

Acreage & Personal Property Auction

Thursday—July 29, 2021

Sale Time: 5:00 p.m.



ATTENTION - Acreage Buyers! This Acreage Has a One Owner Ranch Style Home with a Walk-out and has Ample Windows to Enjoy the Terrific Views Overlooking the Big Sioux River and Scenic Countryside and will be of Interest to Wildlife Enthusiasts & Hunters, Acreage Prospects Looking for an Acreage with Room for Horses or Other Livestock and Accompanied by Cropland/ Hayland Acres, Wildlife Production Habitat & Recreational Land - This Property is an Extraordinary "One of a Kind"

Pep and Gerry Schroeder have made the difficult decision to leave their beautiful acreage, as they are moving to an apartment. This acreage is located at 48222 229th St., Flandreau, SD; located from the Jct. of Hwy. #13 and Pipestone Ave./Hwy. #32 in Flandreau, SD (Trading Post Corner) – 1.2 miles north on Hwy. #13 to 229th St., then 1¼ miles east on 229th St.

SALE DATE: THURSDAY EVENING JULY 29, 2021

Sale Times: Real Estate at 5:00 with Personal Property to Follow

OPEN HOUSE DATES: Sunday July 18th from 1:00-3:00 PM;

Wednesday July 21st from 5:00–7:00 PM or Shown by Appointment

AUCTIONEERS NOTE: *Being both in their 90's and enduring 74 years of marriage, Pep and Gerry Schroeder have made the difficult decision that they can no longer maintain and manage this acreage, and subsequently have made the decision to offer this property at public auction. Throughout the past 40+ years I have sold a countless number of acreages and farms, but very seldom do acreages of this caliber become available on the market. Acreages with the kind of setting and view as is found on this property are virtually impossible to find in any marketplace. This property features a comfortable one owner ranch style home with a walkout basement that is situated on a spectacular location with a pleasant rural setting with a great view overlooking the Big Sioux River and with heavily wooded areas near the residence and throughout the property and along the river bank. Additionally, this property also features cropland/hayland and existing wildlife habitat and recreational areas and other excellent amenities, which truly makes this a "One of a Kind" property! Mark your calendars and make plans to inspect this property, get your financing in order and come prepared to bid on this extraordinary property!!*
Chuck Sutton

This +/-57.25 Acre Acreage will be offered as a unit. This property includes a quality built “one owner” home that is in need of some remodeling, updating and repair, but perhaps moreso, it is the setting, view and other great features and amenities, that makes this a the spectacular property that it is! The residence on this property consists of a one owner ranch style home with a walk-out lower level that was built for the Schroeder’s by Meyer’s Brothers Construction of Elkton, SD in 1990. The home has 2”x6” sidewalls, oak millwork throughout and has a wood basement, and based on County Assessor’s info. has approx. 1,276 sq. ft on the upper level and has a substantial amount finished area (+/-810 sq. ft.) on the lower level. The main level has an open front wdn deck and front entry w/closet to an open living and dining area with 4 large fixed and operating windows and east patio door to an adjacent upper level deck with a corner gazebo type structure and a rear staircase which all provide beautiful river and countryside views; the remainder of the upper level has a kitchen with snack bar and oak cabinets; master bedroom with walk-in closet and adjacent private ¾ bath; 2nd bedroom w/dbl. closet; full bath w/tub-shower unit; and wide hall way with main floor laundry area and side walk door to an attached single garage with an overhead door, elec. opener and walk door. The home has a full lower level with a walk-out to a concrete patio and includes a spacious family room with a woodburning fireplace with a brick stone faced surround and large windows providing for views and natural lighting; additionally the lower level has 2 finished rooms (1 utilized as a sewing room and the other as a stg./non-legal bedroom) – each would need ingress-egress windows installed, but could be potentially retrofitted to provide 2 addt’l bedrooms. Utility room with a Lennox Pulse Furnace w/central AC, elec. HW heater, 200 amp breaker electrical service and has a Nutone central vacuum system. The exterior of the home has newer asphalt shingles and has cedar siding that is in need of repair & staining or potential replacement. Other improvements on the property include a 24’x24’ garage/storage building with a concrete floor, overhead & walk doors and has a colored steel exterior. Also, a good distance southeast of the residence is a galv. metal storage/livestock building with dirt floor. This acreage and adjacent land includes areas with terrific views and has numerous large mature trees throughout the property and adjacent to the bank of the Big Sioux River, as well younger trees and shrubbery planted by the Schroeder’s throughout the period they have owned and occupied the property. This property is serviced by Sioux Valley Energy Rural Electric, Big Sioux Community Rural Water and has a septic system. The LP Tank on the property is leased. According to information from the Moody County Director of Equalization this property contains a total of approximately 57.25 acres – some of which lies within and on both sides of the Big Sioux River. There may be a potential 2nd rural housing location available on this property, although a buyer would need to complete their own due diligence to pursue this matter and to verify floodplain setbacks and meet any or all planning and zoning requirements, regulations or other criteria in order to ascertain the viability for use or approval of a 2nd potential housing site. According to FSA information this property is indicated to contain approx. 55.94 acres of farmland with 23.45 acres of cropland – most of which has been utilized as hayland as significant portions of the cropland acres lie within the floodplain, as there are no established FSA crop yields or bases. According to the owners, most of the crop/hayland acres are sowed to brome and ryegrass. This is a spectacular property that is home to abundant wildlife including whitetail deer, wild turkeys, pheasants, waterfowl and other wildlife and has been a tremendous private honey hole for the Schroeder’s, their family and a limited number of friends who have harvested numerous trophy deer and other wild game on this property. If you are in the market for a multifaceted and “one of a kind property”, then we invite you to come inspect the property and see for yourself what this property has to offer!

LEGAL DESC.: The E. 1/8 of the SW ¼ SW ¼ and the SE ¼ SW ¼ and Lots 1 & 2 of the NE ¼ SW ¼ and the S ½ NE ¼ NE ¼ of the SW ¼, all in Sec. 14, T. 107N. R. 48W., Flandreau Twp., Moody County, SD.

TERMS: Cash - A 10% non-refundable earnest money payment sale day and the balance on or before Sept. 15, 2021 with possession. Marketable Title will be conveyed and owners title insurance will be 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. All of the 2020 RE taxes due and payable in 2021 in the amount of \$2,196.56 will be paid by the sellers, in addition the sellers will credit the buyer with that same amount of \$2,196.56 towards the payment of the 2021 RE taxes payable in 2022, with the buyer to be responsible for any additional amounts due. The acres in this property are based on the acres as stated on the Moody County tax records, with the acres understood to be “more or less” and with portions lying within the Big Sioux River. This property is sold in “AS IS” condition, with no contingencies for financing, inspections, appraisals or other items whatsoever, and is sold subject to any existing easements, restrictions, reservations or highways of record, as well as being subject to any or all Moody 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 owners. **COME PREPARED TO BUY!! To view the property, plan to attend the Open Houses or Contact the Auctioneers for an appointment. To view photos, FSA aerial photos and other information see suttonauction.com or burlagepeteron.com. Watch for Upcoming Ads Inclusive of the Personal Property.**

ERIE “PEP” and GERALDINE SCHROEDER, Owners

Home Ph. 605-997-2347 or Cell Ph. 605-864-1842

CHUCK SUTTON – Auctioneer & Land Broker – Sioux Falls, SD - ph. 605-336-6315

& Kuhle-Sutton Agency, LLC - Flandreau, SD - ph. 605-997-3777

JARED SUTTON – RE Auctioneer & Broker Assoc. – Flandreau, SD – ph. 604-864-8527

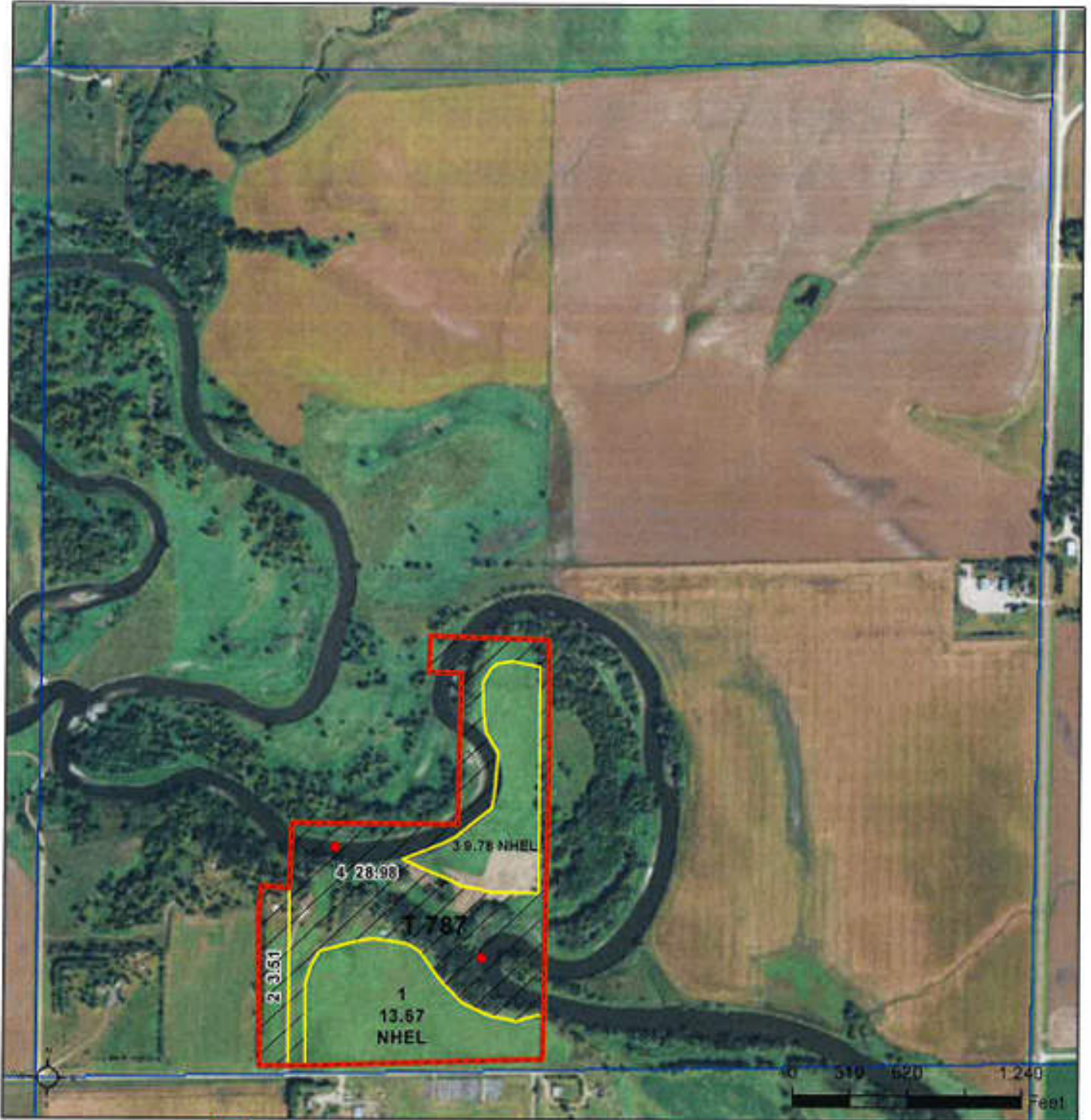
BURLAGE-PETERSON AUCTIONEERS & REALTORS, LLC

Lenny & Tyler Burlage, Jim & Scott Peterson – ph. 605-692-7102



United States
Department of
Agriculture

Moody County, South Dakota



Common Land Unit

- Tract Boundary
- PLSS
- Non-Cropland
- Cropland

Wetland Determination Identifiers

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

2021 Program Year

Map Created November 19, 2020

Farm 1163

14-107N-48W-Moody

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).



Overview



Legend

- Parcels
- Survey Townships
- Road Centerlines
- Rights of Way

Parcel ID	107.48.14.360	Alternate ID	n/a	Owner Address	SCHROEDER, ERIE & GERALDINE
Sec/Twp/Rng	14-107-48	Class	AGA		48222 229TH STREET
Property Address	48222 229	Acreage	57.25		FLANDREAU, SD 57028
District	10533				
Brief Tax Description	E-1/8SW-1/4SW-1/4 & SE-1/4SW-1/4 & LOTS 1 & 2 OF NE-1/4SW-1/4 & S2NE4NE4SW4 SEC.14-107-48				
	(Note: Not to be used on legal documents)				

Date created: 7/6/2021
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Overview



Legend

- Parcels
- Survey Townships
- Road Centerlines
- Rights of Way
- Base Flood Elevation
- Flood Hazard Line
- Flood Hazard**
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A
- AE
- X
- 2019 Preliminary Flood Zones**
- A
- AE
- AE, FLOODWAY
- X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD

Parcel ID	107.48.14.360	Alternate ID	n/a	Owner Address	SCHROEDER, ERIE & GERALDINE
Sec/Twp/Rng	14-107-48	Class	AGA		48222 229TH STREET
Property Address	48222 229	Acres	57.25		FLANDREAU, SD 57028
District	10533				
Brief Tax Description	E-1/8SW-1/4SW-1/4 & SE-1/4SW-1/4 & LOTS 1 & 2 OF NE-1/4SW-1/4 & S2NE4NE4SW4 SEC.14-107-48				
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 GEOSPATIAL

South Dakota
Moody

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 1163
Prepared: 7/1/21 1:51 PM
Crop Year: 2021
Page: 1 of 1

Report ID: FSA-156EZ

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name Farm Identifier
SCHROEDER, E F

Farms Associated with Operator:
None

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
55.94	23.45	23.45	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	23.45	0.0	0.0	0.0				

Tract Number: 787 Description H-9 52A SE1/4 SW1/4 14-107-48

FSA Physical Location : Moody, SD ANSI Physical Location: Moody, SD

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

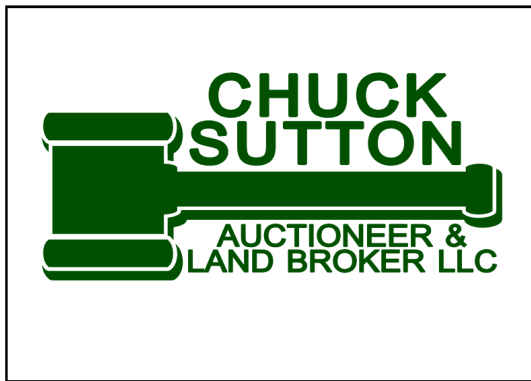
Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
55.94	23.45	23.45	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	23.45	0.0	0.0	0.0		

Owners: SCHROEDER, E F

Other Producers: None



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 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

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