

DIANE HOLMES FAMILY, LLC

LAND AUCTION

CHUCK SUTTON
AUCTIONEER & LAND
BROKER, LLC

www.suttonauction.com

**+/-156.03 Surveyed Acres of Productive
Extremely Well Located
Lyons Twp., Minnehaha County, SD Land
– Located Adjacent to 2 County Highways
Between Crooks & Lyons SD w/4 Rural
Housing Eligibilities**

Wednesday

December 28, 2022

Sale Time: 10:00 am

Due to the multifractioned number of beneficiaries, the Diane Holmes Family, LLC, have made the decision to offer this property at Public Auction with the Auction to be Held “On Site” at the Land near the Jct. of 467th Ave. & Grand Meadow St. or from Lyons, SD (Central Farmers Coop Grain Terminal & Rosenbauer Fire Truck Mfg.) – approx. 1½ miles south on Co. Hwy. #143/467th Ave. to the NW Corner of the Land at the Jct. of Hwy. #122/254th St. and Hwy. #143/467th Ave.; from Crooks, SD – approx. ½ mile north on Co. Hwy. (470th Ave.) to the Hwy. Curve, est 3 miles on 256th St. and 1½ miles north on 467th Ave. to the SW Corner of the land; or only approx. 9 miles northwest of Sioux Falls, SD.

WEDNESDAY DECEMBER 28, 2022

Sale Time: 10:00 AM

Auctioneer’s Note: Attention Row Crop Operators, Investors and Individuals Seeking a Well Located Property with Excellent Housing Potential for Establishment of a Spectacular Rural Acreage Site or Multiple Housing Sites. This is an extremely well located parcel of land with a rolling terrain that lies adjacent to two County Hardsurfaced Highways and is conveniently located to Crooks, Lyons & Sioux Falls, SD, I-29, the Tri-Valley School Complex & other area points of Interest. This auction presents a great opportunity to purchase a very well located parcel or parcels of land with an extremely high percentage tillable. According to Minnehaha County Planning and Zoning this property has 4 rural housing eligibilities. If you are in the market for a parcel of land with multiple appealing amenities that is a “Rare Find” in the Sioux Falls & Minnehaha County, SD marketplace, then mark your calendars and plan to inspect this property prior to sale day and plan to participate in this auction!

This Property Will Be Offered As – PARCEL #1 – The North +/-76.53 Acres; PARCEL #2 – The South +/-79.50 Acres or PARCELS #1 & #2 Combined – The +/-156.03 Acre Unit. This auction presents the opportunity to purchase parcel of land that has a superb location bordered by two County Highways, bordered on the north by Co, Hwy. #122 which is also 254th St. and on the west by Co. Hwy. #143 which is also 467th Ave. that has a multiplicity of other desirable amenities including a high percentage tillable, productive soils, a rolling terrain which affords some areas well suited for use of the 4 remaining housing eligibilities attached to this property in accordance with M'haha Co. Planning & Zoning and a great location for commuting to and from the property and farm to market access for transportation and marketing of grains and more!!

According to FSA info. this farm as a unit has approx. 155.18 of farmland with 149.93 acres of cropland with an FSA 90.10 acre corn base and a 125 bu. PLC yield and a 57.10 acre soybean base with a 34 bu. PLC yield. According to the M'haha. Co. Assessor this property has an overall soil rating on the N½ NW¼ of .629 and on the S½ NW¼ of .721; information from Surety Agri-Data, Inc. indicates the NW ¼ in its entirety has an overall soil productivity index of 67.4. The general topography of this land is gently rolling to somewhat undulating. The terrain of this land could present some areas that could provide some phenomenal locations for potential future housing development and use of the 4 rural housing eligibilities assigned to this property by M'haha. Co., P&Zoning– 2 available on the north 80 and 2 on the south 80 with 1 available & 1 by conditional use – buyers are invited to contact M'haha. Co. P&Z for specifics concerning the housing eligibilities. Currently there are 5 highway approaches into this land, although use of the existing or other addt'l driveways will be subject to approval by the Minnehaha Co. Hwy. Dept. The sellers prior to or simultaneous with closing will grant a mutual access easement at the SW Corner of the property to benefit both the owners of the NW¼ and SW¼. Minnehaha Community Rural Water has existing lines located on the north side of 254th St. and on the west side of 467th Ave. - Individuals with questions concerning availability and costs for obtaining water should contact Minnehaha Rural Water @ 605-428-3374. The 2021 RE taxes payable in 2022 on this property were \$1,316.08 on the N½ NW¼ and \$2,044.04 on the S½ NW¼ for a combined total of \$3,360.72. This is a very desirable parcel of land with housing possibilities and other appealing amenities that would make an excellent addition to an area row crop operation or investment.

LEGAL DESC.: The N½ NW¼, exc. Co. Aud. Lots H-1 & H-2, and the S½ NW¼, Exc. Co. Aud. Lot H-1, Sec. 29, T. 103N., R. 50W., (Lyons Twp.), Minnehaha Co., SD.

TERMS: CASH - A 10% nonrefundable earnest money payment sale day & the balance on or before Feb. 16, 2023 with full possession for the 2023 crop year. Marketable Title will be conveyed and an Owner's Title Insurance policy will be provided with the cost of the owner's policy divided 50-50 between the buyer and seller. The Dell Rapids Law Firm will be the closing agent for this transaction, with the closing fees paid by the sellers. The acres being sold are 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". The sellers do not guarantee that existing fences lie on the true and correct boundary and any new fencing, if any, will be the responsibility of the buyer(s) pursuant to SD Law. All of the 2021 RE taxes due in 2022 in the amounts of \$1,316.88 on the N½ NW¼ and \$2,044.04 on the S½ NW¼, as well as all of the 2022 RE taxes payable in 2023 will be paid by the owners. This property is sold in "As Is Condition" and 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. This property is sold subject to existing easements, restrictions, reservations or highways of record, if any, as well as any or all Minnehaha County Zoning Ordinances. Sold subject to confirmation of the Manager of the Diane Holmes Family, LLC. **This land has potential to provide exceptional cash flows and would make excellent addition to an area row crop operation and/or investment property. To make arrangements for absentee bidding or for additional information see the Sutton Auction Website at www.suttonauction.com or contact the auctioneers.**

DIANE HOLMES FAMILY, LLC, Owner

Robert D. Harvey, Manager

**- Dean A. Hammer – Dell Rapids Law Firm – Attorney & Closing Agent for the Sellers
– Dell Rapids, SD – ph. 605-428-5444**

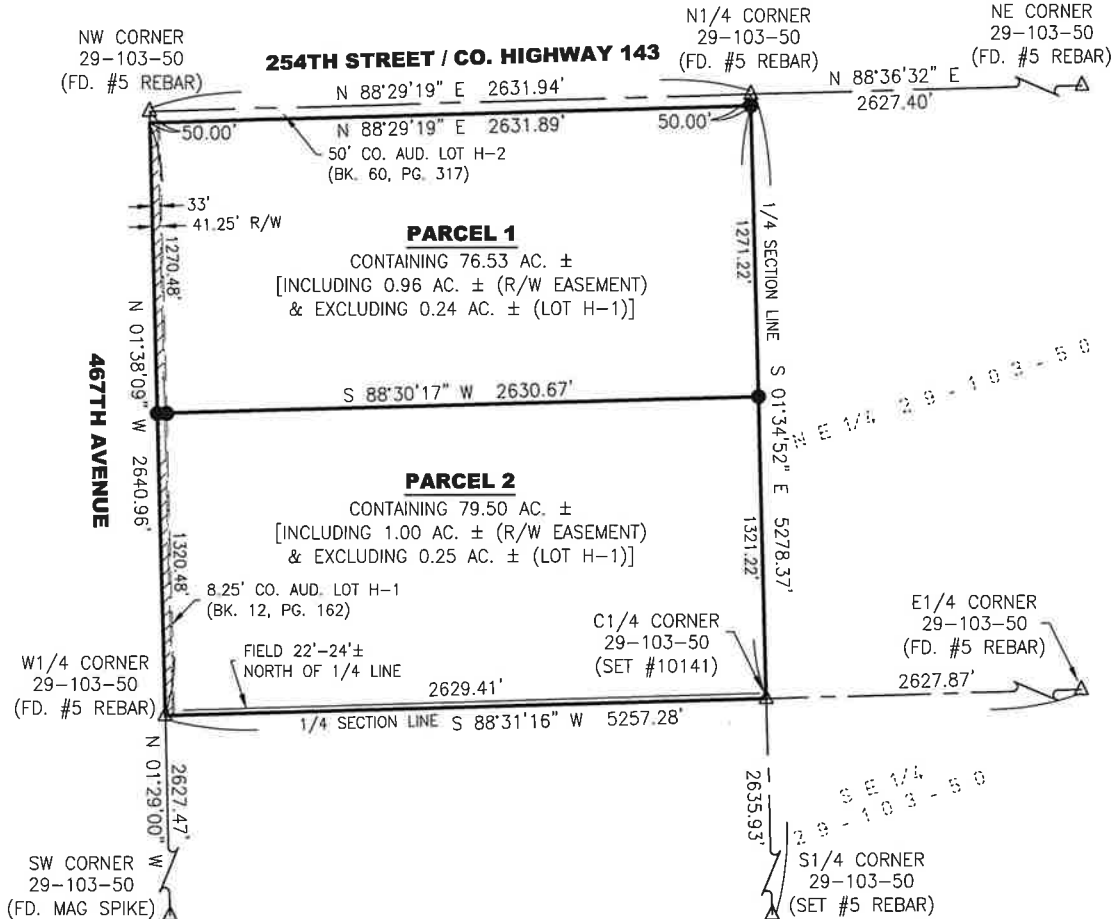
CHUCK SUTTON – Auctioneer & Land Broker – Sioux Falls, SD – ph. 605-336-6315

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

TOM & TED SOUVIGNIER – Auctioneers & RE Broker Associates - Canton, SD – ph. 605-987-2404

SALE DRAWING - PARCELS 1 AND 2

IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 103 NORTH, RANGE 50 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINNEHAHA COUNTY, SOUTH DAKOTA.



OWNERS: DIANE HOLMES FAMILY, LLC

CLIENT: SUTTON AUCTION SERVICE

PARCEL 1 LEGAL DESCRIPTION:
 THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 29 EXCEPT COUNTY AUDITOR'S LOTS H-1 AND H-2, ALL IN TOWNSHIP 103 NORTH, RANGE 50 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINNEHAHA COUNTY, SOUTH DAKOTA.

PARCEL 2 LEGAL DESCRIPTION:
 THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 29 EXCEPT COUNTY AUDITOR'S LOT H-1, ALL IN TOWNSHIP 103 NORTH, RANGE 50 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINNEHAHA COUNTY, SOUTH DAKOTA.

TOTAL ACRES FOR PARCEL 1
 CONTAINING 76.53 AC. ±
 [INCLUDING 0.96 AC. ± (R/W EASEMENT)
 & EXCLUDING 0.24 AC. ± (LOT H-1)]

TOTAL ACRES FOR PARCEL 2
 CONTAINING 79.50 AC. ±
 [INCLUDING 1.00 AC. ± (R/W EASEMENT)
 & EXCLUDING 0.25 AC. ± (LOT H-1)]

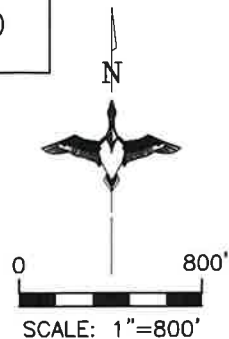
LEGEND:

- 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 #22-763
 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) 339-8901 FAX:(605) 274-8951



SALE DRAWING - PARCELS 1 AND 2

IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 103 NORTH, RANGE 50 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINNEHAHA COUNTY, SOUTH DAKOTA.



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 & EXCLUDING 0.25 AC. ± (LOT H-1)]

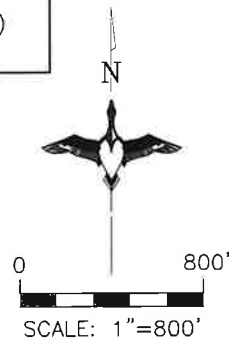
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Common Land Unit

- Tract Boundary
- PLSS
- Non-Cropland
- Cropland

Wetland Determination Identifiers

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

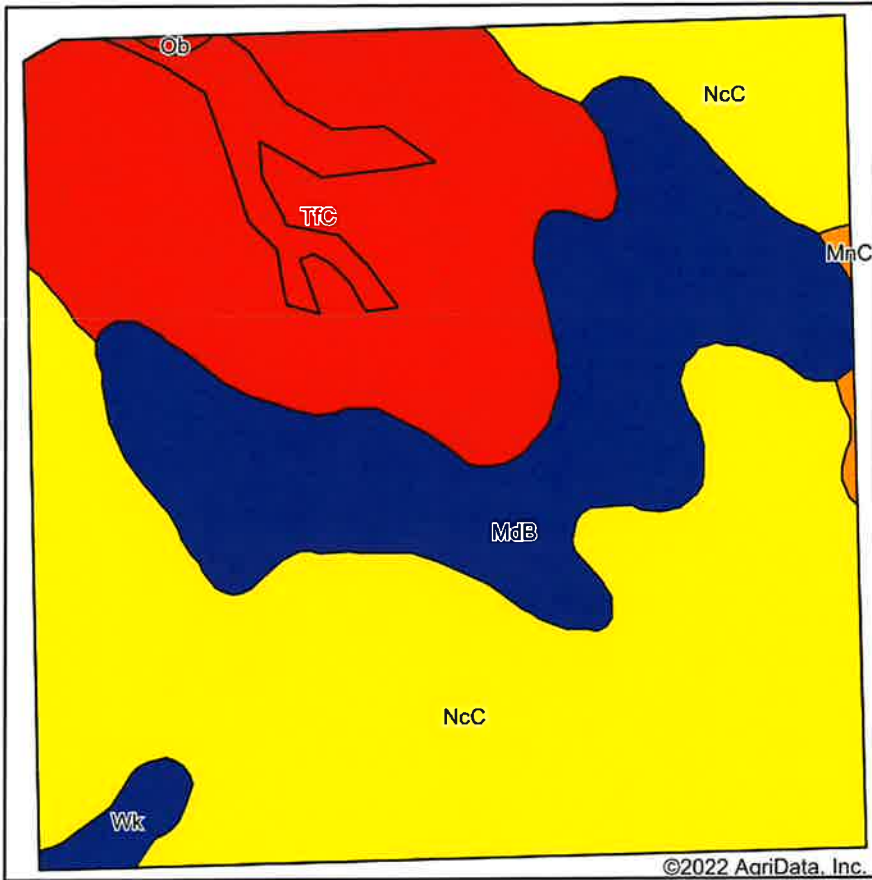
2022 Program Year
Map Created September 26, 2022

Farm 14884

29-103N-50W-Minnehaha

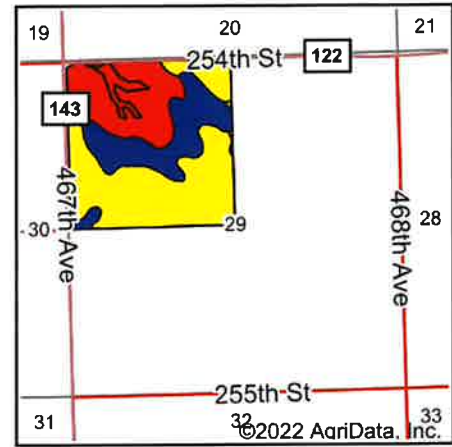
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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



Soils data provided by USDA and NRCS.

Parcels #1 & #2



State: **South Dakota**
 County: **Minnehaha**
 Location: **29-103N-50W**
 Township: **Lyons**
 Acres: **155.18**
 Date: **11/29/2022**



Area Symbol: SD099, Soil Area Version: 25

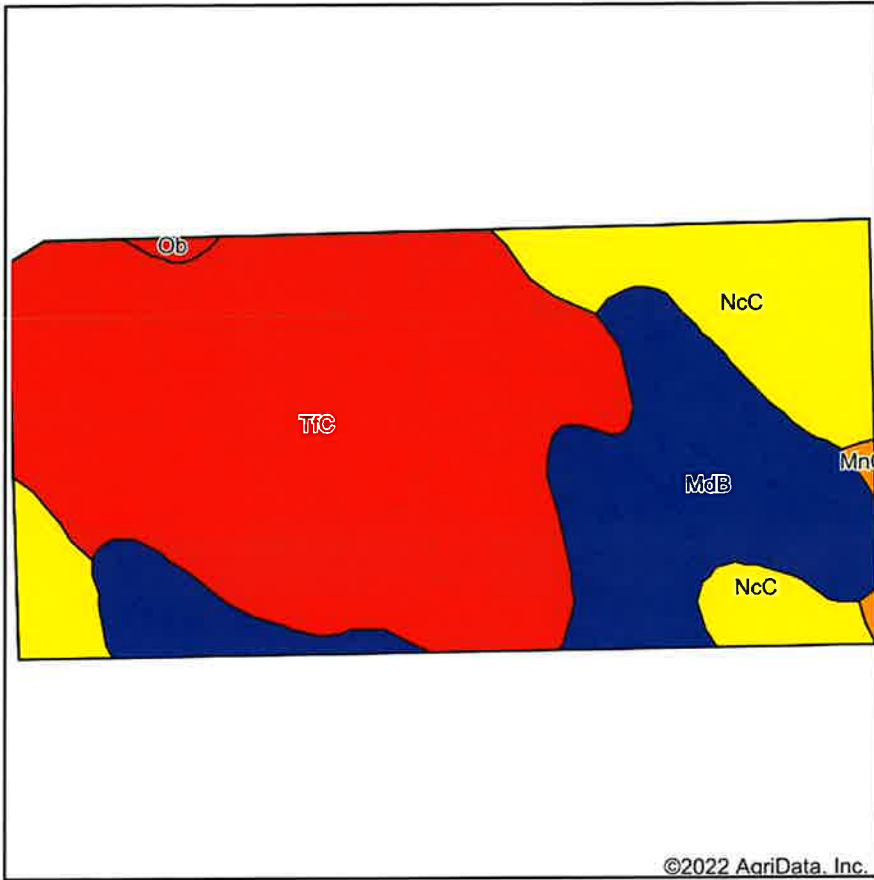
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
NcC	Nora-Crofton complex, 6 to 9 percent slopes	75.48	48.6%		IIIe	IVe	68
TtC	Thurman-Flandreau complex, 6 to 9 percent slopes	42.88	27.6%		IIIe		50
MdB	Moody silty clay loam, cool, 2 to 6 percent slopes	34.13	22.0%		IIe		87
Wk	Whitewood silty clay loam, 0 to 2 percent slopes, occasionally flooded	1.97	1.3%		IIw		82
MnC	Moody-Nora silty clay loams, 6 to 9 percent slopes	0.52	0.3%		IIIe	IVe	79
Ob	Obert silty clay loam, 0 to 1 percent slopes	0.20	0.1%		Vw		29
Weighted Average					2.77	*-	67.4

*c: Using Capabilities Class Dominant Condition Aggregation Method

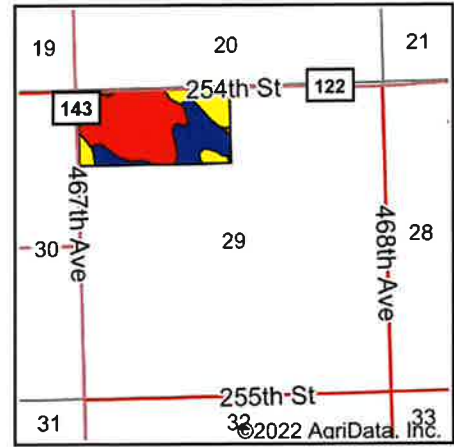
*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

Soils Map



Parcel #1



State: **South Dakota**
 County: **Minnehaha**
 Location: **29-103N-50W**
 Township: **Lyons**
 Acres: **76.53**
 Date: **11/29/2022**



Soils data provided by USDA and NRCS.

Area Symbol: SD099, Soil Area Version: 25

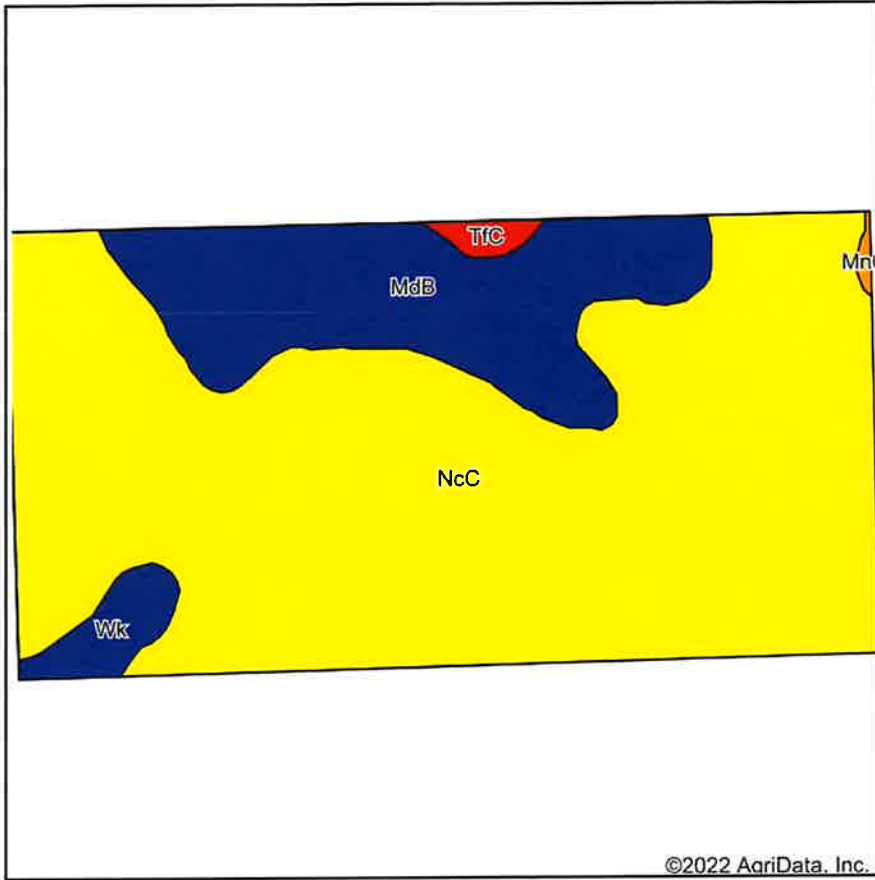
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
TfC	Thurman-Flandreau complex, 6 to 9 percent slopes	43.11	56.3%		IIIe		50
MdB	Moody silty clay loam, cool, 2 to 6 percent slopes	18.50	24.2%		IIe		87
NcC	Nora-Crofton complex, 6 to 9 percent slopes	14.26	18.6%		IIIe	IVe	68
MnC	Moody-Nora silty clay loams, 6 to 9 percent slopes	0.35	0.5%		IIIe	IVe	79
Ob	Obert silty clay loam, 0 to 1 percent slopes	0.31	0.4%		Vw		29
Weighted Average					2.77	*-	62.3

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

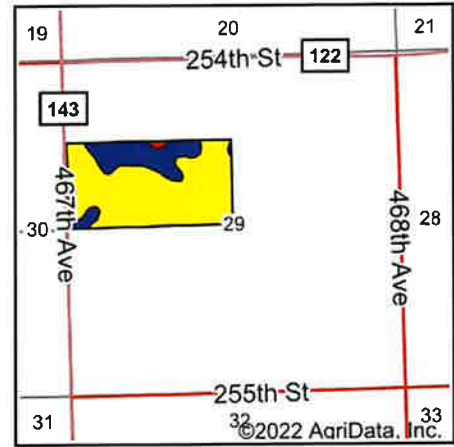
Soils data provided by USDA and NRCS.

Soils Map



Soils data provided by USDA and NRCS.

Parcel #2



State: **South Dakota**
 County: **Minnehaha**
 Location: **29-103N-50W**
 Township: **Lyons**
 Acres: **79.55**
 Date: **11/29/2022**



Maps Provided By:



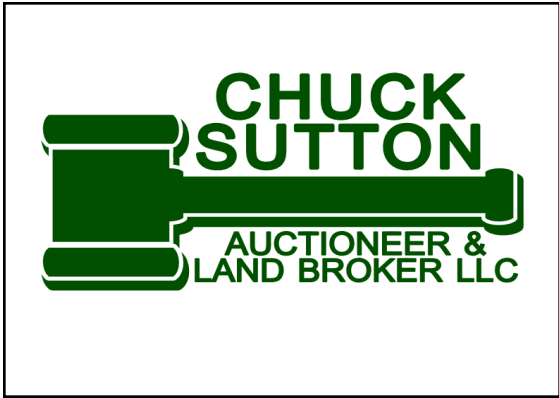
Area Symbol: SD099, Soil Area Version: 25

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	61.37	77.1%		IIIe	IVe	68
MdB	Moody silty clay loam, cool, 2 to 6 percent slopes	15.45	19.4%		IIe		87
Wk	Whitewood silty clay loam, 0 to 2 percent slopes, occasionally flooded	1.94	2.4%		IIw		82
TfC	Thurman-Flandreau complex, 6 to 9 percent slopes	0.62	0.8%		IIIe		50
MnC	Moody-Nora silty clay loams, 6 to 9 percent slopes	0.17	0.2%		IIIe	IVe	79
Weighted Average					2.78	*-	71.9

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

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 132,000 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 or Jared Sutton at Chuck Sutton Auctioneer & Land Broker, LLC or any of our other affiliated offices, and let them and their 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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