

**+/- 36.40 Acres of Red Rock Township Minnehaha County, SD**

# **MINNEHAHA COUNTY, SD LAND AUCTION**

**THURSDAY NOVEMBER 30, 2023**

**SALE TIME: 10:00 AM**

**+/- 36.40 Acres of Red Rock Township Minnehaha County, SD Land - Located Near Valley Springs, Brandon & Garretson, SD – With “No” Rural Housing Eligibility That Could Serve as a Great Addition to an Area Farming Operation, Investment Property and/or Hobby Farm**

## **Special points of interest:**

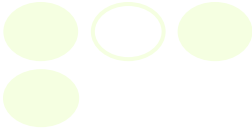
- **Minnehaha Co. Land**
- **Relatively high percentage tillable**
- **Excellent eye appeal with a gently rolling to rolling topography**
- **Convenient location near I-90, Valley Springs, & Brandon, SD**

We will offer the following parcel of farmland at auction at or near the property - Located from the Valley Springs/Garretson SD Exit #410 on I-90 - ½ mile north on Co. Hwy. (486<sup>th</sup> Ave.), 2 miles west on 260<sup>th</sup> St. and ¼ mile south on 485<sup>th</sup> Ave.; from Garretson, SD - 7 miles south on Co. Hwy. (486<sup>th</sup> Ave.), then 2 miles west on 260<sup>th</sup> St. and ¼ mile south on 485<sup>th</sup> Ave.



**THE DONALD & JUDITH THOMPSON LIVING TRUST - Owner**

**CHUCK SUTTON – Auctioneer & Land Broker – Sioux Falls, SD – ph. 605-336-6315**  
**JARED SUTTON – RE Auctioneer & Broker Associate – Flandreau, SD – ph. 605-864-8527**  
**TOM SOUVIGNIER – Auctioneer & RE Broker Associate – Canton, SD – 605-987-2404**  
**TED SOUVIGNIER – Auctioneer & RE Broker Associate – Canton, SD – 605-660-3962**



This auction presents an excellent opportunity to purchase a parcel of land that has been owned by the Nelson Family for over 85 years. This property consists of a small parcel of land, which according to Minnehaha County Assessor's information consists of approximately 36.40 acres, that would make a great addition to an area row crop farming operation or as an investment, as according to Minnehaha County Planning & Zoning this property has "No Remaining" rural housing eligibilities, thus this property will be sold for its agricultural value only. According to FSA information this property has approx. 35.17 acres of cropland with an FSA 17.60 acre corn base with a 163 bu. PLC yield and a 14 acre soybean base with a 53 bu. PLC yield and has been enrolled under the ARC County election for corn and soybeans of the USDA farm program. The non-tillable acres in this farm are comprised primarily of a tree grove, with the remainder being drainage and a small portion of roadway on the east side of the property. According to the Minnehaha County Assessor this land has an overall soil rating of .813, similarly info. obtained from Surety Agri Data, Inc. indicates this land has a soil rating of 85.7; comparatively information obtained from Surety Agri-Data indicates this land has a soil productivity index of 86.3. The 2022 RE taxes payable in 2023 on this property were \$1,044.38; in addition, the sellers will also pay all of the 2023 RE taxes due and payable in 2024. This land has a relatively high percentage tillable, excellent eye appeal with a gently rolling to rolling topography and has a convenient location near I-90, Valley Springs, & Brandon, SD.

**LEGAL DESC.:** The SE $\frac{1}{4}$  NE $\frac{1}{4}$ , Exc. the S. 225.58' of the E. 693.95', in Sec. 30, T. 102N., R. 47W., (Red Rock Twp.), Minnehaha Co., SD.

**TERMS: Cash** – A 10% non-refundable earnest money payment sale day and the balance on or before February 9, 2024 with full possession for the 2024 crop year. Marketable title will be conveyed with an owner's title insurance policy provided with the cost divided 50-50 between the buyer and seller, additionally a title company closing fee, if any, will be divided 50-50 between the buyer and seller. All of the 2023 RE taxes payable in 2024 will be paid by the sellers. This property is sold in accordance with the acres as stated on the county tax records, with the acres understood to be "more or less". 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 provided 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 owners. **To make arrangements for absentee bidding or other information contact the auctioneers.**

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**Sioux Falls Office**  
1116 N. West Ave.  
Sioux Falls, SD 57104  
Ph. 605-336-6315



United States  
Department of  
Agriculture

# Minnehaha County, South Dakota



**Common Land Unit**

- Tract Boundary
- PLSS
- Non-Cropland
- Cropland

**Wetland Determination Identifiers**

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

**2023 Program Year**

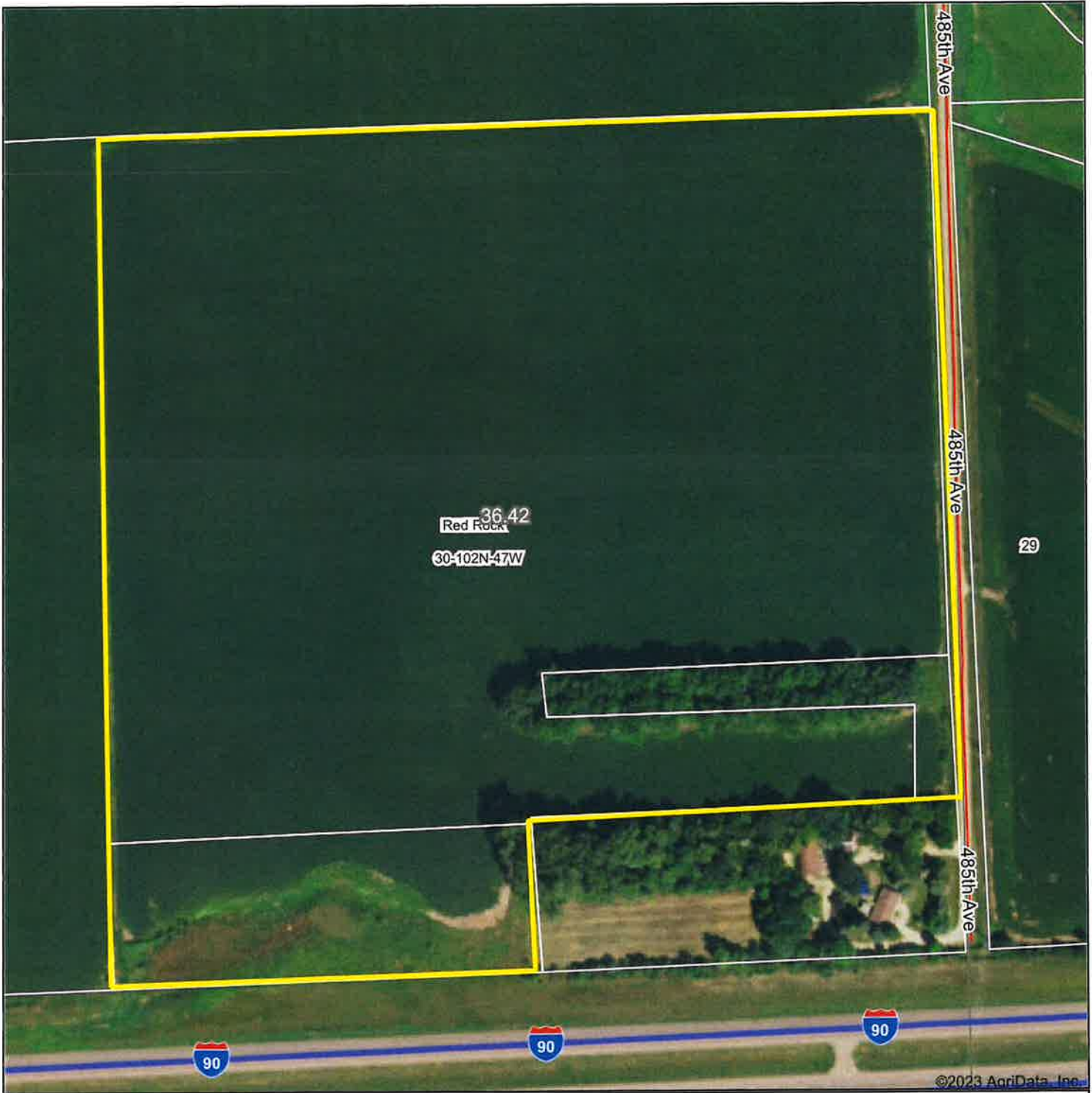
Map Created August 30, 2023

**Farm 1716**

**30-102N-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).

# Aerial Map



Boundary Center: 43° 36' 38.75, -96° 30' 52.89

0ft 242ft 485ft



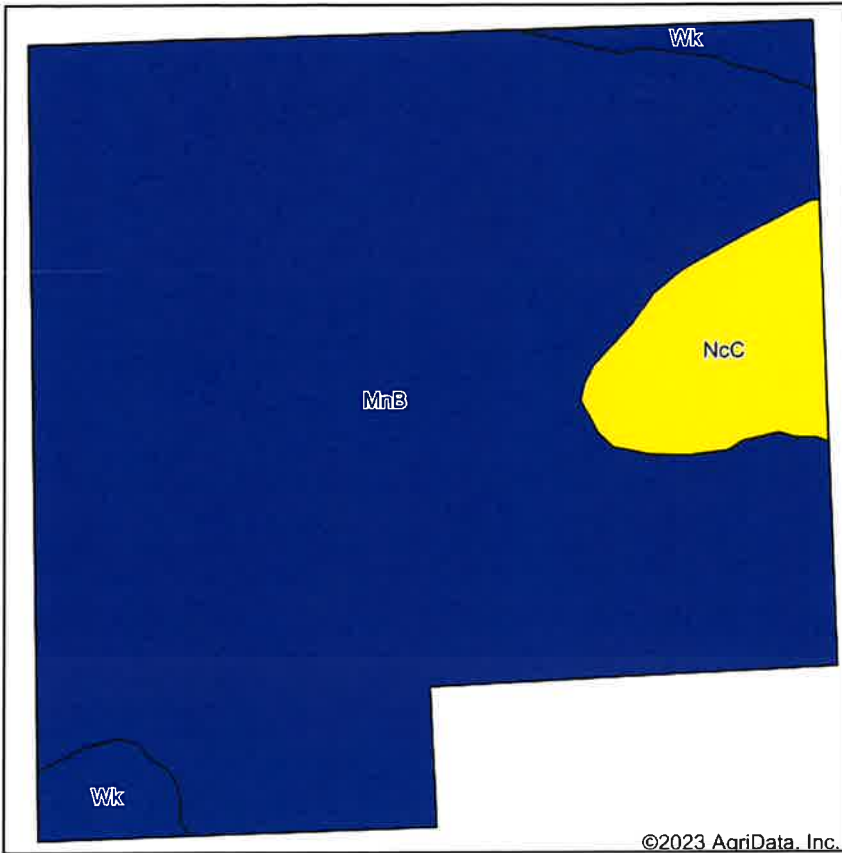
**30-102N-47W**  
**Minnehaha County**  
**South Dakota**



10/30/2023

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

# Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **Minnehaha**  
 Location: **30-102N-47W**  
 Township: **Red Rock**  
 Acres: **36.42**  
 Date: **10/30/2023**



Area Symbol: SD099, Soil Area Version: 26

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	32.38	88.9%		Ile	IIIe	88
NcC	Nora-Crofton complex, 6 to 9 percent slopes	2.69	7.4%		IIIe	IVe	68
Wk	Whitewood silty clay loam, 0 to 2 percent slopes, occasionally flooded	1.35	3.7%		IIw		82
<b>Weighted Average</b>					<b>2.07</b>	<b>*-</b>	<b>86.3</b>

\*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.

# NOTES: