

LAND AUCTION

+/-197.34 Acres of Extremely Well Located Wayne Township, Minnehaha County Land - ATTENTION – Aggregate, Gravel & Material Producers, Contractors, Developers, Investors, Entrepreneurs, Farm Operators & Others in the Market for a Multi-faceted Parcel or Parcels of Land Situated on the Fringe of Sioux Falls, SD and in Tempo with the Westerly Growth and Development of the City of Sioux Falls, SD

We will offer the following real property at public auction **“On Site”** at the **Land (TRACT #1)** – Located from West 12th St. Exit #79 on I-29 – 3½ miles west on SD Hwy. #42 (265th St.) to the SE Corner of FARM #1; from Ellis, SD – 1½ miles south on the Ellis Road (469th Ave.) to SD Hwy. #42, then 1 mile west on SD Hwy. #42; **TRACT #2** is located from the SW Corner of TRACT #1 – ½ mile west on Hwy. #42 and ½ mile north on 467th Ave. with the NW Corner of TRACT #2 at the Jct. of 467th Ave. & 264th St.



CHUCK SUTTON AUCTIONEER
& LAND BROKER, LLC

1116 N. West Ave.
Sioux Falls, SD 57104

605-336-6315
suttonauction.com

Friday Dec. 18, 2020
Sale Time: 10:00 am

HEIRS OF JOHN McQUILLEN, Owners

**This property will be offered as
TRACT #1 - +/-117.51 Acres, TRACT #2 – 79.83 Acres
or as a Combination of TRACTS #1 & #2 – a +/-197.34 Acre Unit.**

This auction presents a terrific opportunity to purchase land near Sioux Falls, SD that has remarkable unbridled potential. The location, the prospects for gravel and aggregate production, the long-term development potential and other attributes of this land make this a remarkable property! This property is on the cusp of the occurring western development of Sioux Falls, SD and is in the heart of some of the most productive gravel, sand and aggregate materials in the Sioux Falls marketplace, evidenced by the operating mining operations in the vicinity, and with the depletion of some of these nearby operations, this property could be the future crown jewel for future material production. Beyond the potential mining, this property has superb long-term development potential, evidenced by the housing in and around the area. Presently this land is being utilized as agricultural farmland and according to FSA information this property as a combined parcel has approx. 194.04 acres of cropland; individually TRACT #1 has approx. 116.26 acres of cropland with a 54.75 acre corn base with a 173 bu. PLC yield and a 50.17 acre soybean base with a 35 bu. PLC yield; TRACT #2 has approx. 77.78 acres of cropland with a 36.63 acre corn base with a 173 bu. PLC yield and a 33.55 acre soybean base with a 35 bu. PLC yield; with both Farms enrolled under the ARC County Election of the USDA farm program. The non-tillable acres consist of a couple of grassland/drainage areas and roads.

The prospects for mining of gravel and other aggregates is prevalent based on borings and testing conducted on the property at the request and expense of the owners – the earliest being 1987 by SDGS Drilling Company, in 1999 by GEOTEK Engineering and Testing and most recently in October of 2020 by American Engineering Testing, Inc., with copies of these reports available upon request. With the continued aggressive construction market in the Sioux Falls marketplace, the appetite and need for aggregate materials should flourish for many years to come, thus this property may provide a significant supply of material necessary to meet the future demands for construction materials. Furthermore, subsequent to reclamation, this property could award some residential and other development opportunities similar to those that have occurred on nearby sites. If you are in the market for a parcel or parcels of land with a myriad of amenities not commonly found on land situated in and around the Sioux Falls metro area that has significant present value and even more long term future value, then make plans to inspect this property and be in attendance at this auction.

***NOTE* - Individual Independent Testing for Gravel May be Allowed to a Limited Extent - Although Permission Must be Obtained Prior to Excavation by Backhoe or Other Equipment, with an Assurance in Writing that such test areas will be reclaimed and filled as near possible to the pre-excavated condition. Prospective Buyers desiring to do testing on the property should contact the office of Chuck Sutton Auctioneer & Land Broker, LLC to procure testing permission forms.**

LEGAL DESC.: TRACT #1 – The W½ SE¼ and the SE¼ SE¼, Sec. 17, T. 101N., R. 50W, Minnehaha Co., SD, except Lot H-1 & H-2; **TRACT #2** – S½ NW¼ of Sec. 17, T. 101N., R. 50W.; all in Wayne Twp., Minnehaha Co., SD.

TERMS: Cash - A 10% non-refundable down payment sale day and the balance on or before February 5, 2021, with full possession. Marketable Title will be conveyed and 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 2020 RE taxes due and payable in 2021 will be paid by the sellers. The acres in this property are to be based on the acres as determined by a survey to be completed by Midwest Land Surveying, Inc., with the acres understood to be "more or less", with the survey cost paid by the owners. 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 SD law. Presently this property is zoned agricultural and any future changes in zoning are subject to Minnehaha County Planning and Zoning and any Joint Jurisdictional Zoning with the City of Sioux Falls, SD, and are subject to any applicable 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 Zoning Ordinances and/or County/City Zoning Requirements. Sold subject to confirmation of the Owners.

****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**

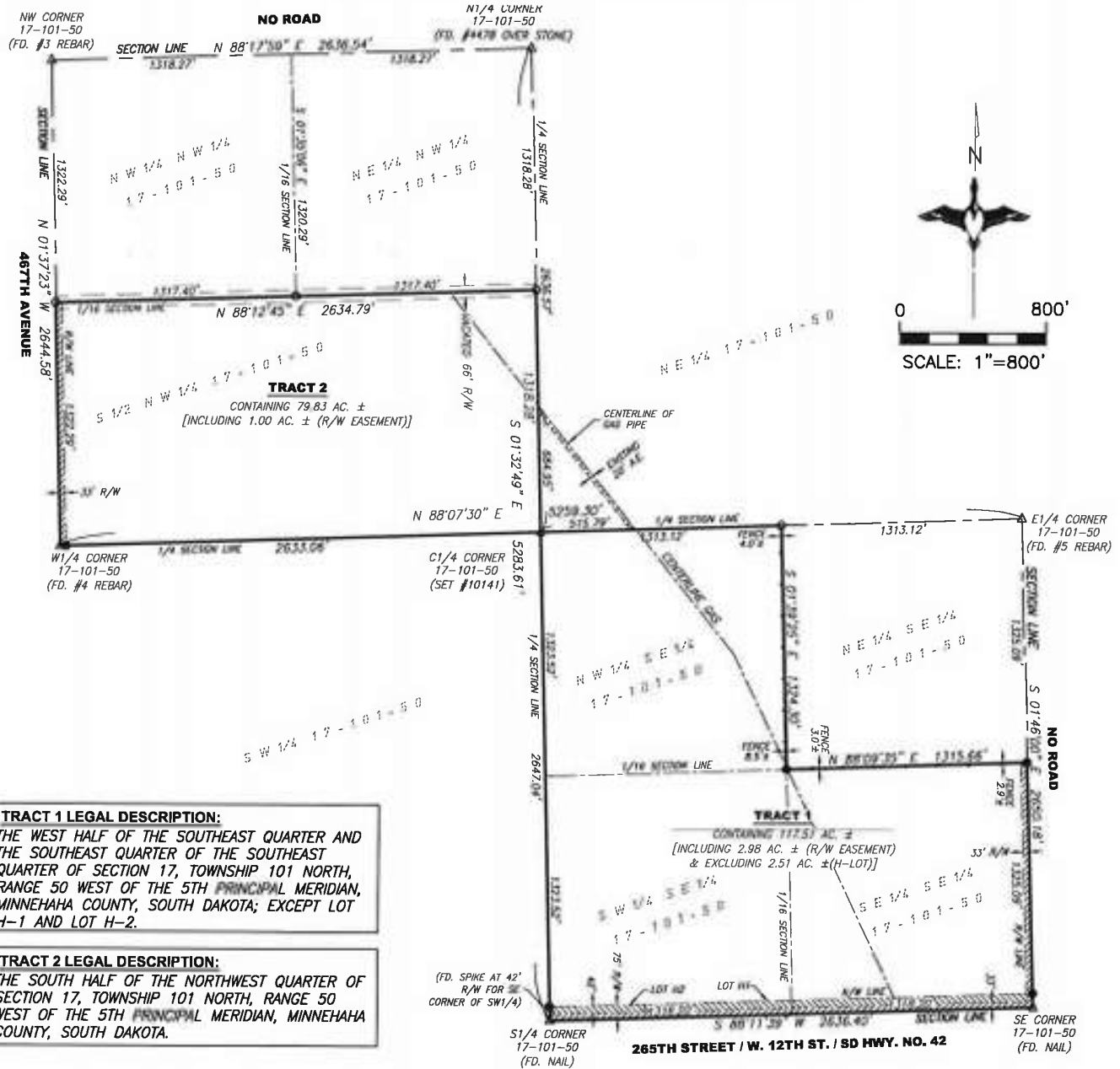
For additional information see www.suttonauction.com or contact the auctioneers

HEIRS OF JOHN McQUILLEN, Owners

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

SALE DRAWING - TRACTS 1 & 2

IN SECTION 17, T101N, R50W, MINNEHAHA COUNTY, SOUTH DAKOTA.



TRACT 1 LEGAL DESCRIPTION:
 THE WEST HALF OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 101 NORTH, RANGE 50 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINNEHAHA COUNTY, SOUTH DAKOTA; EXCEPT LOT H-1 AND LOT H-2.

TRACT 2 LEGAL DESCRIPTION:
 THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 101 NORTH, RANGE 50 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINNEHAHA COUNTY, SOUTH DAKOTA.

**OWNER: ANNE MCQUILLEN GORMLEY
 KATHLEEN MCQUILLEN WALSH
 MARY MCQUILLEN
 ELLEN MCQUILLEN COOCH
 JOHN P. MCQUILLEN**

CLIENT: SUTTON AUCTION SERVICE
LEGEND:

- SET PROPERTY CORNER
 - △ SECTION CORNER
 - AC. ACRES
 - R/W RIGHT-OF-WAY
 - PREVIOUSLY PLATTED LINE
 - - - RIGHT OF WAY LINE
- NOTES:
 BASIS OF BEARINGS IS
 UTM-ZONE 14.
 PROJECT #20-934
 DRAWN BY: JEB

PREPARED BY:

Midwest Land Surveying, Inc.
 Land Surveying and GPS Consulting
 211 E. 14th Street Suite 100
 Sioux Falls, South Dakota 57104
 Phone: (605) 339-8901 FAX: (605) 274-8954

TOTAL ACRES FOR TRACT 1
 117.51 ACRES±
 [INCLUDING 2.98 AC.± OF R/W (EASEMENT)
 & EXCLUDING 2.51 ACRES± (H-LOTS)]

TOTAL ACRES FOR TRACT 2
 79.83 ACRES±
 [INCLUDING 1.00 AC.± OF R/W (EASEMENT)]

TOTAL ACRES FOR TRACTS 1 & 2
 197.34 ACRES±
 [INCLUDING 3.98 AC.± OF R/W (EASEMENT)
 & EXCLUDING 2.51 ACRES± (H-LOTS)]

SALE DRAWING - TRACTS 1 & 2

IN SECTION 17, T101N, R50W, MINNEHAHA COUNTY, SOUTH DAKOTA.



**OWNER: ANNE MCQUILLEN GORMLEY
KATHLEEN MCQUILLEN WALSH
MARY MCQUILLEN
ELLEN MCQUILLEN COOCH
JOHN P. MCQUILLEN**

CLIENT: SUTTON AUCTION SERVICE

LEGEND:

- SET PROPERTY CORNER
- △ SECTION CORNER
- AC. ACRES
- R/W RIGHT-OF-WAY
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TOTAL ACRES FOR TRACTS 1 & 2
197.34 ACRES±
[INCLUDING 3.98 AC.± OF R/W (EASEMENT)
& EXCLUDING 2.51 ACRES± (H-LOTS)]



Common Land Unit PLSS

- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

2020 Program Year

Map Created August 26, 2020

Farm 10378

17-101N-50W-Minnehaha

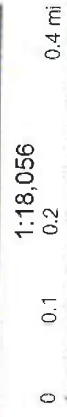
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Map



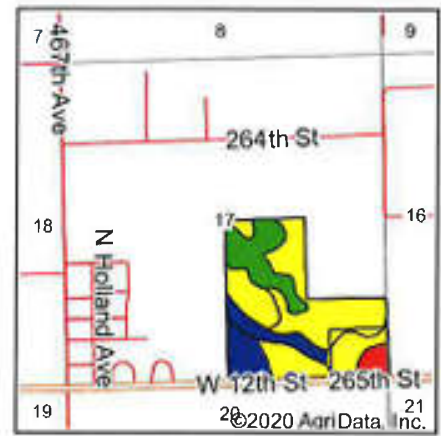
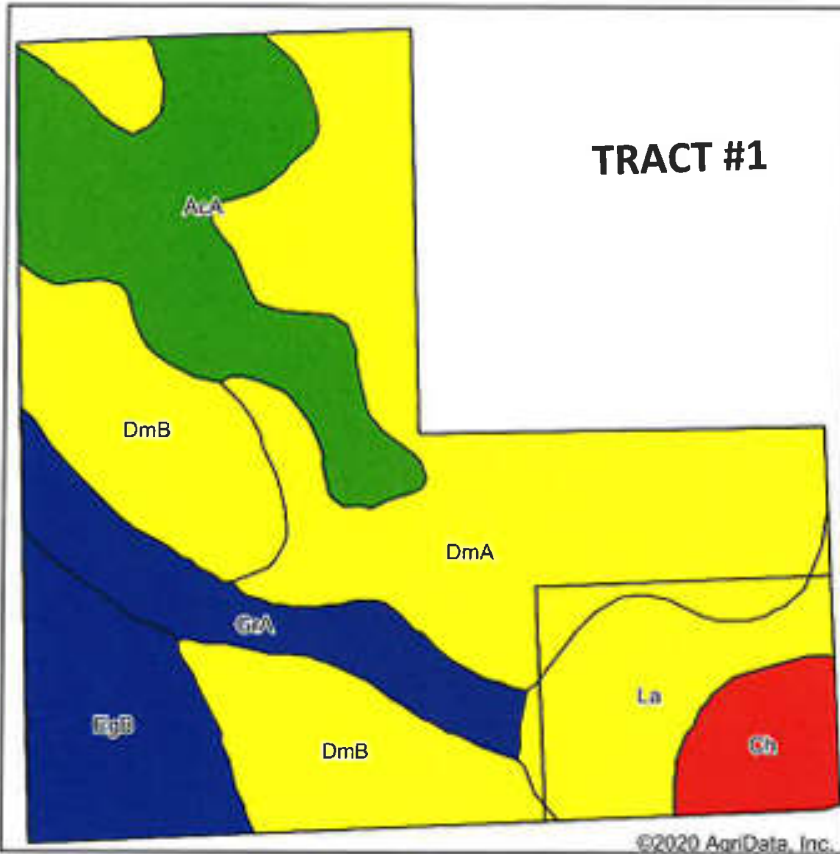
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- County Tax Lines
- County Parcels
- Section
- PLAT
- Municipalities
- Townships
- TAXLOT



City of Sioux Falls, Minnehaha County GIS, City of Sioux Falls, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA, © Minnehaha County GIS | Minnehaha County | City of

Soils Map



State: **South Dakota**
 County: **Minnehaha**
 Location: **17-101N-50W**
 Township: **Wayne**
 Acres: **116.25**
 Date: **7/28/2020**

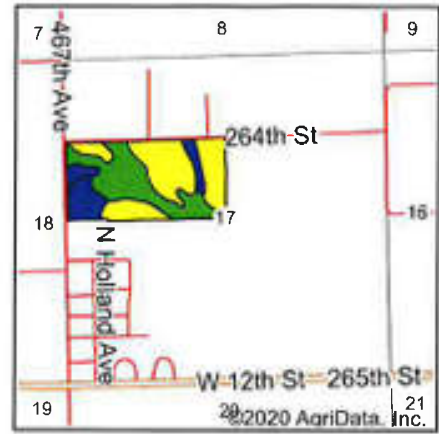
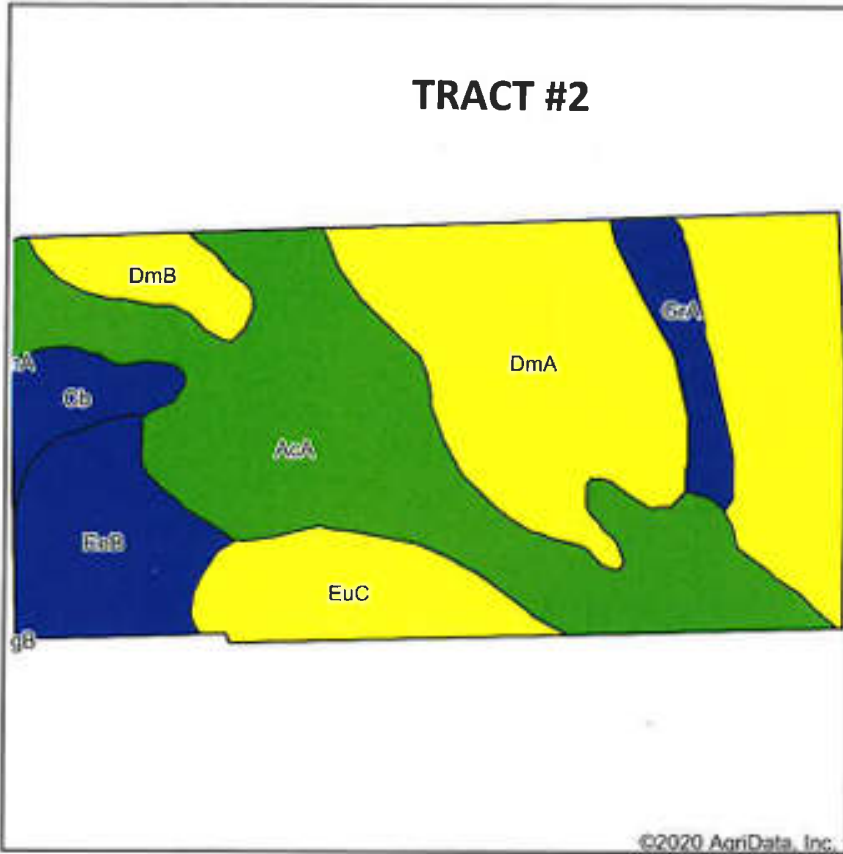


Soils data provided by USDA and NRCS

Area Symbol: S0099, Soil Area Version: 23													
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
DmA	Dempster silt loam, 0 to 2 percent slopes	38.89	33.5%	Yellow		IIs	66	3.6	73	56	27	32	58
DmB	Dempster silt loam, 2 to 6 percent slopes	21.79	18.7%	Yellow		IIe	61	3.3	64	52	23	31	57
AcA	Alcester silty clay loam, cool, 0 to 2 percent slopes	19.83	17.1%	Green		I	96						72
EgB	Egan-Wentworth-Trent complex, 2 to 6 percent slopes	11.02	9.5%	Dark Blue		IIe	84						67
La	Lamo silty clay loam, cool, 0 to 2 percent slopes, occasionally flooded	9.99	8.6%	Yellow		IIw	70						71
GrA	Graceville silty clay loam, 0 to 2 percent slopes	9.52	8.2%	Dark Blue		Is	86	4.3	99	68	36	39	67
Ch	Chaska loam, channeled	5.21	4.5%	Red		Vlw	43	0.5	40	11	14	6	35
Weighted Average							72.8	2.2	46.3	34.5	16.9	20	*n 61.9

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

Soils Map



State: **South Dakota**
 County: **Minnehaha**
 Location: **17-101N-50W**
 Township: **Wayne**
 Acres: **77.78**
 Date: **7/28/2020**



Soils data provided by USDA and NRCS

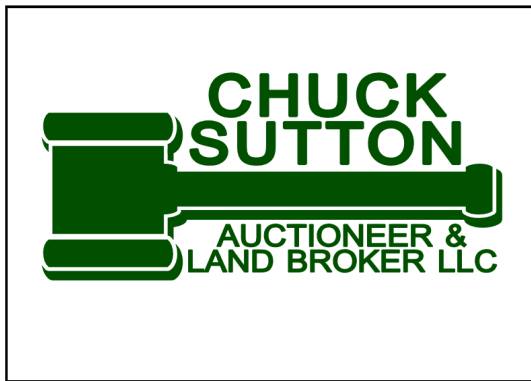
Area Symbol: S0C99, Soil Area Version: 23

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
DmA	Dempster silt loam, 0 to 2 percent slopes	28.09	36.1%		IIs		66	3.6	73	56	27	32	58
AcA	Alcester silty clay loam, cool, 0 to 2 percent slopes	26.19	33.7%		I	I	96						72
EeB	Egan-Ethan-Trent complex, 1 to 6 percent slopes	7.73	9.9%		Ile		81	4.1	87	63	31	36	60
EuC	Ethan-Egan complex, 6 to 9 percent slopes	6.81	8.8%		IVe		61	3.2	64	49	23	28	58
DmB	Dempster silt loam, 2 to 6 percent slopes	3.06	3.9%		Ile		61	3.3	64	52	23	31	57
GrA	Graceville silty clay loam, 0 to 2 percent slopes	3.06	3.9%		Is		86	4.3	99	68	36	39	67
Cb	Chancellor silty clay loam, 0 to 2 percent slopes, frequently flooded	2.84	3.7%		IIw		81						62
Weighted Average							78.3	2.3	47	35.5	17.2	20.3	*n 63.4

*n: The aggregation method is "Weighted Average using all 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>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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