Sutton Auctioneers & Land Brokers, LLC

MCCOOK COUNTY REAL ESTATE AUCTION

THURSDAY MARCH 28, 2024 SALE TIME: 10:00 AM

ATTENTION – Hunters & Wildlife Enthusiasts, Farm Operators, Investors, & Those in the Market for an Existing Building Site with Improvements! Multi-Parcel Real Estate Auction Consisting of a +/-3.47 Acre Parcel Situated in the City Limits of Montrose w/ Existing Buildings & Utilities Onsite as well as a +/-13.99 Acre Virtually All Tillable Parcel Presently Utilized as Cropland! The property will be offered in Individual Parcels or as a Combined +/-17.46 Acre Unit! These Parcels lie in the City Limits of Montrose and the East Fork Vermillion River joins this Property Providing Excellent Recreational Opportunities!

We will offer the following Real Estate at Auction located at 512 S. 1st Ave, Montrose, SD. From the Montrose Exit #374 on I-90, 2 miles north on Co. Hwy. (451st Ave.) to the Jct. of SD Hwy 38 & 451st Ave, then 3/10 Mile SE on Hwy. #38, and 1/10th Mile North on S. 1st Ave. Auction conducted at Parcel #1.

SUTTON
AUCTIONEERS & LAND BROKERS LLC

JAMES L. STRUCK, Owner
SUTTON AUCTIONEERS & LAND BROKERS, LLC - Sioux Falls, Flandreau, SD, & Pipestone, MN
CHUCK SUTTON – Auctioneer & Land Broker - ph. 605-336-6315
JARED SUTTON CAI – Auctioneer & RE Broker Assoc. – 605-864-8527
TERRY HAIAR – RE Auctioneer – Alexandria, SD – ph. 605-239-4626

PARCEL #1 – LEGAL DESC.: The S. 387.67' of Outlot D and Adjacent Portion of Vacated Dakota Street in Kluckhohn's Addn. to the City of Montrose, McCook County, SD +/-3.47 Acre Improved Site

The improvements on Parcel #1 consists of a 45'x60' Pole Building w/ sliding doors on each end, dirt floor, open front on South end. This building has electricity & did previously have water but utilities are not in service. Additionally, this parcel has a 24'x30' Barn w/ open area for parking as well as a main area utilized for livestock shelter. Lastly, there is a 8'x16' Utility Shed w/ vinyl siding & steel roof. This parcel has existing utilities onsite w/ City Water & Sewer, and electricity provided through McCook Electric. It should be noted that this parcel is located in Zone AE Floodway based on FEMA & County information & any improvements on or made to the property may be uninsurable. Any future use of this property would additionally be subject to City of Montrose Zoning. Buyers are encouraged to do their own due diligence with the City &/or County pertaining to future use of the property.

PARCEL #2: +/-13.99 Acre Cropland Parcel – LEGAL DESC.: All of Outlot E & F Kluckhohn's Addition, Including the Adjacent Portion of Vacated Dakota Street, City of Montrose, and RR ROW of CSt.PMO RW Co. over & Across the SE ¼ of the NW ¼ of Sec. 27, T. 103 N., R. 53W., to include the Former RR Prop. Lying Adj. to Outlot D, E, & F, McCook Co., SD

This parcel is located directly east of Parcel #1 on the E. side of the Vermillion River. Access to Parcel #2 is provided through a 20' Perpetual Easement granted by a neighboring landowner which travels north off SD Hwy. 38 across the East Half of the SE Quarter of 27-103-53. When traveling to view Parcel 2 please be respectful to joining landowners do not travel off the existing path. This parcel is virtually 100% tillable and according to FSA information indicates that this parcel consists of +/-11.34 acres of cropland. According to information obtained from Surety Agridata Inc., this parcel has a weighted average productivity index of an 84.0. According to county assessors information this parcel has a soil rating of a .907. This would be a nice parcel for a hobby farmer, existing operator, or Hunter & Wildlife Enthusiast looking for a small parcel of land within a close proximity to Sioux Falls, SD & other surrounding communities.

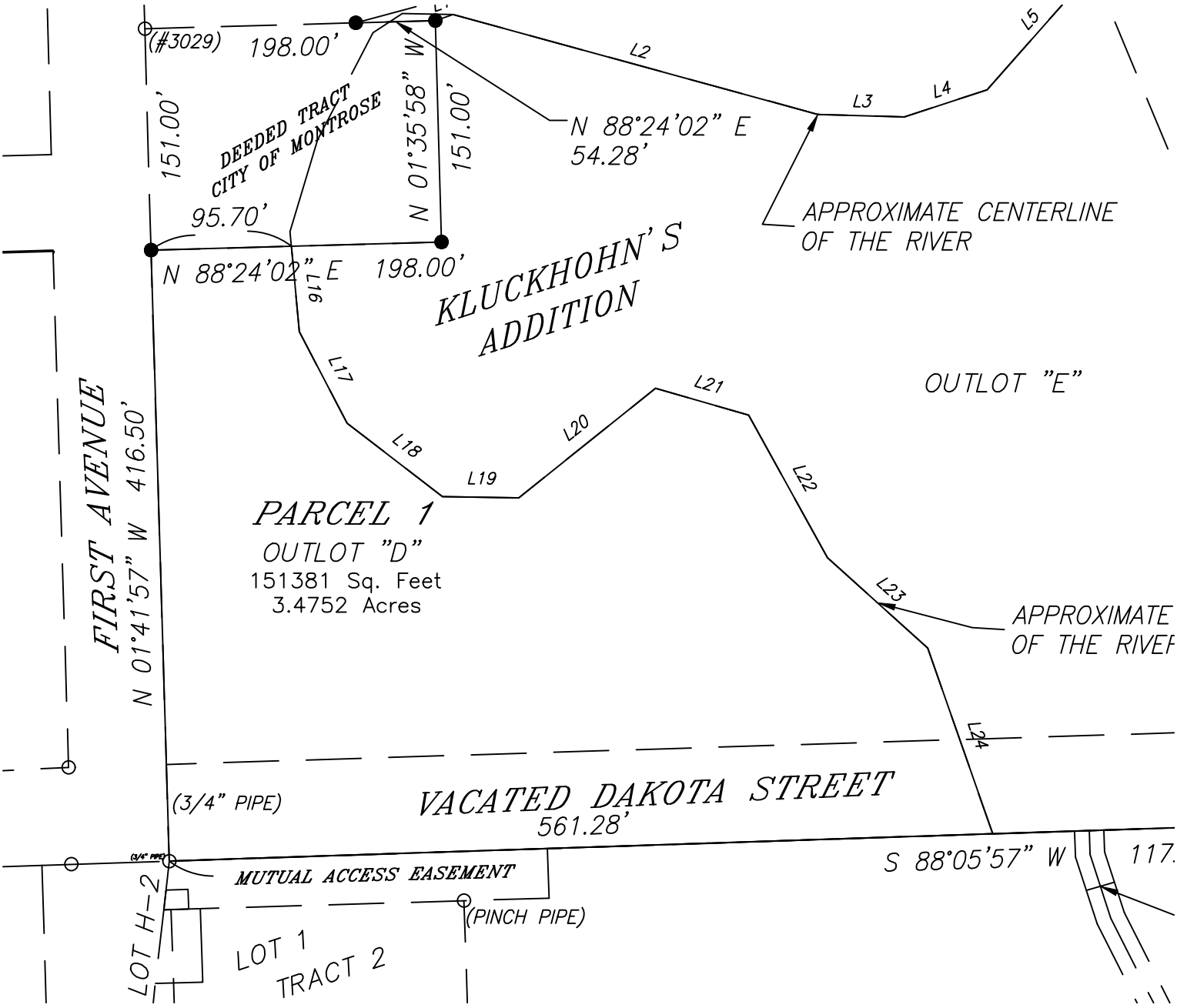
TERMS: Cash – 10% non-refundable downpayment due on sale day & balance on or before May 10th, 2024 with possession. Marketable title will be conveyed with an owner's title insurance policy provided with the cost divided 50-50, as well as a title company fee, if any, will be divided 50-50 between the buyer and seller. All of the 2023 RE taxes in the amount of $1,429.56 payable in 2024 will be paid by the seller with the buyer(s) to be responsible for 100% of the 2024 taxes payable in 2025. This property is sold in "AS IS" condition and the merchantability or suitability of this property for any particular purpose is not guaranteed. Information contained herein is deemed to be correct but is not guaranteed. The acres in the respective parcels are based on a survey completed by Meyer Land Surveying, LLC with the acres understood to be more or less. Sold subject to City of Montrose &/or McCook County zoning, easements, restrictions, reservations and highways of record, if any. The RE Licensees/Auctioneers in this transaction stipulate that they are acting as agents for the seller. Sold subject to confirmation of the sellers. For showings or additional information, contact the Auctioneers.

www.suttonauction.com
Sioux Falls Office
1116 N. West Ave.
Sioux Falls, SD 57104
Ph. 605-336-6315
office@suttonauction.com

Broker Participation Welcome, with a 1% commission payable to a licensed SD RE Broker who properly pre-registers and represents a successful purchaser at the auction and that meets the prescribed criteria for Broker Participation.

SALE DRAWING - PARCEL 1

S. 387.67 FEET OF OUTLOT D AND VACATED DAKOTA STREET OF KLUCKHOHN'S ADDITION CITY OF MONTROSE MCCOOK COUNTY, SOUTH DAKOTA.



OWNERS: JIM STRUCK

CLIENT: SUTTON AUCTION SERVICE

PARCEL 1 LEGAL DESCRIPTION:

SOUTH 387.67 FEET OF OUTLOT "D" AND ADJACENT PORTION OF THE VACATED DAKOTA STREET IN KLUCKHOHN'S ADDITION, TO THE CITY OF MONTROSE, MCCOOK COUNTY, SOUTH DAKOTA.

TOTAL ACRES FOR PARCEL 1

3.47 ACRES±

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 COORDINATE SYSTEM
PROJECT #23135
DRAWN BY: EDM

N

0 100'

SCALE: 1"=100'

Prepared by:
Eric D. Meyer, R.L.S. 48998
45246 SD Hwy 44
Parker, SD 57053
Phone: (605) 310-9401

MEYER LAND SURVEYING, LLC 605-310-9401

LINE	BEARING	DISTANCE
L1	N 70°40'09" E	12.74'
L2	N 74°40'29" W	257.77'
L3	S 88°21'53" E	58.85'
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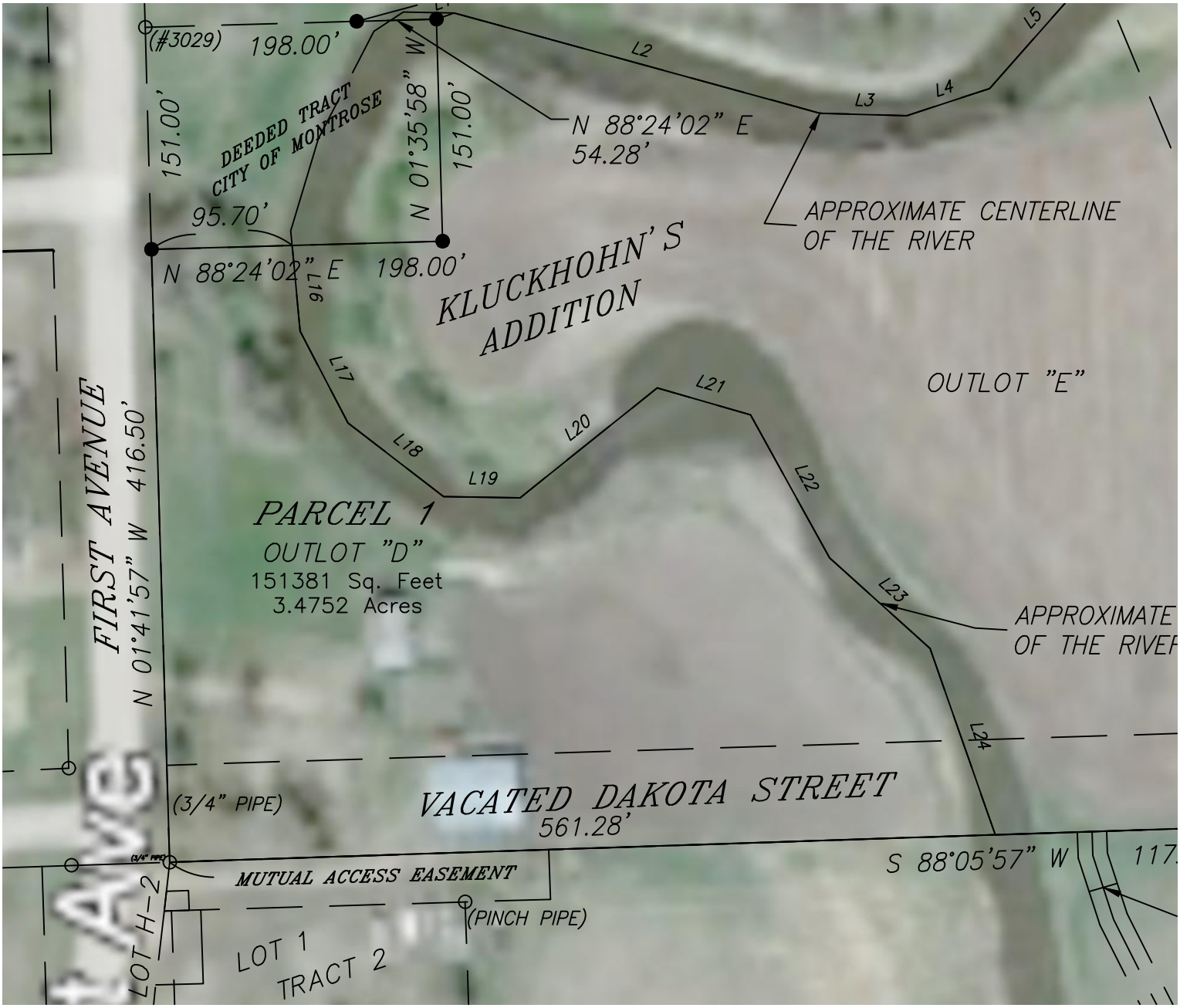

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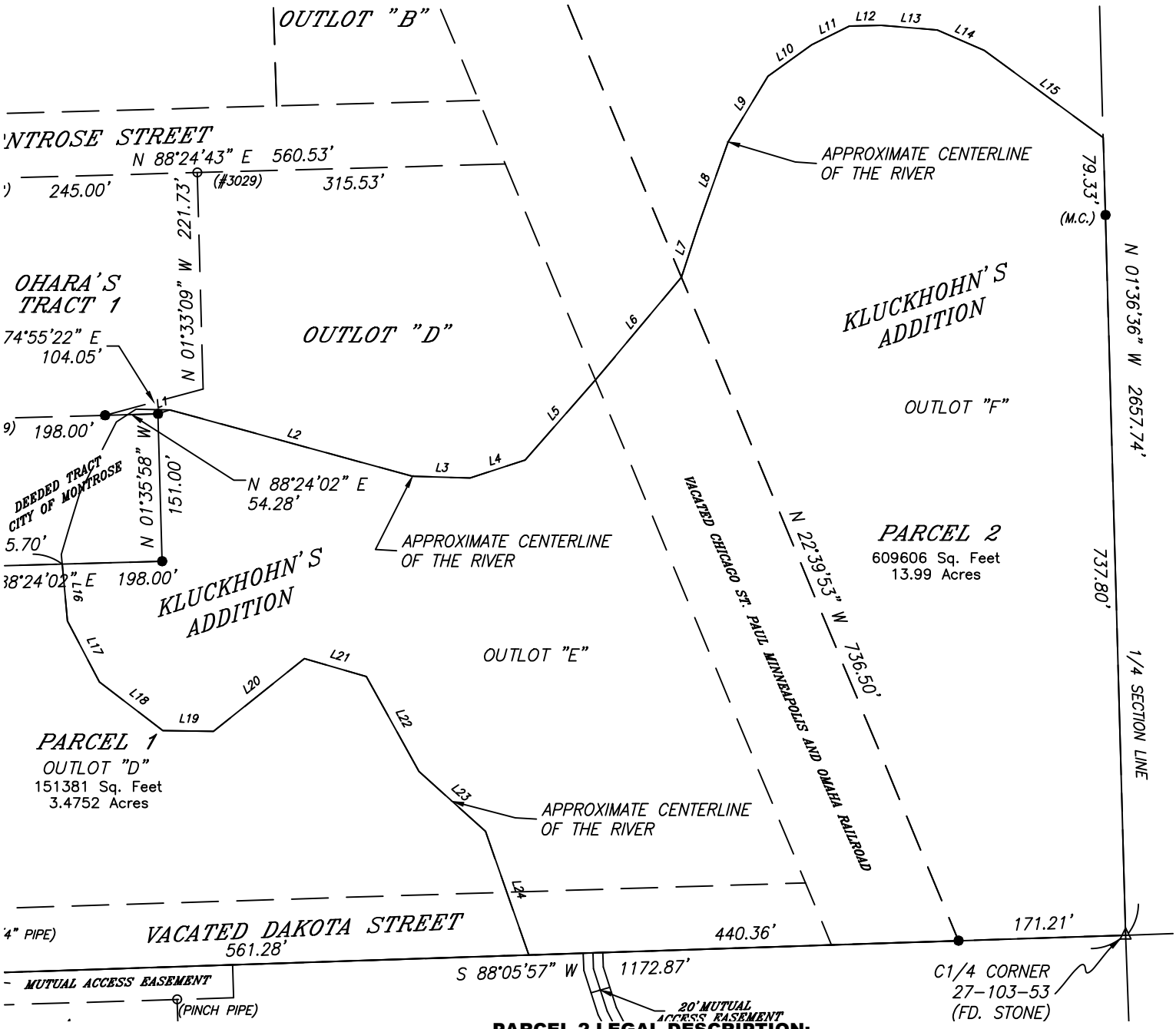
SALE DRAWING - PARCEL 2

**ALL OF OUTLOT "E" AND OUTLOT "F" KLUCKHOHN'S ADDITION
AND RAILROAD PROPERTY ADJACENT TO
CITY OF MONTROSE MCCOOK COUNTY, SOUTH DAKOTA.**



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CLIENT: SUTTON AUCTION SERVICE

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N

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SCALE: 1"=150'

PARCEL 2 LEGAL DESCRIPTION:

ALL OF OUTLOT "E" AND "F" KLUCKHOHN'S ADDITION, INCLUDING THE ADJACENT PORTION OF VACATED DAKOTA STREET, CITY OF MONTROSE, MCCOOK COUNTY, SOUTH DAKOTA, AND THE RAILROAD RIGHT OF WAY OF THE CHICAGO, ST. PAUL MINNEAPOLIS, AND OMAHA RAILWAY COMPANY OVER AND ACROSS THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 103 NORTH, RANGE 53 WEST TO INCLUDE THE FORMER RAILROAD PROPERTY LYING ADJACENT TO OUTLOT "D", "E", AND "F", MCCOOK COUNTY, SOUTH DAKOTA.

TOTAL ACRES FOR PARCEL 2
13.99 ACRES±

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Struck Aerial Map - NOT SURVEY ACCURATE

SUTTON AUCTIONEERS & LAND BROKERS LLC

Maps Provided By:
surety CUSTOMIZED ONLINE MAPPING

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

Map Center: 43° 41' 48.28, -97° 10' 52.72

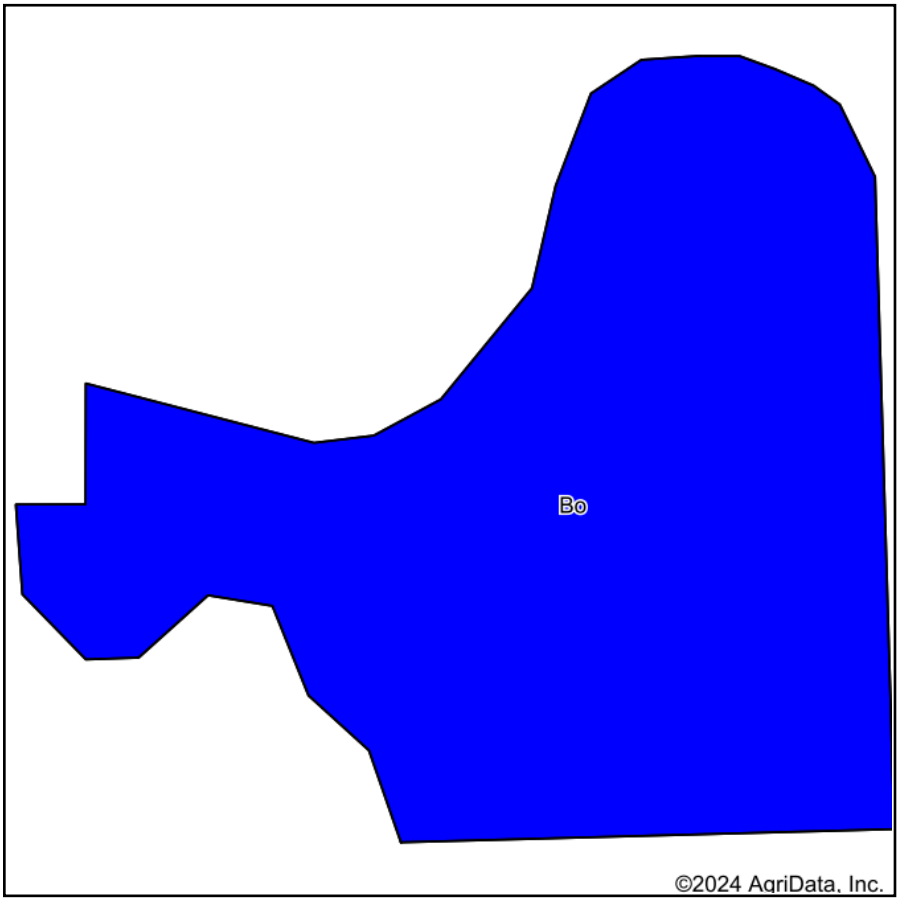
0ft 214ft 427ft

N W E S

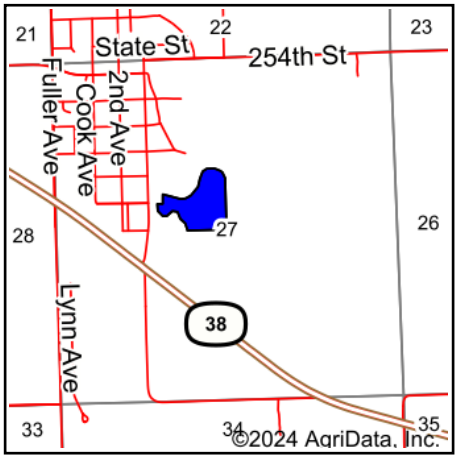
27-103N-53W
McCook County
South Dakota

2/13/2024

Stuck Parcel #2 Soil Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **McCook**
Location: **27-103N-53W**
Township: **Montrose**
Acres: **13.99**
Date: **2/13/2024**

SUTTON AUCTIONEERS & LAND BROKERS LLC

Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING
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N W E S

Area Symbol: SD087, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
Bo	Bon loam, 0 to 2 percent slopes, rarely flooded	13.99	100.0%		IIc	84
				Weighted Average	**2.00**	**84**

*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 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 Sutton Auctioneers & Land Brokers, LLC or any of our other affiliated offices, and let them and their professional associates put their years of experience to work for You!!

Kuhle-Sutton Agency, LLC
127 2nd Ave. W
Flandreau, SD
ph. 605-997-3777
www.kuhlesutton.com

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Pipestone Realty, LLC
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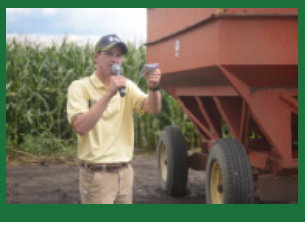

NOTES: