

**SUTTON AUCTIONEERS &  
LAND BROKERS, LLC**

# MINNEHAHA COUNTY, SD ESTATE LAND AUCTION

146.91 ACRES OF  
UNIMPROVED RED ROCK TWP.,  
MINNEHAHA CO., SD LAND

**THURSDAY DECEMBER 28th 2023  
SALE TIME: 10:00 AM**

**Multi-Parcel Surveyed +/-146.91 Acre Land Auction – To be Offered as 2 Individual Parcels or as a Whole – Situated in Red Rock Township, Minnehaha County, SD – Located Near I-90, Valley Springs, Brandon & Garretson, SD – This is an Extremely Well Located Parcel of Land Inclusive of Productive Cropland and Some Attractive Locations That Could Potentially Provide Desirable Sites for Future Utilization of the 2 Remaining Minnehaha County, SD Rural Housing Eligibilities – Both Eligibilities Currently Assigned to Parcel 2.**

**D & J RANCH PROPERTIES, LLC – Owners**



**SUTTON AUCTIONEERS &  
LAND BROKERS, LLC**

SIoux FALLS OFFICE  
1116 N. WEST AVE.  
SIoux FALLS, SD 57104  
PH. 605-366-6315  
EMAIL. OFFICE@SUTTONAUCTION.COM  
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Due to the current Multi-Fractioned Ownerships in this land and subsequent to the death of Dr. Dean & Jeraldine “Jerry” Johnson, the beneficiaries have made the decision to offer the following parcel of land at public auction, with the **auction to be held “ON SITE” at the Land** – which is located from the Valley-Springs/Garretson, SD Exit #410 on I-90 – ½ mile south on Co.#105 (486<sup>th</sup> Ave.) to the NE corner of the property; from the Brandon, SD – 4 miles east on I-90 to the Valley-Springs/Garretson, SD Exit #410 on I-90, then ½ mile south on 486<sup>th</sup> Ave; or from Valley Springs, SD – 1 mile west on 262<sup>nd</sup> St. and 1 mile north on 486<sup>th</sup> Ave.

**This auction presents an excellent opportunity to purchase a very well located parcel(s) of Red Rock Township, Minnehaha County, SD land. This farm has a very high percentage tillable and possesses some productive soils. If you are in the market for a parcel of land with many excellent amenities to add to a row crop farming operation, as an addition to your investment portfolio and/or a construction location for a new rural home(s), then make plans to inspect this property and be in attendance at this auction, or contact the auctioneers to make arrangements for absentee bidding.**

**This property will be Offered as PARCEL #1 – The East +/-72.76 Acres with No Remaining Housing Eligibilities; PARCEL #2 – The West +/-74.15 Acres with 2 Remaining Housing Eligibilities or as PARCELS #1 & #2 Combined – The +/-146.91 Acre Unit with 2 Housing Eligibilities.** According to Minnehaha County Planning and Zoning PARCEL #2 has 2 remaining rural housing eligibilities, currently assigned with 1 to the NW¼ NW¼ and 1 to the NE¼ NW¼. According to FSA information this property has been identified as FSA Tract 10748 of Farm 6559 which has approx. 141.20 acres of Cropland with a total of 140.76 Crop Base Acres – comprised of an FSA 66.68 acre corn base with a 166 bu. PLC yield and a 74.08 acre soybean base with a 43 bu. PLC yield. According to county assessor’s information this farm as a soil rating of a .786, similarly info. obtained from Surety Agri Data, Inc. indicates this land has an overall soil rating of 79.1. There is a parcel excluded from SE corner of Parcel #1 which is a housing site occupied by a member of the Johnson Family; additionally, there is a parcel excluded from the NW corner of Parcel #2 which is owned by East River Electric, that is planned to be the future site of the Valley Springs Electrical Substation. The 2022 RE taxes payable in 2023 on this property were \$3,850.08; additionally, the sellers will also pay all of the 2023 RE taxes due and payable in 2024. This is a very desirable parcel of land which has an extremely high percentage tillable, excellent eye appeal with a gently rolling to rolling topography and has a convenient location near I-90, Valley Springs, Brandon & Garretson, SD and is a short commute to Sioux Falls, SD.

## **Legal Descriptions:**

**PARCEL #1** – The N ½ NE ¼ of Sec. 32, T. 102N., R. 47W., Except Tracts 1 & 2 of D & J Ranch Addition therein – containing +/-72.76 Acres

**PARCEL #2** – The N ½ NW ¼, Except Lot 1 of Substation Addition therein, Sec. 32 T. 102N., R, 47W. -containing +/-74.15 Acres

**\*\*All in (Red Rock Twp.), Minnehaha County, SD, containing a Combined Total of +/-146.91 Acres.\*\***

**TERMS: Cash** – A 10% non-refundable earnest money payment sale day on either individual parcel or the unit and the balance on or before February 15, 2024, subject to the existing farm lease, with full possession for the 2024 crop year. Marketable title will be conveyed with an owner’s title insurance policy(s) 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 2023 RE taxes payable in 2024 will be paid by the sellers. This property is being sold in accordance with a recent survey as completed by Midwest Land Surveying, Inc., 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 is not guaranteed and are subject 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 seller. Sold subject to confirmation of the Receiver. **To make arrangements for absentee bidding or other information contact the auctioneers.**



**D & J RANCH PROPERTIES, LLC – Owners**

Pamela R. Reiter – Reiter Law Firm, LLC – Court Appointed Receiver  
Sioux Falls, SD – ph. 605-705-2900

**CHUCK SUTTON**

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

**JARED SUTTON, CAI**

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

**DEAN STOLTENBERG**

Auctioneer & RE Broker Associate – Jasper, MN – ph. 507-829-6856

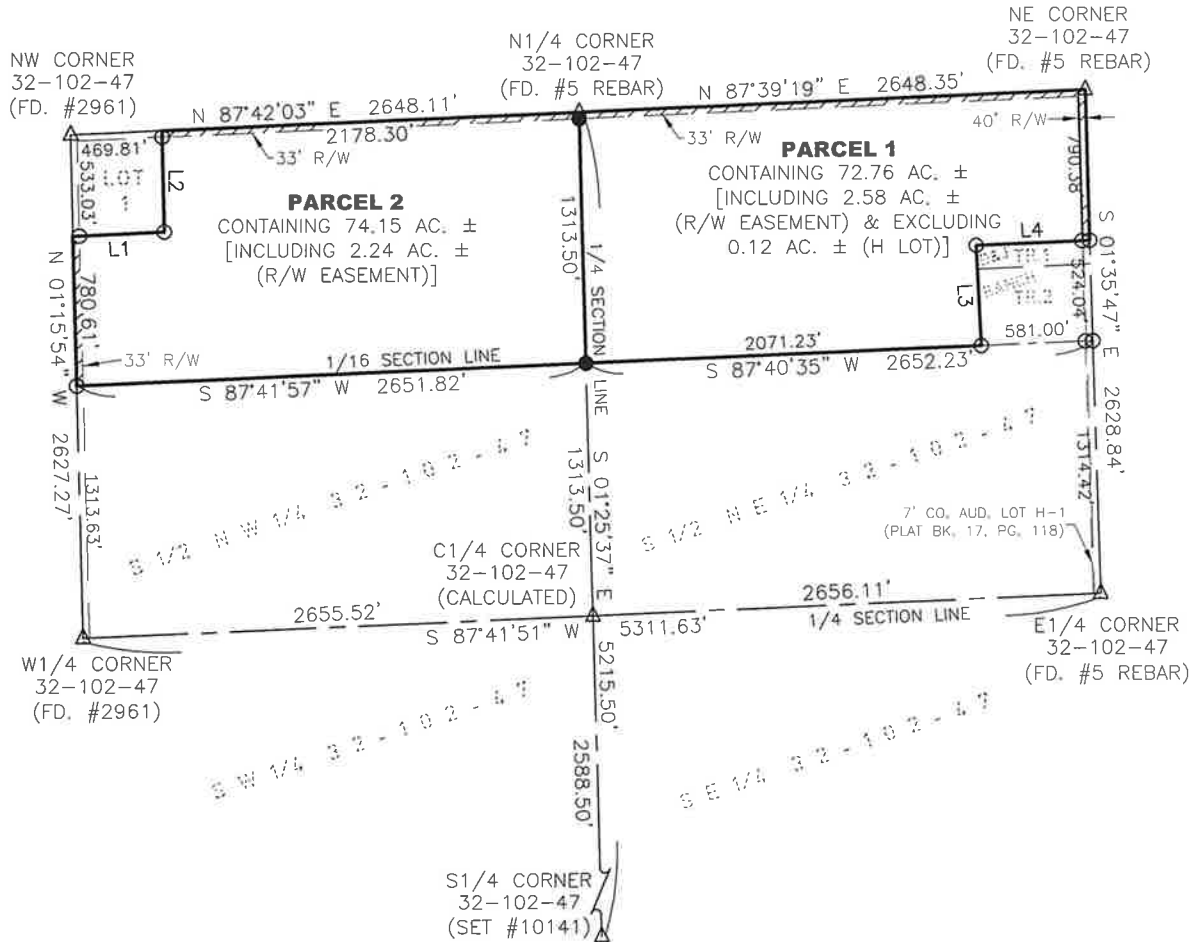
**TOM SOUVIGNIER & TED SOUVIGNIER**

Auctioneers & RE Broker Associates – Canton, SD – 605-987-2404



# SALE DRAWING - PARCELS 1 AND 2

IN THE NORTH HALF OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 102 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINNEHAHA COUNTY, SOUTH DAKOTA.



**PARCEL 1 LEGAL DESCRIPTION:**  
THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 102 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINNEHAHA COUNTY, SOUTH DAKOTA; EXCEPT TRACTS 1 AND 2 OF D&J RANCH ADDITION THEREIN.

**TOTAL ACRES FOR PARCEL 1**  
72.76 ACRES±  
[INCLUDING 2.58 AC.± OF R/W (EASEMENT)  
& EXCLUDING 0.12 (LOT H-1)]

**PARCEL 2 LEGAL DESCRIPTION:**  
THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 102 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINNEHAHA COUNTY, SOUTH DAKOTA; EXCEPT LOT 1 OF SUBSTATION ADDITION THEREIN.

**TOTAL ACRES FOR PARCEL 2**  
74.15 ACRES±  
[INCLUDING 2.24 AC.± OF R/W (EASEMENT)]

**TOTAL ACRES FOR PARCELS 1 & 2**  
146.91 ACRES±  
[INCLUDING 4.82 AC.± OF R/W (EASEMENT)  
& EXCLUDING 0.12 (LOT H-1)]

**OWNERS: D&J RANCH PROPERTIES, LLC**

**CLIENT: SUTTON AUCTION SERVICE**

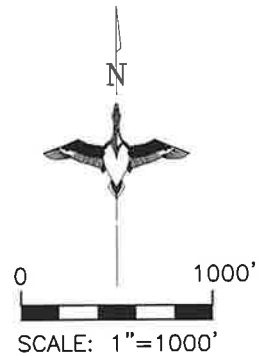
**LEGEND:**

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

LINE	BEARING	DISTANCE
L1	N 87°39'01" E	469.85'
L2	N 01°16'07" W	532.61'
L3	N 02°45'59" W	524.02'
L4	N 87°40'35" E	591.70'

**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 #23-666  
DRAWN BY: JEB

# SALE DRAWING - PARCELS 1 AND 2

IN THE NORTH HALF OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 102 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINNEHAHA COUNTY, SOUTH DAKOTA.



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**TOTAL ACRES FOR PARCEL 1**  
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 [INCLUDING 2.58 AC.± OF R/W (EASEMENT) & EXCLUDING 0.12 (LOT H-1)]

**PARCEL 2 LEGAL DESCRIPTION:**  
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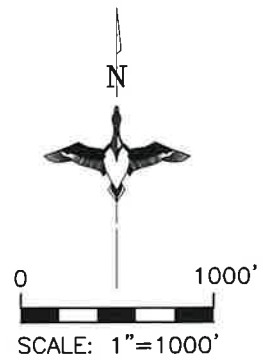
**OWNERS: D&J RANCH PROPERTIES, LLC**

**CLIENT: SUTTON AUCTION SERVICE**

**LEGEND:**

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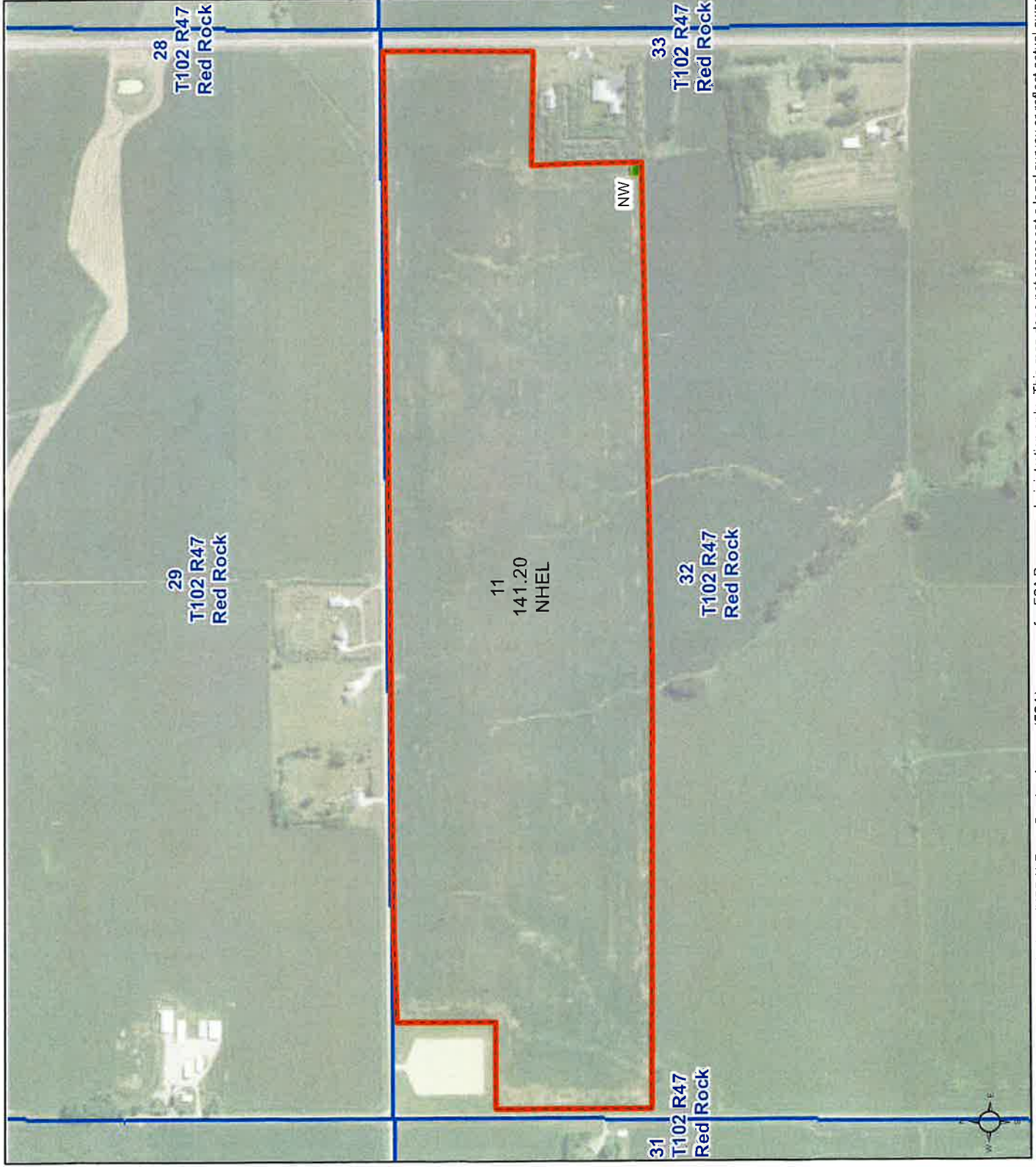
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 BASIS OF BEARINGS IS UTM-ZONE 14.  
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 Land Surveying and GPS Consulting  
 211 E. 14th Street Suite 100  
 Sioux Falls, South Dakota 57104  
 Phone: (605) 339-8901 FAX:(605) 274-8951

**Farm 6559**  
**Tract 10748**

2023 Program Year

Map Created May 01, 2023



- Unless otherwise noted:  
 Shares are 100% operator  
 Crops are non-irrigated  
 Corn = yellow for grain  
 Soybeans = common soybeans for grain  
 Wheat = HRS, HRW = Grain  
 Sunflower = Oil, Non-Oil = Grain  
 Oats and Barley = Spring for grain  
 Rye = for grain  
 Peas = process  
 Alfalfa, Mixed Forage AGM, GMA, IGS = for forage  
 Beans = Dry Edible  
 NAG = for GZ  
 Canola = Spring for seed

**Common Land Unit**

- Cropland
- Tract Boundary

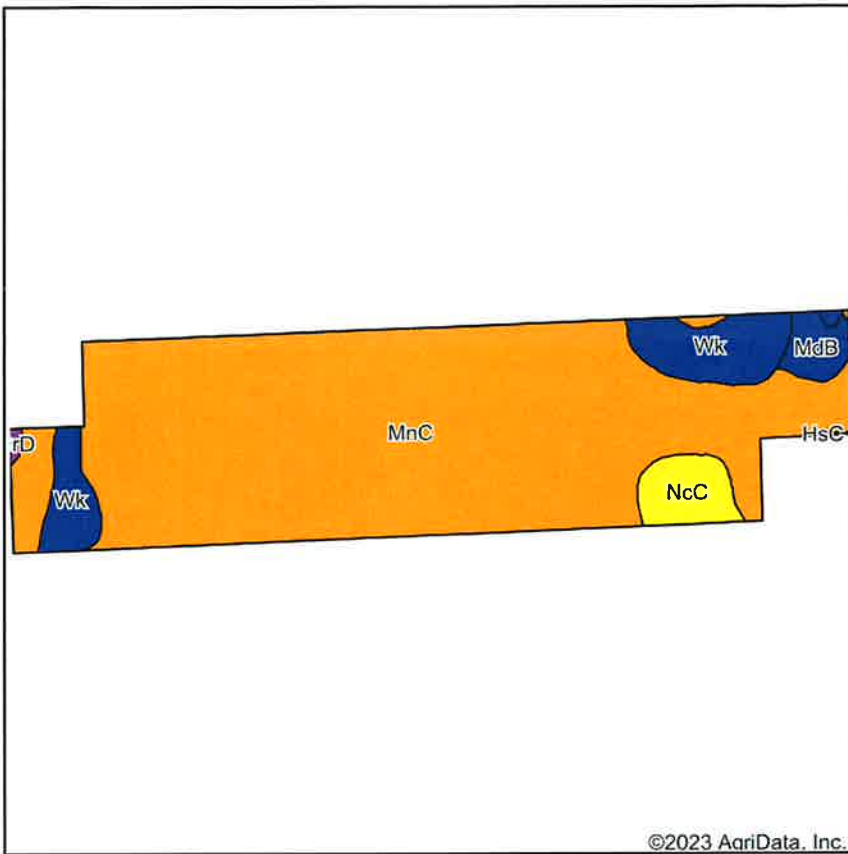
**Wetland Determination Identifiers**

- Restricted
- Limited
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 141.20 acres

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). This map disclaims the 2021 NAIP imagery.

# Soils Map



State: **South Dakota**  
 County: **Minnehaha**  
 Location: **32-102N-47W**  
 Township: **Red Rock**  
 Acres: **146.91**  
 Date: **11/29/2023**



Maps Provided By:



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www.AgriDataInc.com



Soils data provided by USDA and NRCS.

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
MnC	Moody-Nora silty clay loams, 6 to 9 percent slopes	124.16	84.5%		IIIe	IVe	79
Wk	Whitewood silty clay loam, 0 to 2 percent slopes, occasionally flooded	13.21	9.0%		IIw		82
NcC	Nora-Crofton complex, 6 to 9 percent slopes	5.70	3.9%		IIIe	IVe	68
MdB	Moody silty clay loam, cool, 2 to 6 percent slopes	3.38	2.3%		IIe		87
CrD	Crofton-Nora complex, 9 to 15 percent slopes	0.34	0.2%		VIe		52
HsC	Houdek-Shindler clay loams, 6 to 9 percent slopes	0.12	0.1%		IIIe		63
<b>Weighted Average</b>					<b>2.89</b>	<b>*-</b>	<b>79</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:**

**Sutton Auctioneers & Land Brokers, LLC**  
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