



2 PARCEL ACREAGE AUCTION

Extremely Well Located 5.40 Acre Acreage with a One Owner Modern Ranch Style Home with a walk-out Basement and a Spacious Addition & an Attached Double Garage and a 36'x45' Morton Storage Building Situated in a Picturesque Setting with a Private Back Yard Encompassed by a Grove of Evergreens & Other Trees on Parcel #1; Parcel 2 Consists of +/-19.61 Acres of Bare Farmland with 1 Rural Housing Eligibility or as Parcels #1 & #2 Combined a 25.01 Acre Unit – This Property Lies Adjacent to an County Oil Hwy. Just 1½ Miles Northwest of Crooks, SD in An Area with Several Other Upscale Acreages Nearby

THURSDAY APRIL 22, 2021

Sale Time: 6:00 pm

**OPEN HOUSE: Wed. April 7th from 5:00 to 7:00 pm,
Sun. April 11th from 1:00-4:00 pm and Wed. April 14th
from 5:00- 7:00 pm, or shown by Appointment
Arranged with The Auctioneers**

Auctioneers Note: - ATTENTION ACREAGE PROSPECTS! Richard Sewell was a disabled veteran that served his country with honor and also was an avid hunter who hunted on several continents, thus the home he had constructed on this property was designed with a zero entry and has a variety of features to serve his needs and interests. This auction awards the opportunity to purchase an extremely well located Acreage Comprised or an Attractive +/-5.40 Acre Improved Rural Acreage, an Adjacent Parcel Consisting of +/-19.61 Acres of Bare Land with 1 Rural Housing Eligibility or a Combination of Parcels Containing the Improved Acreage & Adj. Land Situated on +/-25.01 Acres. Properties such of this or extremely difficult to find in Rural Minnehaha County, SD, especially with this kind of location! This acreage features a very attractive ranch style home with an attached double garage and complementary outbuilding situated in a pleasant park-like country setting and with cropland that could provide some crop and/or rental income and potential for future construction of a 2nd residence with use of the 2nd housing eligibility attached to Parcel #2. If you are in the market for a very desirable rural acreage, then make plans to attend the open houses to inspect this property and be in attendance at this auction! To view drone video, photos and other information see www.suttonauction.com.

In order to settle the Richard Sewell Estate, we will offer this property "On Site" at Public Auction – Located at 46958 256th St., Crooks, SD; located from Crooks, SD – ½ mile North on 470th Ave. (Co. Hwy. #137) and 4/10ths mile west on 256th St. (Co. Hwy. #126) and situated within 10 miles of Sioux Falls, SD.

The improvements on this property feature a custom built ranch style home ranch style home constructed for Richard Sewell in approx. 1990 which had approx. 2,080 sq. feet on the main level and had a full basement with a walk-out and an attached double garage, and in approx. 2006 there was a 32'x28' addition (896 sq. ft.) which has a crawl space below, thus presently this home has approx. 2,976 sq. ft. of finished living area on the upper level. The upper level of the home is comprised of a front entry to a hallway with a ½ wall divider and coat closet, a living room w/3 unit picture window, kitchen with dining area, oak cabinets and sliding patio door from the dining area to a wooden deck that overlooks the back yard, hallway with laundry area/closet, full bath w/whirlpool tub, vanity & stool, a master bedroom with closet and an adjacent handicapped accessible master bath inclusive of walk-in shower, sink, stool and linen cabinet, 2 add'l bedrooms w/closets (the main level has hardwood oak flooring throughout, with the exception of bedrooms which are carpeted and baths that have linoleum) - and last but not least on the west end of the home off of the living room is an open addition with a cathedral ceiling, wheelchair ramp, wood grain laminate flooring and a set of double doors and wooden exterior staircase that provides for easy access for moving items in and out of this room. This area was utilized by the previous owner as an area for display of his collection of Big Game Mounts and could be an excellent space for a family room, home theatre or other utilizations.

The lower level features a finished family room with a stone faced fireplace and lower level walkout to a concrete patio area. The basement includes an unfinished roughed-in bath with a stool in place, and two other open unfinished areas which potentially could be finished to provide for additional bedroom and/or living area. The original portion of the home has a Heil LP gas furnace w/central AC, an elec. HW heater; the Crawl space under the addition has about a 5' floor to ceiling height, dirt floor and includes a Coleman forced air furnace with central AC and provides a somewhat abundant storage space. The home also has an attached double garage (approx. 26'x24') with two overhead doors w/elec. openers and also has two walk doors. The exterior of the home has Weatherstopper asphalt shingles (New in Dec. 2006) and wood grained gray metal siding. Other improvements on the property include a Morton 36'x45' Pole building with concrete floor throughout, colored steel exterior, double sliding door, walk door & electrical. The residence is in need of some cosmetic updates and repairs and is being sold in "AS IS" Condition, although this property has a terrific amount of potential. The 1,000 gal. LP tank on the property is owned and will pass with the property with no fuel adjustment. The existing improved acreage site features a spacious grassed yard and has a dense grove with mature evergreens and other trees situated north and west of the improved acreage site. This property is serviced by Excel Energy, Minnehaha Community Rural Water and a septic system. According to FSA information, as a whole this property has approx. 22.38 acres of cropland with a 10.90 acre corn base with a 131 bu. PLC yield and a 10.80 acre soybean base with a 35 bu. PLC yield. According to Co. Assessor's info. this land has an overall soil rating of .614 and comparably Surety Agri Data show the land has a soil productivity index of 65.9. The Driveway will be upgraded and widened to M'haha Co. Hwy Dept. Standards at the expense of the estate of approx. \$6,500.00, with a mutual access easement to be placed on the driveway to accommodate a point of access to both parcels #1 & #2, although any future driveway extensions to service Parcel #2 will be at the expense of the purchaser. Due to the expense of the driveway improvements, the purchaser(s) will be responsible for 100% of the 2021 RE Taxes payable in 2022.

LEGAL DESC.: The S. 1,729.28' of the SE ¼, Exc. the E. 2,004.66' and Exc. Hwy., Sec. 34,, T. 103N., R. 50W., Lyons Twp. Minnehaha Co., SD – containing 25.01 acres M/L.

TERMS: Cash - A 10% non-refundable earnest money payment sale day and the balance on or before June 1, 2021. Possession of the residence at closing on or before June 1, 2021 and immediate possession of the cropland for the 2021 crop year. A Personal Representatives Deed(s) will be conveyed and owners title insurance provided with the cost of the owner's policy divided 50-50 between the buyer and seller. A title company closing fee, if any, will be divided 50-50 between the buyer & seller. The previous taxes payable in 2021 were under a disability tax freeze and were only \$469.62 and have been paid, thus the actual future RE tax amount for the property are unknown. The purchaser(s) hereby understand that the future taxes will be significantly higher, and due to the consideration for the expense incurred by the estate in improving the driveway, the purchaser(s) subsequently will be responsible for 100% of the 2021 RE taxes payable in 2022, with NO proration. The acres in this property are based on the acres as stated on the recent survey of the property by Midwest Land Surveying, Inc., with the acres understood to be "more or less". This property is sold in "AS IS" condition and exempt from a Sellers Property Condition Disclosure Statement pursuant to SDCL 43-4-43, with no contingencies whatsoever, and is sold subject to any existing easements, restrictions, reservations or highways of record, as well as being subject to any or all Minnehaha County zoning ordinances. Any or all fencing will be the responsibility of the buyer(s) in accordance with SD Law. 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 confirmation of the Personal Representative.

To Inspect the Acreage, Plan to Attend the Open Houses, or for an appointment contact the Auctioneers. To View a Drone Video, Addt'l Photos & Other Information see www.suttonauction.com. Broker Participation Welcome, with a 1% commission payable to a licensed SD RE Broker who properly pre-registers and represents a successful purchaser and that meets the prescribed criteria for Broker Participation – for Information Broker's should contact Chuck Sutton Auctioneer & Land Broker, LLC – ph. 605-336-6315.



RICHARD H. SEWELL ESTATE

Daniel B. Peterson, Personal Representative

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

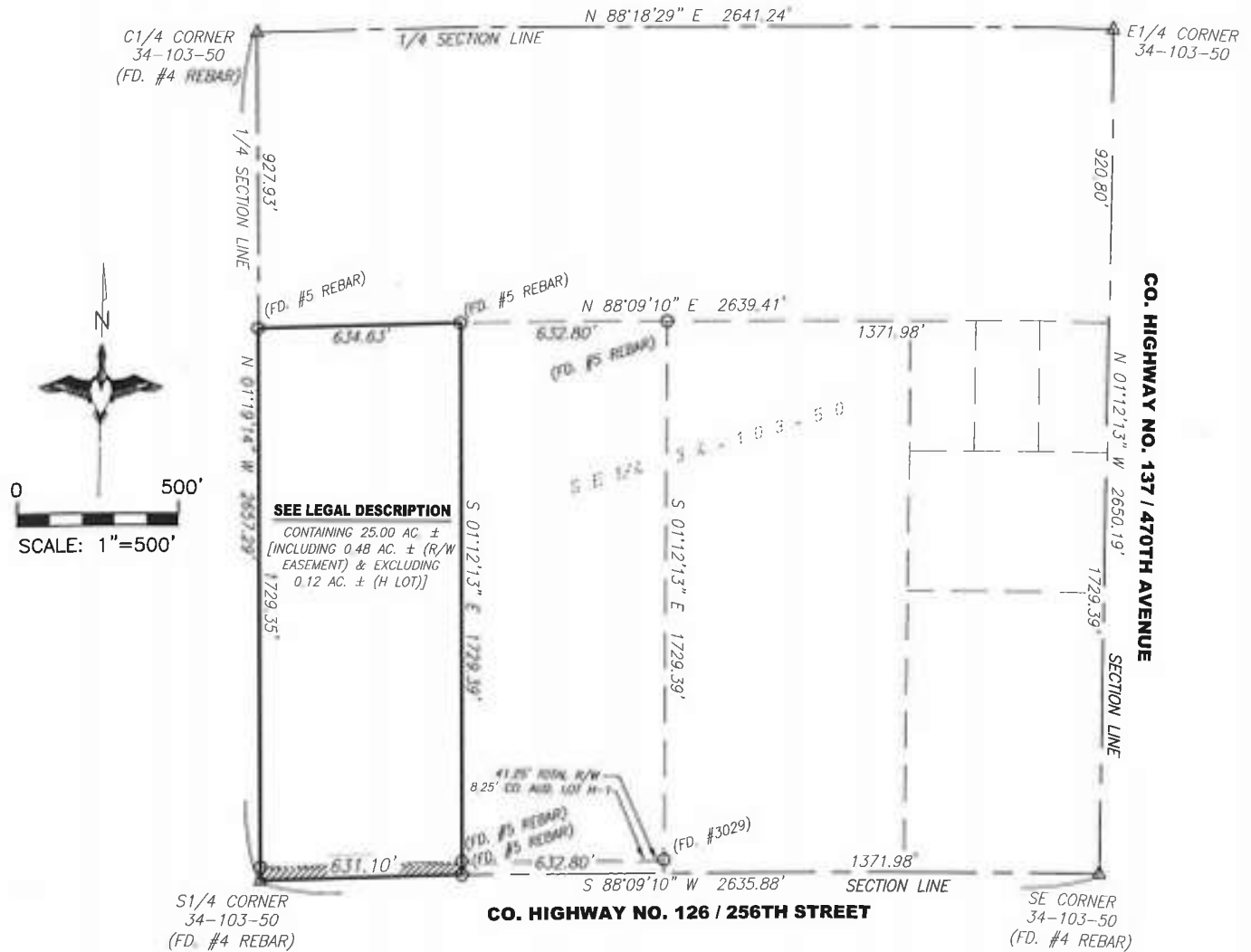
TOM & TED SOUVIGNIER – Auctioneers & RE Broker Associates

Canton, SD – ph. 605-987-2404

Remember—Successful Auctions don't just happen—They're Planned!

SALE DRAWING

IN THE SOUTHEAST QUARTER OF SECTION 34, T103N, R50W, MINNEHAHA COUNTY, SOUTH DAKOTA.



OWNER: RICHARD H. SEWELL
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 #20-958
DRAWN BY: JEB

LEGAL DESCRIPTION:
THE SOUTH 1729.28 FEET OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 103 NORTH, RANGE 50 WEST OF THE 5TH P.M., MINNEHAHA COUNTY, SOUTH DAKOTA; EXCEPT THE EAST 2004.66 FEET THEREOF AND EXCEPT CO. AUD. LOT H-1.

TOTAL ACRES FOR SALE
25.00
[INCLUDING 0.48 AC.± OF R/W (EASEMENT) & EXCLUDING 0.12 AC.± (H-LOT)]

PREPARED BY:

Midwest Land Surveying, Inc.
Land Surveying and GPS Consulting
211 E. 14th Street Suite 100
Sioux Falls, South Dakota 57104
Phone: (605) 339-8904 FAX: (605) 274-8951

SALE DRAWING

IN THE SOUTHEAST QUARTER OF SECTION 34, T103N, R50W, MINNEHAHA COUNTY, SOUTH DAKOTA.



OWNER: RICHARD H. SEWELL
CLIENT: SUTTON AUCTION SERVICE

LEGEND:

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

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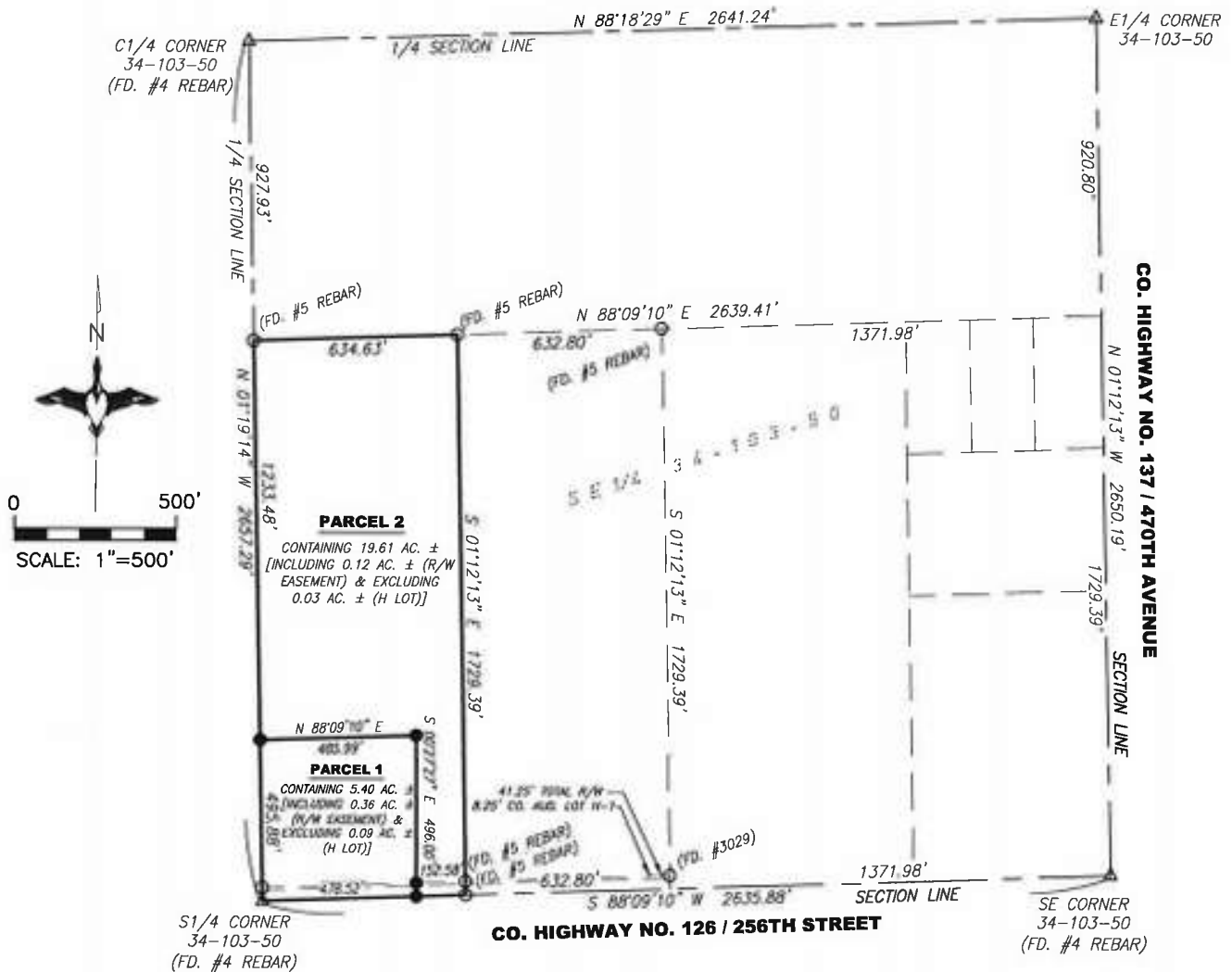
TOTAL ACRES FOR SALE
 25.00
 [INCLUDING 0.48 AC.± OF R/W (EASEMENT) & EXCLUDING 0.12 AC.± (H-LOT)]

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 Land Surveying and GPS Consulting
 211 E. 14th Street Suite 100
 Sioux Falls, South Dakota 57104
 Phone: (605) 330.8851 FAX: (605) 374.8851

SALE DRAWING - PARCELS 1&2

IN THE SOUTHEAST QUARTER OF SECTION 34, T103N, R60W, MINNEHAHA COUNTY, SOUTH DAKOTA.



OWNER: RICHARD H. SEWELL
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 #20-958
 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) 339-8904 FAX: (605) 274-8951

PARCEL 1 LEGAL DESCRIPTION:
 TO BE PLATTED AS TRACT 1 OF SEWELL ADDITION,
 AN ADDITION IN THE SOUTHEAST QUARTER OF
 SECTION 34, TOWNSHIP 103 NORTH, RANGE 50
 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINNEHAHA
 COUNTY, SOUTH DAKOTA.

PARCEL 2 LEGAL DESCRIPTION:
 TO BE PLATTED AS TRACT 2 OF SEWELL ADDITION,
 AN ADDITION IN THE SOUTHEAST QUARTER OF
 SECTION 34, TOWNSHIP 103 NORTH, RANGE 50
 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINNEHAHA
 COUNTY, SOUTH DAKOTA.

TOTAL ACRES FOR PARCEL 1
 5.40 ACRES±
 [INCLUDING 0.36 AC.± OF R/W (EASEMENT)
 & EXCLUDING 0.09 AC.± (H-LOT)]

TOTAL ACRES FOR PARCEL 2
 19.61 ACRES±
 [INCLUDING 0.12 AC.± OF R/W (EASEMENT)
 & EXCLUDING 0.03 AC.± (H-LOT)]

SALE DRAWING - PARCELS 1&2

IN THE SOUTHEAST QUARTER OF SECTION 34, T103N, R50W, MINNEHAHA COUNTY, SOUTH DAKOTA.



PARCEL 1 LEGAL DESCRIPTION:
 TO BE PLATTED AS TRACT 1 OF SEWELL ADDITION,
 AN ADDITION IN THE SOUTHEAST QUARTER OF
 SECTION 34, TOWNSHIP 103 NORTH, RANGE 50
 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINNEHAHA
 COUNTY, SOUTH DAKOTA.

PARCEL 2 LEGAL DESCRIPTION:
 TO BE PLATTED AS TRACT 2 OF SEWELL ADDITION,
 AN ADDITION IN THE SOUTHEAST QUARTER OF
 SECTION 34, TOWNSHIP 103 NORTH, RANGE 50
 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINNEHAHA
 COUNTY, SOUTH DAKOTA.

TOTAL ACRES FOR PARCEL 1
 5.40 ACRES±
 [INCLUDING 0.36 AC.± OF R/W (EASEMENT)
 & EXCLUDING 0.09 AC.± (H-LOT)]

TOTAL ACRES FOR PARCEL 2
 19.61 ACRES±
 [INCLUDING 0.12 AC.± OF R/W (EASEMENT)
 & EXCLUDING 0.03 AC.± (H-LOT)]

OWNER: RICHARD H. SEWELL
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 #20-958
 DRAWN BY: JEB

PREPARED BY:

 Land Surveying and GPS Consulting
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 Sioux Falls, South Dakota 57104

EXHIBIT A

IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 103 NORTH, RANGE 50 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINNEHAHA COUNTY, SOUTH DAKOTA.

C1/4 CORNER
34-103-50
(FD. #4 REBAR)

2161.42'
1/4 SECTION LINE

N 01°19'14" W 2657.28'

N 88°09'10" E 4815.88'

S 88°09'10" E 2635.88'

S 00°27'27" E 4815.88'

PARCEL 1
CONTAINING 5.40 AC. ±
[INCLUDING 0.36 AC. ± (R/W EASEMENT)
& EXCLUDING 0.09 AC. ± (H LOT)]

EXISTING 12" WIDE
GRAVEL DRIVE

8.25' CO. AND LOT H-1

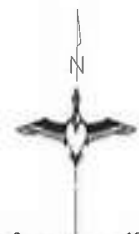
41.25' R/W

PROPERTY
ACCESS EASEMENT

EAST EDGE OF EXISTING
APPROACH IS 11.7' ±
WEST OF PROPERTY LINE

S 88°09'10" W 2635.88'
256TH STREET

S1/4 CORNER
34-103-50
(FD. #4 REBAR)



0 100'
SCALE: 1" = 100'

WEST 80.00 FEET OF EAST 200.00 FEET OF SOUTH
117.00 FEET OF WEST 80.00 FEET OF SOUTH

2161.36'
SECTION LINE

SE CORNER
34-103-50
(FD. #4 REBAR)

LEGEND:

- SET 5/8" REBAR W/CAP #10141
- FOUND MONUMENT
- △ SECTION CORNER (AS NOTED)
- (R) RECORD INFORMATION
- (M) MEASURED DISTANCE
- AC ACRES
- S.F. SQUARE FEET
- A.E. ACCESS EASEMENT
- R/W RIGHT-OF-WAY
- PREVIOUSLY PLATTED LINE
- RIGHT OF WAY LINE
- R.M.C. RECORDS OF MINNEHAHA COUNTY
- N.T.S. NOT TO SCALE



AREA MAP N.T.S.
SECTION 34, T103N, R50W
5TH P.M.



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Sioux Falls, South Dakota 57104
Phone: (605) 339-8901 FAX: (605) 274-8951

NOTES:
BASIS OF BEARINGS IS UTM-14

Aerial Map



Map Center: 43° 40' 35.53, -96° 49' 12.39

0ft 300ft 600ft

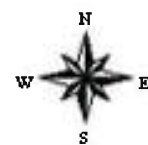


Maps Provided By:



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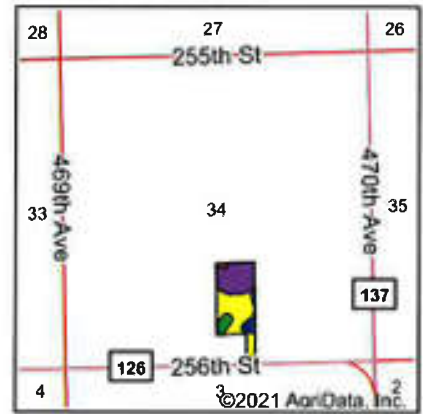
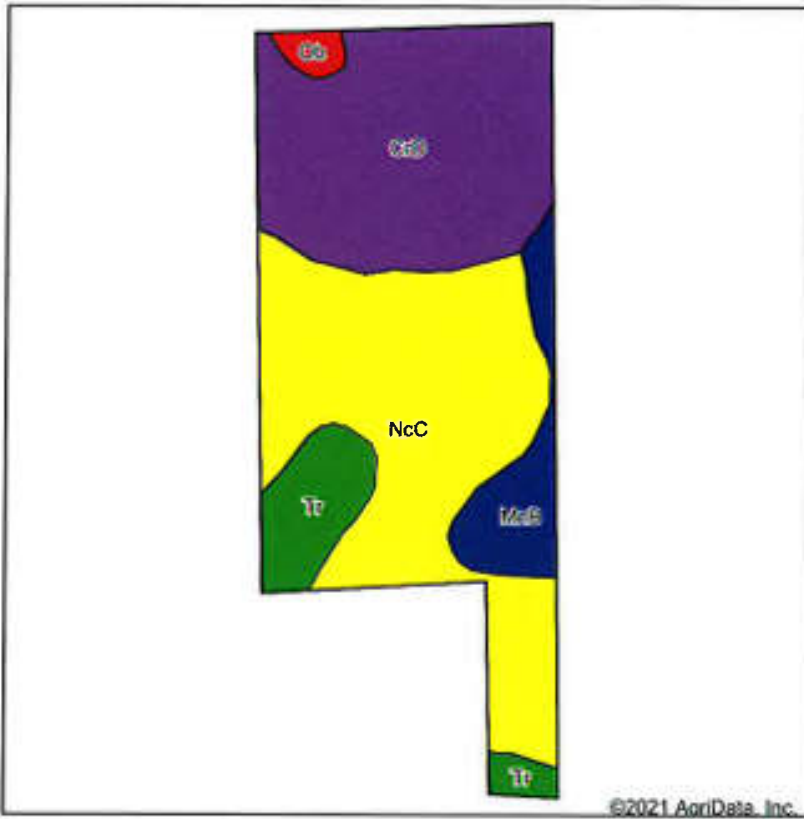
34-103N-50W
Minnehaha County
South Dakota



3/24/2021

Field bookers provided by Farm Service Agency as of 5/21/2008.

Soils Map



State: **South Dakota**
 County: **Minnehaha**
 Location: **34-103N-50W**
 Township: **Lyons**
 Acres: **19.62**
 Date: **3/10/2021**



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	Irr Class *c	Productivity Index
NcC	Nora-Crofton complex, 6 to 9 percent slopes	8.86	45.2%		IIIe	IVe	68
CrD	Crofton-Nora complex, 9 to 15 percent slopes	7.18	36.6%		VIe		52
Tr	Trent silty clay loam, 0 to 3 percent slopes	1.70	8.7%		I	I	98
MnB	Moody-Nora complex, 2 to 6 percent slopes	1.59	8.1%		IIe	IIIe	88
Ob	Obert silty clay loam, 0 to 1 percent slopes	0.29	1.5%		Vw		29
Weighted Average							65.8

*c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.







Common Land Unit  Tract Boundary
 Non-Cropland
 Cropland
 PLSS

2021 Program Year

Map Created February 22, 2021

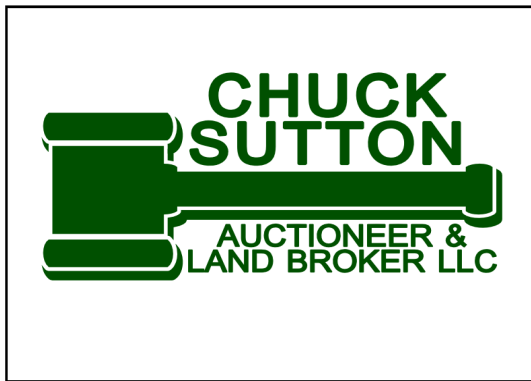
Farm 1341

Wetland Determination

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

34-103N-50W-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).



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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!!"

www.suttonauction.com

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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