



LARSON & SCHAUB LAND AUCTION

**+/-156.93 Acres of Extremely Well Located Red Rock Twp.,
Minnehaha County, SD Land – Inclusive of 4 Rural Housing
Eligibilities & a High Percentage of Tillable Highly Productive
Cropland – This Property Has Tremendous Potential for Establishment
of a Rural Residential Construction Site or Sites for a New Home(s)
by Use of the 4 Housing Eligibilities Assigned to this 156.93 Acre Farm
- 2 Sites Will be Offered as Individual Parcels and 2 Remaining
Housing Eligibilities to Pass with the Larger 136.07 Acre Parcel or as
Assigned to the Combinations of Parcels – This Land is Very Well
Located Lying Adj. to a County Hardsurfaced Highway and is Situated
Just Minutes from Brandon, SD, Sioux Falls, SD & Other Area
Communities & Points of Interest**

We will offer the following real property at auction at the acreage site on this land located at 26146 484th Ave., Brandon, SD; from Brandon, SD Exit #406 on I-90 – Approx. 1½ mile south on Splitrock Blvd./Hwy. #11, 2 miles east on Aspen Blvd./262nd St. to the Beaver Valley Church Corner & ½ mile north on 484th Ave. (Co. Hwy. #109) to the SW Corner of the Land; or from the Jct. of Splitrock Blvd. & Redwood Blvd./261st St. in Brandon, SD – 2 miles east to the NW corner of the land (The NW Corner of the Land is at the Jct. of 484th Ave & 261st St.); or from Garretson, SD – ½ mile south, 1 mile west on Hwy. #11 & 7 miles south on 484th Ave.; or from Valley Springs, SD – approx. 3 miles west and ½ mile north on 484th Ave.

**FRIDAY June 4, 2021
SALE TIME: 10:00 AM**

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Auctioneer's Note: LOOKING FOR RURAL HOME CONSTRUCTION SITES AND/OR HIGH CALIBER CROPLAND NEAR BRANDON, SD? If so, Don't Miss This Opportunity! This is an extremely well located property that will be offered in multiple parcels – including the existing farmstead with existing trees & other incidental site improvements that would be a phenomenal potential site for construction of a new home on +/-14.48 acres, a second unimproved +/-6.42 acre potential housing site being offered in the Northwest Corner of the farm, as well as a +/-136.07 acre parcel with productive high percentage tillable cropland and as combinations of the aforementioned parcels. The location of this property is excellent, as it lies adjacent to a hardsurfaced highway and is located within only 1 mile from the Brandon City Limits. This auction is especially noteworthy as this land has been in the Larson Family many decades and was originally homesteaded by Iver Larson in 1881, thus this auction truly presents an opportunity of a lifetime to purchase this unique parcel of land. This property certainly could fulfill your wish list, as this could be a great property for individuals searching and desiring to build a new rural home, and/or as land to add to your farming operation or as an investment, so be sure to take time to inspect this property and plan to be in attendance at this auction. *Chuck Sutton*

THIS PROPERTY WILL BE SOLD SUBJECT TO AN EXISTING FARM LEASE FOR 2021 – with the buyer to receive a seller enhanced rent at closing of \$250.00 per acre on 140 acres as a 156.97 acre unit or a pro-rata share of +/-3 acres on Parcel #1; +/- 6 acres on Parcel #2 & +/-131 acres on Parcel #3.

Properties such as this are extremely difficult to find in Minnehaha County, SD, as this property has a combination of amenities that are difficult to find within one parcel of land, especially being located within a close proximity to Brandon, SD. This property will be offered as PARCEL #1 – +/-14.48 Acres – An Executive Home Construction Site Including the Former Farmstead with Electrical On Site, Trees & 1 Rural Housing Eligibility that is Situated in the Southwest Corner of the Property; PARCEL #2 – +/-6.42 Acres of Rolling Scenic Land with a Great View & 1 Rural Housing Eligibility - Located in the NW Corner of the Farm; PARCEL #3 – +/-136.07 Acres of High Percentage Tillable Cropland w/2 Rural Housing Eligibilities or as Any Combination Thereof or as the Entire +/-156.97 Acre Unit With a High Percentage Tillable & Inclusive of a Total of 4 Rural Housing Eligibilities. This auction presents the opportunity for individuals in the market for spectacular extremely well located 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. #109 (484th Ave) that is within easy commuting distance to Brandon, Sioux Falls, Garretson, SD & other area communities & points of interest. It is 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 **PARCEL #1** which is located at 26146 484th Brandon, SD. Parcel #1 is a sizeable +/- 14.48 acre parcel of land on what formerly had been a rural farmstead in years gone by - which includes an established mature grove of trees, a small abandoned 1½ story farm house that is in "tear down condition", a windmill tower & well, a long steel corncrib, wooden chicken house and other incidental improvements and its' own driveway and a scenic rural countryside view and which will be inclusive of some grassland & cropland acres situated south and east of the farmstead. It is especially noteworthy that there is Sioux Valley Energy electrical in place on the property.

PARCEL #2 consists of a +/- 6.42 acre scenic rolling parcel of land that lies in the NW Corner of the farm adjacent to Co. Hwy. #109 on the West and 261st on the north - Parcel #2 as surveyed runs approx. 575' East and West & 500' North and South at the Jct. of 484th Ave. & 261st St. and is a site which affords a spectacular view and a terrific location for establishment of a new rural rural home – access to this parcel is restricted to enter from 261st St., as the County "will not" allow any additional access from Co. Hwy. #109.

The natural terrain of Parcel #2 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" rural home sites. (There has been no Rural Water Service to Either Parcel #1 or #2 – According to M'haha. Community Rural Water - for Parcel #1 a service line runs on the West Side of 484th Ave. and service would require a Hwy. bore, subsequently estimated costs would run approx. \$2,500.00 for the Hwy bore, \$1,100.00 for the membership and approx \$2,000.00 for the meter pit & service line which could be higher depending on location of the pit and future residence; for Parcel #2 – RW has a line on the north side of 261st Street with no road bore anticipated, although this would be at the discretion of the Township, Rural Water & Installer, although there would be an \$1,100.00 membership & estimated \$2,000.00 meter pit and service line **Note these are estimated costs only and are subject to change! Individuals interested in obtaining rural water should contact Minnehaha Community Rural Water for information concerning costs, availability and other specifics at 605-428-3374.***) The remainder of this farm in Tract #3 consists of +/-136.07 acres according to the survey and has 2 remaining rural housing eligibilities. This parcel as a 156.97 Acre Unit has a high percentage tillable with a gently rolling to somewhat hilly terrain; as according to FSA information, as a unit this farm has approx. 140.40 acres of cropland, with the nontillable acres comprised primarily of the existing farmstead, trees, waterway & roads, with a 114.90 acre corn base with a 148 Bu. PLC yield and a 3.80 acre soybean base with a 48 bu. PLC yield. According to Minnehaha County Assessors information this farm has an overall soil rating of a .765 and Surety Agri-Data Inc. indicates this parcel has a weighted soil rating of a 78,0. According to Minnehaha Co. Planning & Zoning this property has 4 Rural Housing Eligibilities – 1 being utilized by the existing farmstead and 3 available. 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 of Sec. 31, T. 102N., R. 47W., (Red Rock Twp.), Minnehaha County, SD.

TERMS: Cash – 10% nonrefundable earnest money payment sale day & balance on or before July 23, 2021, with landlord's possession for the 2021 crop year, immediate possession will be awarded on the farmstead area not under cultivation; the remainder of the land is under a cash lease for 2021, with Fall possession subsequent the harvest of the 2021 standing crops and subject to the terms of the existing lease and lease termination agreement. 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 in the amount of \$4,723.66 will be paid by the estate; the purchaser will be responsible for all of the 2021 RE taxes payable in 2022. 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 owners. **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 add'l information, see www.suttonauction.com or contact the auctioneers. 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.**

HEIRS OF MARJORIE LARSON

Larry I. Larson & Margaret J. Schaub, Owners

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

DEAN STOLTENBERG – Auctioneer & RE Broker Assoc. – Jasper, MN – ph. 507-829-6856

& TOM SOUVIGNIER – Auctioneer & RE Broker Assoc. – Canton, SD – ph. 605-987-2404

SALE DRAWING

IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 102 NORTH, RANGE 47 WEST OF THE 5TH P.M., MINNEHAHA CO., SD



OWNERS: LARRY I. LARSON & MARGARET JEAN LARSON SCHAUB

CLIENT: SUTTON AUCTION SERVICE

LEGEND:

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

TOTAL ACRES FOR NW1/4 SEC. 31, T102N, R47W
 156.97 ACRES±
 [INCLUDING 3.94 AC.± OF R/W (EASEMENT)
 & EXCLUDING 1.00 AC.± (LOT H-1)]

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

NOTES:
 BASIS OF BEARINGS IS
 UTM-ZONE 14.
 PROJECT #21-251
 DRAWN BY: JEB



Common Land Unit  Tract Boundary
 Non-Cropland
 Cropland

PLSS

Wetland Determination
 Restricted Use
 Limited Restrictions
 Exempt from Conservation
 Compliance Provisions

2021 Program Year

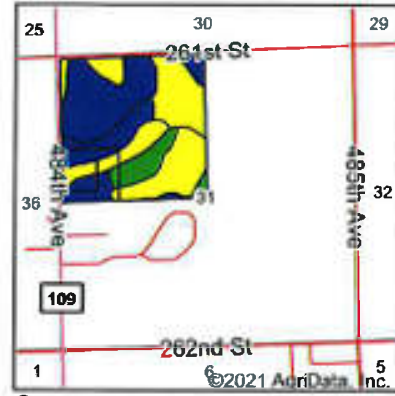
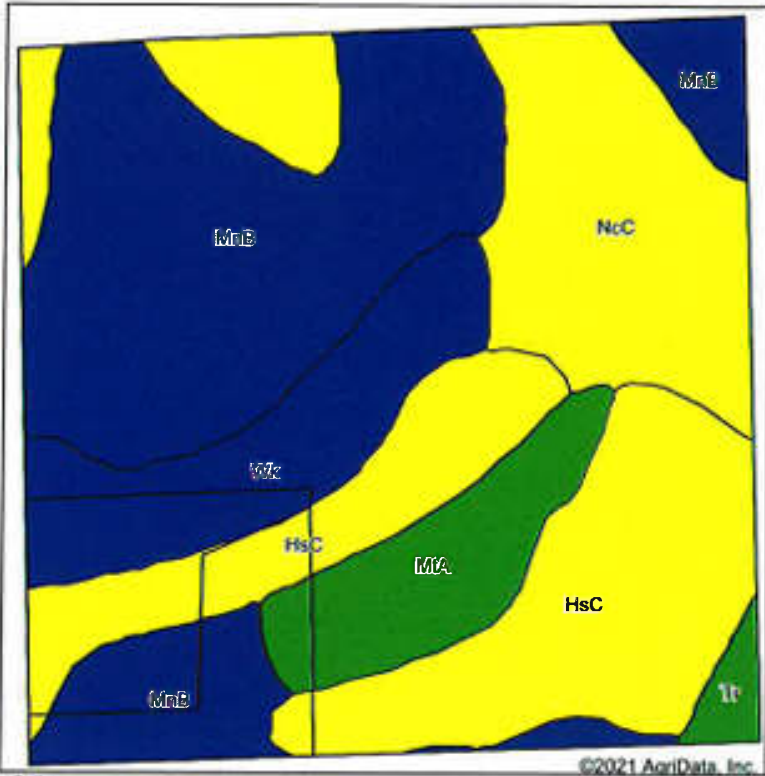
Map Created March 15, 2021

Farm 1714

31-102N-47W-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: **31-102N-47W**
 Township: **Red Rock**
 Acres: **152.53**
 Date: **2/18/2021**



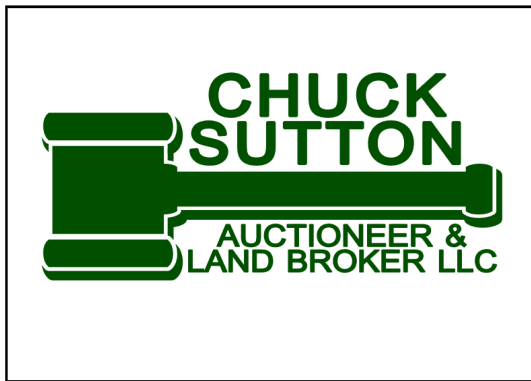
Soils data provided by USDA and NRCS.

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
MnB	Moody-Nora complex, 2 to 6 percent slopes	53.25	34.9%		Ile	IIle	88
HsC	Houdek-Shindler clay loams, 6 to 9 percent slopes	38.43	25.2%		IIIe	IVe	63
NcC	Nora-Crofton complex, 6 to 9 percent slopes	30.45	20.0%		IIIe	IVe	68
Wk	Whitewood silty clay loam, 0 to 2 percent slopes	16.49	10.8%		IIw		84
MtA	Moody-Trent complex, 0 to 2 percent slopes	12.05	7.9%		I	I	95
Tr	Trent silty clay loam, 0 to 3 percent slopes	1.86	1.2%		I	I	98
Weighted Average							78

*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 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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<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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