

ESTATE ACREAGE SITE & LAND AUCTION

EUGENE COYLE ESTATE

**+/- 151.73 Acres of Very
Well-Located Grand Meadow Twp.
Minnehaha County Land
To Be offered with 2 Dynamic, Sizeable
& Scenic Rural Residential Construction
Sites and as a
Productive Cropland & Hayland Parcel -
Located near Hartford, Humboldt &
Colton SD and within 20 Miles of
Sioux Falls SD**

FRIDAY

JANUARY 29, 2021
Sale Time: 10:00 am

www.suttonauction.com



EUGENE COYLE ESTATE

**Kenneth Coyle & Kevin Coyle –
Personal Representatives**

**- Christopherson, Anderson, Paulson & Fideler, LLP
– Attorneys for the Estate**

ESTATE ACREAGE SITE & LAND AUCTION

+/- 151.73 Acres of Very Well-Located Grand Meadow Twp. Minnehaha County Land – To Be offered with 2 Dynamic, Sizeable & Scenic Rural Residential Construction Sites and as a Productive Cropland & Hayland Parcel - Located near Hartford, Humboldt & Colton SD and within 20 Miles of Sioux Falls SD

We will offer the following real property On-Site at auction at or near the former farmstead at 25422 460th Ave, Hartford, SD. Located from Hartford SD (Jct. of Hwy #38 & Colton Rd.) – Approx. 6 miles north on 464th Ave & 4 miles west on 254th St. (Co. Hwy #122) to the NW corner of the Farm; From Colton SD – Approx. 5 ½ miles south on 464th Ave & 4 miles west on 254th St. (Co. Hwy #122) or from Humboldt SD – 4 miles north on Hwy #19 & 3 miles east on 254th St. (Co. Hwy #122).

FRIDAY JANUARY 29, 2021 Sale Time: 10:00 AM

TO VIEW DRONE VIDEO OF THE PROPERTY, SURVEY TRACT DRAWINGS & OTHER INFORMATION SEE- www.suttonauction.com

AUCTIONEERS NOTE: Attention – Individuals Looking for Rural Minnehaha County Construction Sites, Row Crop & Crop Livestock Operators & Investors – This Property Consists of +/-151.73 Total Acres, with 2 Scenic Potential Rural Construction Sites and Productive Cropland & Hayland Acres. This is a parcel of land with a combination of terrific amenities including great location bordered on the north by a hard surfaced highway as well as scenic vantage points, mature trees, a rolling terrain & other features, which makes this a great property for individuals looking for future potential housing sites, as well as existing farm operators or for investors in the market for a unique parcel of Minnehaha Co. SD land!

This property will be offered as PARCEL #1 – +/-11.87 Acres – The Former Farmstead with, Trees & 1 Rural Housing Eligibility; PARCEL #2 – +/-13.15 Acres of Rolling Scenic Land with 1 Rural Housing Eligibility - Located in the NW Corner of the Farm and Directly North of Parcel #1 the Former Farmstead; PARCEL #3 – +/-126.71 Acres of High Percentage Tillable Cropland w/2 Rural Housing Eligibilities or any combination thereof or as the Entire +/-151.73 Acre Unit.

This auction presents the opportunity for individuals in the market for spectacular scenic rural future home sites, row crop operators, investors & other in the market for a terrific multifaceted parcel of land. This property features an excellent location lying adjacent to Co. Hwy. #122 (464th Ave) that is within easy commuting distance to Hartford, Colton, Humboldt, Sioux Falls & other area communities & points of interest. Its very unusual to find a rural parcel of land that presents not just 1, but 2 spectacular potential future home construction sites. The first site being Tract #1 which consists of a sizeable +/- 11.87 acre parcel of land on what formerly had been a rural farmstead in years gone by which includes established trees & shrubs, a windmill tower, its own driveway and a very scenic rural countryside view which will be inclusive of some grassland/hayland acres - This parcel is located at 25422 460th Ave Hartford SD. Tract #2 consists of a sizeable +/- 13.15 acre scenic rolling parcel of land that lies adjacent to Co. Hwy. #122 & directly north of Tr. #1. Tract #2 affords a spectacular view and a terrific location for establishment of a rural farmstead/hobby farm. The natural terrain of this parcel of land could be very adaptable to a walkout or other popular type of home. Even though both of these sites have their differences, either could be developed into terrific jazzy home sites. Rural water is located at the NW Corner of the property at the Jct. of 460th Ave. & 254th St., for more information concerning availability & costs interested parties should contact Minnehaha Rural Water at 605-428-3374.

The remainder of this farm in Tract #3 consists of +/-126.71 acres according to the survey and has 2 remaining rural housing eligibilities. This parcel is a high percentage tillable with a gently rolling to somewhat hilly terrain. According to FSA information, as a unit this farm has approximately 121.47 acres of cropland with a 74.68 acre corn base with a 103 Bu. PLC yield. According to Minnehaha County Assessors information this farm has an overall soil rating of a .546 and comparatively Surety Agri-Data Inc. indicates this parcel has a weighted soil rating of a 61.6. If you are in the market for a parcel of land with 4 housing eligibilities & a variety of desirable attributes, then make plans to inspect this property & be in attendance at this auction!

LEGAL DESC.: The NW¼ Sec. 30, T. 103N., R. 51W., (Grand Meadow Twp.), Minnehaha Co., SD.

TERMS: Cash – 10% nonrefundable earnest money payment sale day & balance on or before March 17, 2021, with full possession for the 2021 crop year. 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. A title company closing fee, if any, will be divided 50-50. The acres in this property are to be based on the acres as determined by a survey as 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. The 2020 RE taxes payable in 2021 will be paid by the estate. 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 personal representative(s).

Please mark your calendars and plan to attend this auction, or if you are unable to attend and need to make arrangements to bid by phone, then contact the auctioneers prior to sale day to make arrangements. To View the Drone Video, Surveys, FSA Maps, Soils or additional information, see www.suttonauction.com or contact the auctioneers.

EUGENE COYLE ESTATE

Kenneth Coyle & Kevin Coyle – Personal Representatives

- Christopherson, Anderson, Paulson & Fideler, LLP – Attorneys for the Estate

CHUCK SUTTON - Auctioneer & Land Broker -

Sioux Falls & Flandreau, SD - ph. 605-336-6315

JARED SUTTON - Auctioneer & RE Broker Associate –

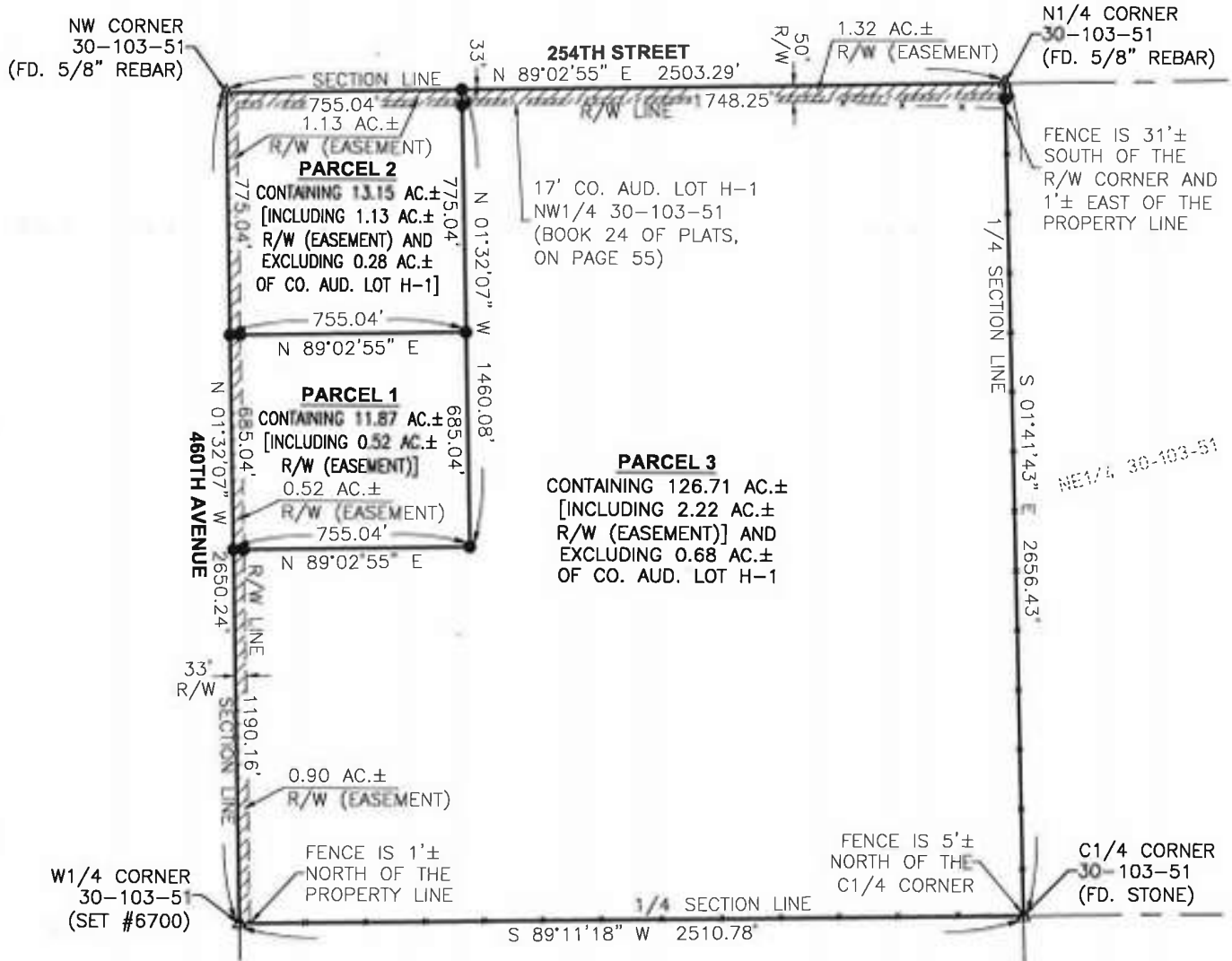
Flandreau, SD - ph. 605-864-8527

TOM & TED SOUVIGNIER – Auctioneers & RE Broker Associates –

Canton, SD – ph. 605-987-2404

SALE DRAWING - PARCEL 1, PARCEL 2 AND PARCEL 3

IN THE NORTHWEST QUARTER OF SECTION 30, T103N, R51W, MINNEHAHA COUNTY, SOUTH DAKOTA.



OWNERS: EUGENE COYLE ESTATE
CLIENT: SUTTON AUCTION SERVICE

TOTAL ACRES FOR PARCEL 1, 2 AND 3
 CONTAINING 151.73 ACRES±
 [INCLUDING 3.87 AC.± R/W (EASEMENT)
 AND EXCLUDING 0.96 AC.± OF CO. AUD. LOT H-1]

PARCEL 1 LEGAL DESCRIPTION:

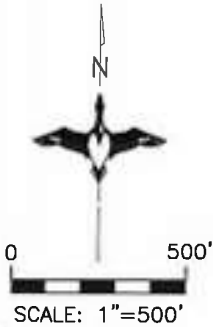
THE NORTH 1460.00 FEET OF THE WEST 755.00 FEET OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 103 NORTH, RANGE 51 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINNEHAHA COUNTY, SOUTH DAKOTA; EXCEPT THE NORTH 775.00 FEET THEREOF.

PARCEL 2 LEGAL DESCRIPTION:

THE NORTH 775.00 FEET OF THE WEST 755.00 FEET OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 103 NORTH, RANGE 51 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINNEHAHA COUNTY, SOUTH DAKOTA; EXCEPT THAT PORTION OF CO. AUD. LOT H-1 CONTAINED THEREIN.

PARCEL 3 LEGAL DESCRIPTION:

THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 103 NORTH, RANGE 51 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINNEHAHA COUNTY, SOUTH DAKOTA; EXCEPT THE NORTH 1460.00 FEET OF THE WEST 755.00 FEET THEREOF AND EXCEPT THAT PORTION OF CO. AUD. LOT H-1 CONTAINED THEREIN.



NOTES:
 BASIS OF BEARINGS IS UTM-ZONE 14.
 PROJECT #20-968
 DRAWN BY: AJR

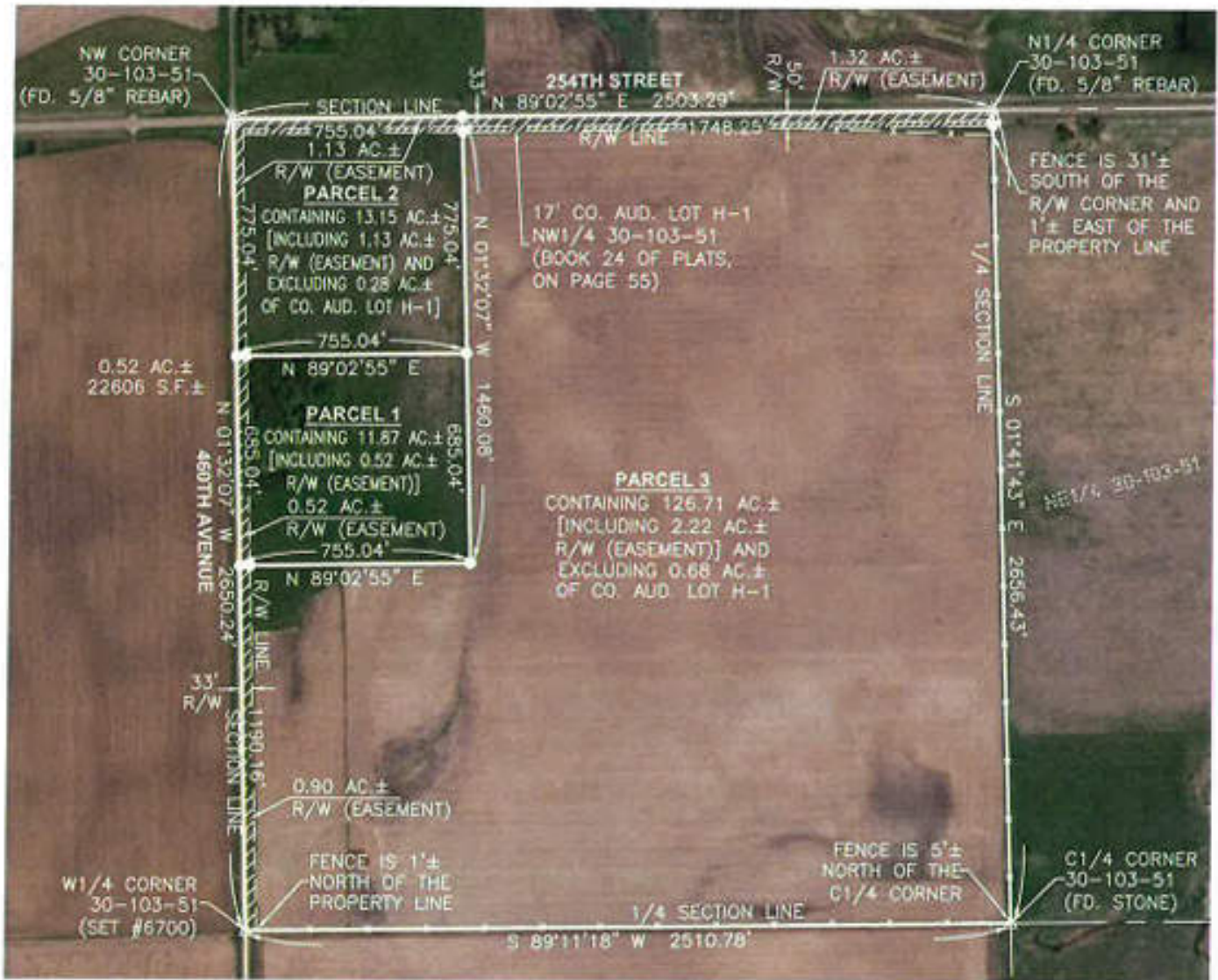
PREPARED BY:

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) 274-8951

- LEGEND:**
- SET PROPERTY CORNER
 - △ SECTION CORNER
 - AC. ACRES
 - R/W RIGHT-OF-WAY
 - PREVIOUSLY PLATTED LINE
 - - - RIGHT OF WAY LINE

SALE DRAWING - PARCEL 1, PARCEL 2 AND PARCEL 3

IN THE NORTHWEST QUARTER OF SECTION 30, T103N, R51W, MINNEHAHA COUNTY, SOUTH DAKOTA.



OWNERS: EUGENE COYLE ESTATE
CLIENT: SUTTON AUCTION SERVICE

TOTAL ACRES FOR PARCEL 1, 2 AND 3
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 [INCLUDING 3.87 AC.± R/W (EASEMENT)
 AND EXCLUDING 0.96 AC.± OF CO. AUD. LOT H-1]

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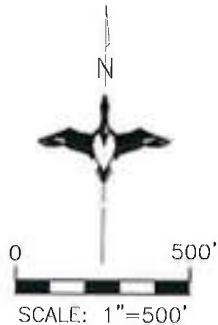
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LEGEND

- ⊙ SET PROPERTY CORNER
- △ SECTION CORNER
- AC. ACRES
- R/W RIGHT-OF-WAY
- PREVIOUSLY PLATTED LINE
- - - RIGHT OF WAY LINE






Common Land Unit  Tract Boundary
 Non-Cropland  PLSS
 Cropland

2020 Program Year

Map Created August 26, 2020

Farm 3749

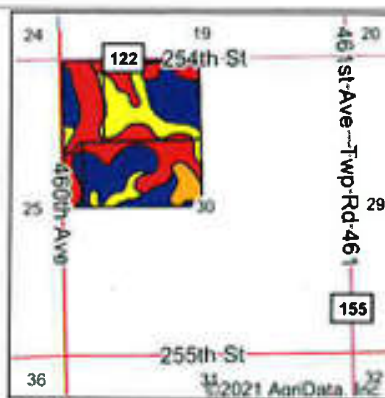
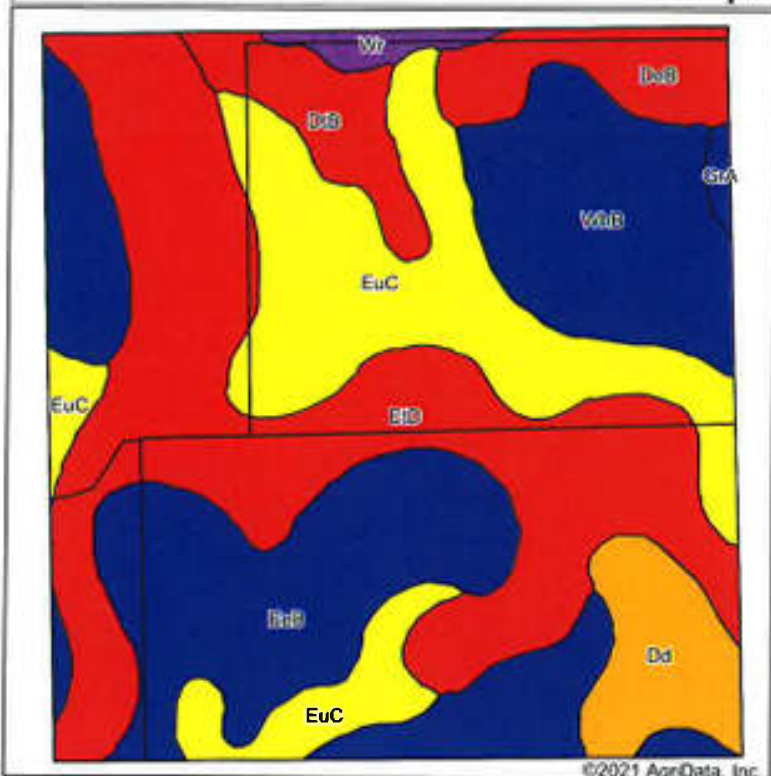
Wetland Determination Identifiers

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

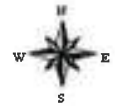
30-103N-51W-Minnehaha

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).

Soils Map



State: **South Dakota**
 County: **Minnehaha**
 Location: **30-103N-51W**
 Township: **Grand Meadow**
 Acres: **148.36**
 Date: **1/5/2021**

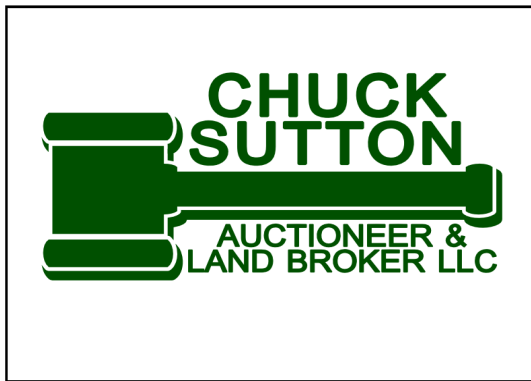


Soils data provided by USDA and NRCS

Area Symbol: SD099, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
EtD	Ethan-Clarno loams, 9 to 15 percent slopes	44.98	30.3%	■	Vle	39
EeB	Egan-Ethan-Trent complex, 1 to 6 percent slopes	34.28	23.1%	■	Ile	81
EuC	Ethan-Egan complex, 6 to 9 percent slopes	29.53	19.9%	■	IVe	61
WhB	Wentworth-Trent complex, 2 to 6 percent slopes	16.87	11.4%	■	Ile	87
Dd	Davison-Crossplain clay loams, 0 to 2 percent slopes	7.53	5.1%	■	Ilw	76
DeB	Delmont-Enet loams, 2 to 6 percent slopes	6.57	4.4%	■	IVs	47
DtB	Dempster-Talmo complex, 2 to 6 percent slopes	6.23	4.2%	■	Ile	48
Wr	Worthing-Davison complex, 0 to 2 percent slopes	1.70	1.1%	■	Vw	57
GrA	Graceville silty clay loam, 0 to 2 percent slopes	0.67	0.5%	■	Is	86
Weighted Average						61.6

*c: Using Capabilities Class Dominant Condition Aggregation Method



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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 10 years our firm has sold over 115,000 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!!"

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