

MALLON ESTATE

ESTATE LAND AUCTION

+/-126.43 Acres of Minnehaha County Land

- **Including FARM #1 - +/-47.74 Acres of Extremely Well Located High Percentage Tillable Land in Lyons Twp which has Potential for a Spectacular Location for Establishment of a Future Rural Home Site Located Near Crooks, SD and within approximately 5 Miles of Sioux Falls, SD and Lying Adjacent to a Co. Oil Hwy. &**
- **FARM #2 – 78.69 Acres of Well Located High Percentage Tillable Land in Mapleton Township with Potential Housing Site Opportunities Located within ½ mile of a County Highway and within 5 miles of Sioux Falls, SD**

FRIDAY
NOVEMBER 5, 2021
Sale Time: 10:00 am



**MAURINE “BREKKE” MALLON
ESTATE**

CHUCK SUTTON – Auctioneer & Land Broker – Sioux Falls, SD – ph. 605-336-6315
JARED SUTTON – RE Auctioneer & Broker Assoc.– Flandreau, SD – ph. 605-864-8527
DAN UTHE - Auctioneer & RE Broker Associate - Sioux Falls, SD - ph. 605-351-2230
DEAN GULBRANSON – RE Auctioneer – Madison, SD – ph. 605-695-0133

Both of these Farms will be offered at the Site of Farm #1 which is located from Sioux Falls, SD - 5 miles north on I-29 to the Renner-Crooks Exit #86, then 1/4 block east, then 2 miles north on Co. Hwy. #133 (472nd Ave.) with the Southeast Corner of the Land at the Jct. of 472nd Ave. & 256th St.; from Crooks, SD – approx. 1 ½ miles east on 257th St. and 1 mile north on 472nd St.; from the Midway Station Corner on Hwy. #115 – 3 miles west on Co. Hwy. #122 (254th St.) and 2 miles south on 472nd Ave. to the SE Corner of Farm #1; from the Baltic Exit #94 on I-29 – ¼ mile east, 6 miles south on Co. Hwy. #133 (472nd Ave.); or from the West Nidaros Lutheran Church – 1 east on 254th St. and 2 miles south on 472nd Ave.

FRIDAY NOVEMBER 5, 2021

SALE TIME: 10:00 AM

AUCTIONEERS NOTE: In order to settle the Estate of Maurine “Brekke” Mallon we will offer both of these farms at public auction, which provides the opportunity to land that has been in the Brekke/Mallon family for several decades. Farms #1 and #2 will be offered individually with no combinations. Each of these parcels of land have great locations and future rural housing site opportunities, as these properties are situated in a locale where many upscale homes have been established in recent years. If you are in the market for land situated within a close proximity to Sioux Falls, Crooks and Renner, SD & other area communities and points of interest, then mark your calendars and plan to attend this auction.

FARM #1 – +/-47.74 Acres of Very Well Located Scenic Cropland w/2 Rural Housing Eligibilities and lying adjacent to Co. Hwy. #133 (472nd Ave.) – LEGAL DESC.: The SE¼ SE¼ and the S. 16 Rods of the NE¼ SE¼, Sec. 36, T. 103N., R. 50W., (Lyons Twp.), M’haha. Co. SD.

Farm #1 is a well located parcel of land which has roads on two sides of the property – Hwy. #133 (472nd Ave.) on the east and 256th St. on the South and bordered on the west by Vista Ridge Place. This property features a scenic terrain that provides some terrific sites that would be very adaptable for use of the remaining County rural housing eligibilities that are assigned to this parcel of land, evidenced by the number of established late model upscale homes located in the vicinity near this property. Farm #1 is an extremely desirable parcel of land that could be very well adapted to serve as a site for future establishment of a rural home site, along with some acres of productive cropland and could serve as an excellent hobby type farm/rural acreage with crop income; and/or as an addition to an area farming operation or investment. According to Minnehaha County Planning & Zoning this property has 2 rural housing eligibilities available. The terrain of this land makes this property very conducive for future establishment of a home site with potential for a walk-out basement while affording a pleasant countryside view from various vantage points of the land. Minnehaha Community Rural Water is located near the property, for info. concerning availability and cost contact M’haha. RW @ 605-428-3374. According to FSA information Farm #1 is estimated to contain approx.45.22 acres of cropland with an 18.73 acre corn base with a 158 bu. PLC yield and a 19.35 acre soybean base with a 46 bu. PLC yield and is signed into the Price Loss Coverage Election of the USDA Farm Program. The general topography of this land includes some gently rolling to very rolling areas. According to the M’haha. Co. Assessor this land as a soil rating of .758, similarly info. obtained from Surety Agri-Data Inc. indicates this land has an overall productivity index of 76.2. The 2020 RE taxes payable in 2021 on this land were \$1,476.96. This is a very desirable parcel of land that has potential to be of interest to a wide variety of buyers which must be seen to be fully appreciated!

FARM #2: +/-78.69 Acres with a High Percentage Tillable – Located from the SE Corner of Farm #1 (Jct. of Hwy. #133/472nd Ave & 256th St.) – ½ mile east on 256th St.; from Sioux Falls, SD - 5 miles north on I-29 to the Renner-Crooks Exit #86, then 1/4 block east, then 2 miles north on Co. Hwy. #133 (472nd Ave.), then ½ mile east on 256th St. **LEGAL DESC.:** W½ NE¼ of Sec. 6, T. 102N., R. 49W., (Mapleton Twp.), M'haha. Co. SD.

Farm #2 consists of a +/-78.69 acre parcel of land with a high percentage tillable. This property features a scenic terrain that provides some desirable sites that would be very adaptable for use of the remaining County rural housing eligibilities that are assigned to this parcel of land. This property has a few incidental improvements situated in the northeast corner of the property inclusive of a wooden granary, 2 small metal grain bins and a vintage Aermotor windmill. According to Minnehaha County Planning & Zoning this property has 2 rural housing eligibilities available. According to FSA information this farm has approx. 77.33 acres of cropland with a 32.04 acre corn base with a 158 bu. PLC yield and a 33.08 acre soybean base with a 46 bu. PLC yield and is signed into the Price Loss Coverage Election of the USDA Farm Program. The general topography of this land includes some gently rolling to very rolling areas. According to the M'haha. Co. Assessor this land as a soil rating of .545, comparatively info. obtained from Surety Agri-Data Inc. indicates this land has an overall productivity index of 63.5. Minnehaha Community Rural Water is located running east and west and on the north side of 256th St. along the north side of the property, for info. concerning availability and cost contact M'haha. RW @ 605-428-3374. The 2020 RE taxes payable in 2021 on this land were \$1,549.24. This is a desirable well located parcel of land that has potential to serve as an addition to an area row crop farming operation, hobby farm and/or investment property.

TERMS: Cash – A 10% non-refundable earnest money payment on sale day and the balance on or before Dec. 17, 2021 with full possession for the 2022 crop year. Marketable title will be conveyed with an owners title insurance policy provided with the cost divided 50-50 between the buyer and seller, additionally a title company closing fee will be divided 50-50 between the buyer and seller. All of the 2021 RE taxes payable in 2022 will be paid by the sellers. The acres in these properties 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 costs paid by the Estate. The sellers do not warranty or guarantee that the existing fences lie on the on the true and correct boundary and new fencing, if any, will be the responsibility of the purchaser pursuant to SD law. FSA cropland, yields, bases & other information is estimated and not guaranteed and are subject to county committee approval. Information contained herein is deemed to be correct but is not guaranteed. This property is sold in "AS IS" CONDITION and subject to any existing easements, restrictions, reservations or highways of record if any, as well as any or all Minnehaha County Zoning Ordinances. The RE licensees in this transaction are acting as agents for the agent for the owners. Sold subject to confirmation of the Personal Representative. **To view aerial maps, soils data and other information see www.suttonauction.com or to make arrangements for absentee bidding or other information contact the auctioneers.**

MAURINE "BREKKE" MALLON ESTATE

David Mallon, Personal Representative

Casson Dennison - Attorney for the Estate - Dell Rapids Law Firm, Dell Rapids, SD

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

JARED SUTTON – RE Auctioneer & Broker Associate – Flandreau, SD – ph. 605-864-8527

DAN UTHE - Auctioneer & RE Broker Associate - Sioux Falls, SD - ph. 605-351-2230

& DEAN GULBRANSON – RE Auctioneer – Madison, SD – ph. 605-695-0133

SALE DRAWING - FARM 1

IN THE SOUTHEAST QUARTER OF SECTION 36, T103N, R50W, MINNEHAHA COUNTY, SOUTH DAKOTA.



FARM 1 LEGAL DESCRIPTION:

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTH 16 RODS OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, ALL OF SECTION 36, TOWNSHIP 103 NORTH, RANGE 50 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINNEHAHA COUNTY, SOUTH DAKOTA; EXCEPT COUNTY AUDITOR'S LOT H-1 THEREOF.

OWNERS: MAURINE MALLON

CLIENT: SUTTON AUCTION SERVICE

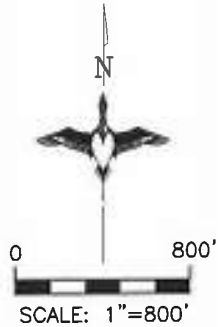
LEGEND:

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

TOTAL ACRES FOR FARM 1
 47.74 ACRES±
 [INCLUDING 2.18 AC.± OF R/W (EASEMENT)
 & EXCLUDING 0.25 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 #21-776
 DRAWN BY: JEB

SALE DRAWING - FARM 1

IN THE SOUTHEAST QUARTER OF SECTION 36, T103N, R60W, MINNEHAHA COUNTY, SOUTH DAKOTA.



FARM 1 LEGAL DESCRIPTION:

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTH 16 RODS OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, ALL OF SECTION 36, TOWNSHIP 103 NORTH, RANGE 50 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINNEHAHA COUNTY, SOUTH DAKOTA; EXCEPT COUNTY AUDITOR'S LOT H-1 THEREOF.

OWNERS: MAURINE MALLON

CLIENT: SUTTON AUCTION SERVICE

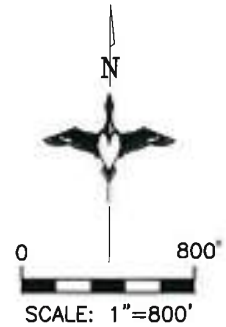
LEGEND:

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

TOTAL ACRES FOR FARM 1
 47.74 ACRES±
 [INCLUDING 2.18 AC.± OF R/W (EASEMENT)
 & EXCLUDING 0.25 AC.± (LOT H-1)]

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



NOTES:
 BASIS OF BEARINGS IS
 UTM-ZONE 14.
 PROJECT #21-776
 DRAWN BY: JEB







Common Land Unit

PLSS

-  Cropland
-  Tract Boundary

Wetland Determination

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

2021 Program Year

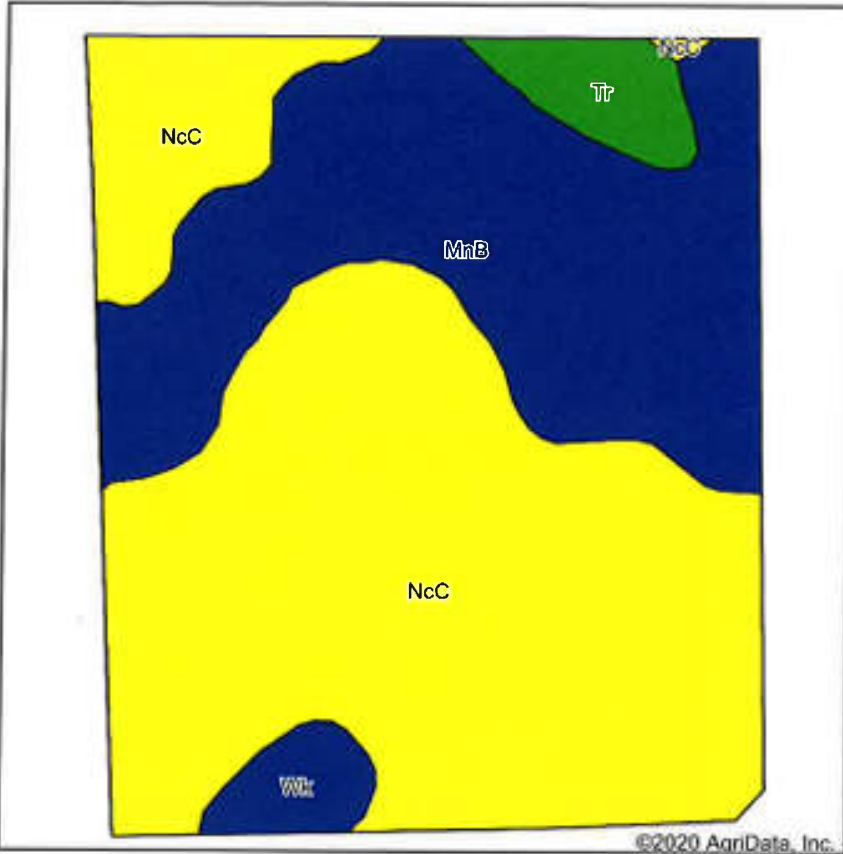
Map Created July 28, 2021

Farm 8455

36-103N-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).

Soils Map



State: **South Dakota**
 County: **Minnehaha**
 Location: **36-103N-50W**
 Township: **Lyons**
 Acres: **45.22**
 Date: **9/29/2020**



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	27.26	60.3%		IIIe	IVe	68
MnB	Moody-Nora complex, 2 to 6 percent slopes	15.12	33.4%		Ile	IIIe	88
Tr	Trent silty clay loam, 0 to 3 percent slopes	1.63	3.6%		I	I	98
Wk	Whitewood silty clay loam, 0 to 2 percent slopes	1.21	2.7%		IIw		84
Weighted Average							76.2

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

SALE DRAWING - FARM 2

IN THE NORTHEAST QUARTER OF SECTION 6, T102N, R49W, MINNEHAHA COUNTY, SOUTH DAKOTA.

DETAIL



LINE	BEARING	DISTANCE
L1	N 88°39'19" E	33.00'

FARM 2 LEGAL DESCRIPTION:
 THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 102 NORTH, RANGE 49 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINNEHAHA COUNTY, SOUTH DAKOTA; AND THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 6, EXCEPT THE WEST 2 RODS OF THE NORTH 40 RODS THEREOF, ALL IN TOWNSHIP 102 NORTH, RANGE 49 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINNEHAHA COUNTY, SOUTH DAKOTA.

OWNERS: MAURINE MALON

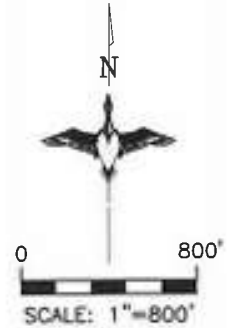
CLIENT: SUTTON AUCTION SERVICE

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

TOTAL ACRES FOR FARM 2
 78.69 ACRES±
 [INCLUDING 0.98 AC.± OF R/W (EASEMENT)]

PREPARED BY:

 Land Surveying and GPS Consulting
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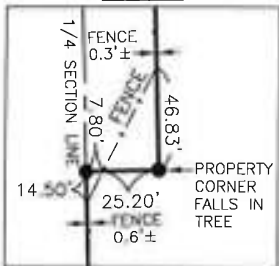
NOTES:
 BASIS OF BEARINGS IS
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 PROJECT #21-778
 DRAWN BY: JEB

SALE DRAWING - FARM 2

IN THE NORTHEAST QUARTER OF SECTION 6, T102N, R49W, MINNEHAHA COUNTY, SOUTH DAKOTA.



DETAIL



LINE	BEARING	DISTANCE
L1	N 88°39'19" E	33.00'

FARM 2 LEGAL DESCRIPTION:

THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 102 NORTH, RANGE 49 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINNEHAHA COUNTY, SOUTH DAKOTA; AND THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 6, EXCEPT THE WEST 2 RODS OF THE NORTH 40 RODS THEREOF, ALL IN TOWNSHIP 102 NORTH, RANGE 49 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINNEHAHA COUNTY, SOUTH DAKOTA.

OWNERS: MAURINE MALON
CLIENT: SUTTON AUCTION SERVICE

LEGEND:

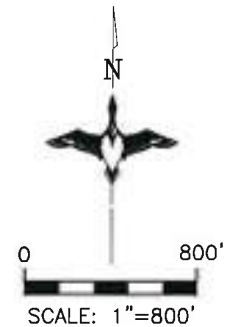
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- PREVIOUSLY PLATTED LINE
- RIGHT OF WAY LINE

NOTES:
 BASIS OF BEARINGS IS
 UTM-ZONE 14.
 PROJECT #21-778
 DRAWN BY: JEB

TOTAL ACRES FOR FARM 2
 78.69 ACRES±
 [INCLUDING 0.98 AC.± OF R/W (EASEMENT)]





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Common Land Unit  Tract Boundary
 Non-Cropland
 Cropland
 PLSS

Wetland Determination
 Restricted Use
 Limited Restrictions
 Exempt from Conservation
 Compliance Provisions

2021 Program Year

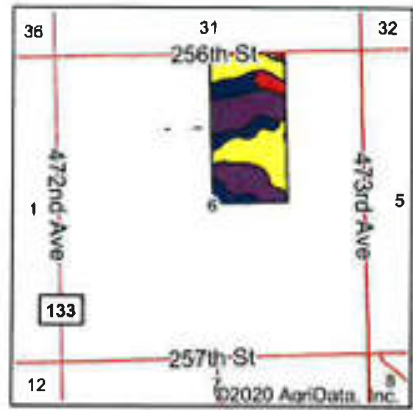
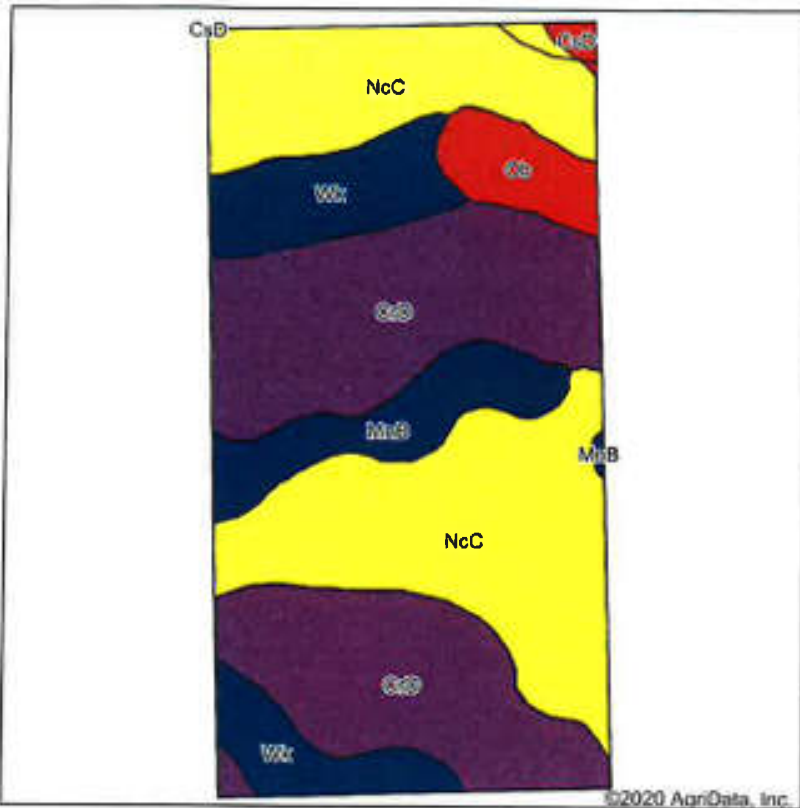
Map Created July 28, 2021

Farm 8455

6-102N-49W-Minnehaha

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Soils Map



State: **South Dakota**
 County: **Minnehaha**
 Location: **6-102N-49W**
 Township: **Mapleton**
 Acres: **78.06**
 Date: **9/29/2020**

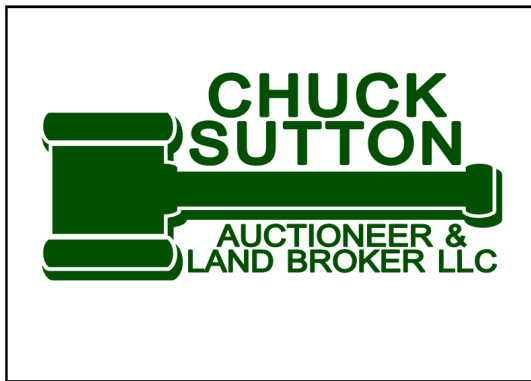


Soils data provided by USDA and NRCS.

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	29.74	38.1%		IIIe	IVe	68	
CrD	Crofton-Nora complex, 9 to 15 percent slopes	29.44	37.7%		Vle		52	
Wk	Whitewood silty clay loam, 0 to 2 percent slopes	9.18	11.8%		IIw		84	
MnB	Moody-Nora complex, 2 to 6 percent slopes	5.87	7.5%		IIe	IIIe	88	
Ob	Obert silty clay loam, 0 to 1 percent slopes	3.40	4.4%		Vw		29	
CsD	Crofton-Shindler complex, 9 to 15 percent slopes	0.43	0.6%		IVe		39	
Weighted Average								63.5

*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 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

<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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