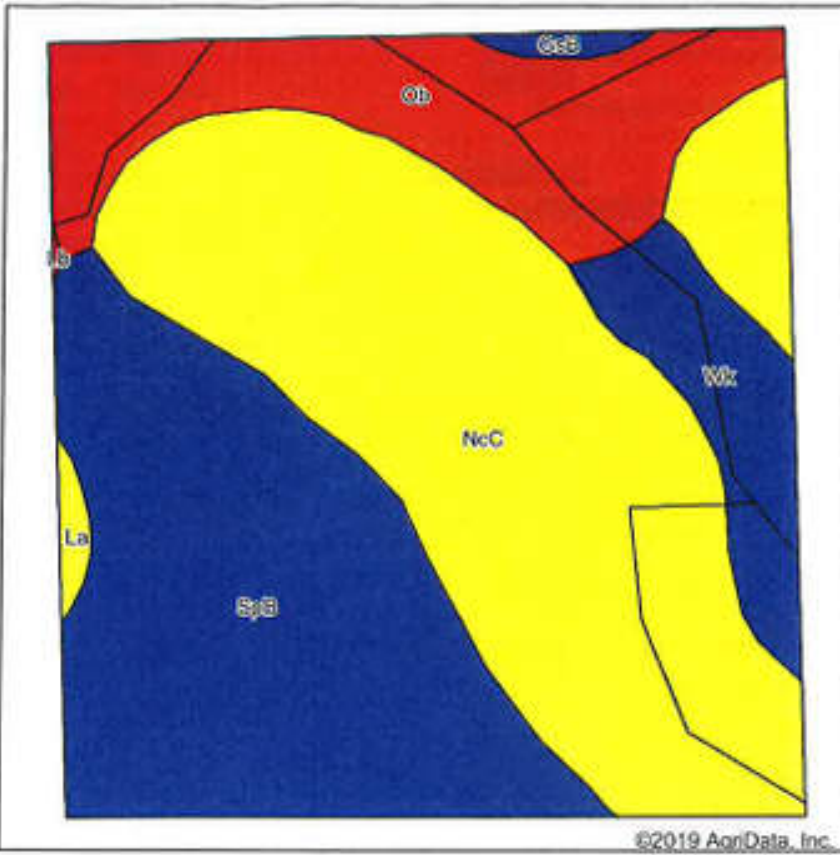
**Wetland Determination Identifiers**

-  Restricted Use
-  Limited Restrictions
-  Exempt from Conservation
-  Compliance Provisions

**6-103N-48W-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).

# Soils Map



State: **South Dakota**  
 County: **Minnehaha**  
 Location: **6-103N-48W**  
 Township: **Edison**  
 Acres: **38.19**  
 Date: **5/19/2020**



Soils data provided by USDA and NRCS

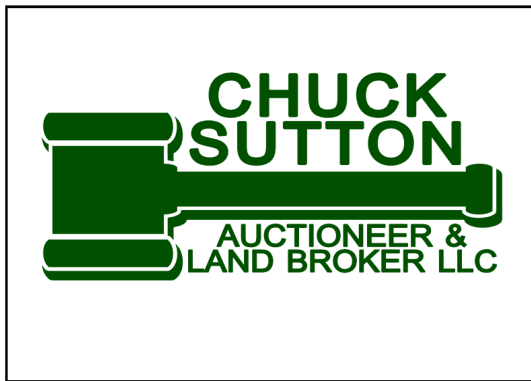
Area Symbol: SD099 Soil Area Version: 22													
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index	Alfalfa hay	Cor n	Oats	Soybeans	Spring wheat	*n NCCPI Soybeans
NcC	Nora-Crofton complex, 6 to 9 percent slopes	17.00	44.5%	Yellow	IIIe	IVe	68						74
SpB	Splitrock silty clay loam, 2 to 6 percent slopes	11.86	31.1%	Blue	IIe		87	4.3	96	65	34	37	66
Ob	Obert silty clay loam, 0 to 1 percent slopes	6.21	16.3%	Red	Vw		29		29	5	9	3	21
Wk	Whitewood silty clay loam, 0 to 2 percent slopes	2.62	6.9%	Blue	IIw		84	2.5	96	55	34	31	61
La	Lamo silty clay loam, cool, 0 to 2 percent slopes, occasionally flooded	0.26	0.7%	Yellow	IIw	IIw	70						72
GsB	Grovena loam, 2 to 6 percent slopes	0.24	0.6%	Blue	IIe		86	4.3	97	67	35	38	57
<b>Weighted Average</b>							<b>68.8</b>	<b>1.5</b>	<b>41.7</b>	<b>25.2</b>	<b>14.6</b>	<b>14.3</b>	<b>*n 61.9</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





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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