MINNEHAHA COUNTY LAND AUCTION

+/-51.23 Surveyed Acres of Brandon Township Minnehaha County, SD Land - Located Near Corson, SD, Brandon, SD, Garretson, SD & Sioux Falls, SD – With "No" Rural Housing Eligibilities – This Land Could Serve as a Great Addition to an Area Farming Operation, Investment Property and/or Hobby Farm

SUTTON AUCTIONEERS & LAND BROKERS, LLC

SUTTON
AUCTIONEERS & LAND BROKERS LLC

CHUCK & JARED SUTTON
SIOUX FALLS, SD
605-336-6315

DEAN STOLTENBERG -
JAPSER, MN
507-829-6856

www.suttonauction.com

In order to settle the Bernice L. Christopherson Estate, we will offer the following parcel of farmland at public auction ("On Site") at the land - Located from the Brandon-Corson, SD Exit #406 on I-90 – ½ mile north to Corson, SD (Jct. Hwy. #11 & 260th St.), 2 miles east on 260th St. and approx. 4/10ths mile north on Hwy. #109 (484th Ave.); from Garretson, SD – ½ mile south on Hwy. #11 to the Hwy. Curve, then 1 mile west on Hwy. #11 and 5½ miles south on 484th Ave. (Co, Hwy. #109); from the Valley Springs/Garretson SD Exit #410 on I-90 - ½ mile north on Co. Hwy. #109 (486th Ave.), 2 miles west on 260th St. and 4/10ths mile north on 484th Ave. – The NE Corner of the Land is at the 25951 484th Ave. which is the access to The Big Sioux Rifle & Pistol Club.

WEDNESDAY APRIL 16, 2025
SALE TIME: 10:00 AM

This auction presents an excellent opportunity to purchase a parcel of land that has been owned by the Christopherson Family for many decades. This property consists of a small parcel of land containing approximately 51.23 acres according to a recent survey. This parcel of land 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.

THE BERNICE L CHRISTOPHERSON ESTATE - Owner

Louise & Joseph Sandoval – Co-Personal Representatives
James R. Myers – Myers Billion LLP – Law Firm –
Attorneys for the Estate
-Sioux Falls, SD – ph. 605-336-3700

According to FSA information this property has approx. 35.70 acres of cropland with the remaining present non-crop acres currently in hayland/grassland, a small area with remnants of an abandoned gravel pit and the driveway easement area to the Big Sioux Rifle and Pistol Club, with an FSA 17.98 acre corn base with a 171 bu. PLC yield and a 14.63 acre soybean base with a 51 bu. PLC yield. The non-tillable acres in this farm are comprised primarily of an area of grassland & trees located in the southwesterly portion of the farm and south and southeast of the area owned by the Big Sioux Rifle & Pistol Club. According to the Minnehaha County Assessor this land has an overall soil rating of .703, similarly info. obtained from Surety Agri Data, Inc. indicates this land has a soil rating of 72.5. The 2024 RE taxes payable in 2025 on this property are $1,104.34 and will be paid by the estate, with the buyer to be responsible for all of the 2025 RE taxes payable in 2026. This land has a relatively high percentage tillable, attractive eye appeal with a gently rolling to rolling topography and has an excellent location bordered by a Co. Hwy. #109 and conveniently located near I-90, Brandon, SD, Corson, SD, Garretson, SD and within 10 miles of Sioux Falls, SD.

LEGAL DESC.:

Current Legal - The N. 2/5ths of the SE ¼, Exc. the N. 606' of the W. 840' and Highway and Exc. H-1, in Sec. 24, T. 102N., R. 48W., (Brandon Twp.), Minnehaha Co., SD; although the portion being sold will be surveyed and Platted as Tract 1 of Christopherson Addition, with the description and acres adjusted accordingly

SUTTON AUCTIONEERS & LAND BROKERS LLC

TERMS:

Cash – A 10% non-refundable earnest money payment sale day and the balance on or before May 30, 2025, with the sellers to have the option to extend the closing date to accommodate for any platting or necessary legal work to convey title. Immediate possession on sale day to be awarded to the buyer to farm or lease as they desire for the 2025 crop year and full possession conveyed at closing. 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 2024 RE taxes payable in 2025 will be paid by the sellers. This property is sold in accordance with the acres as determined in a recent survey as completed by Stockwell Engineers, Inc., with the acres understood to be "more or less"; furthermore, the acres may be adjusted slightly in accordance with finalization of the final plat of the property. 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 Personal Representatives.

To view aerial maps, soils data and other information concerning this property see www.suttonauction.com or to make arrangements for absentee bidding or other information contact the auctioneers.

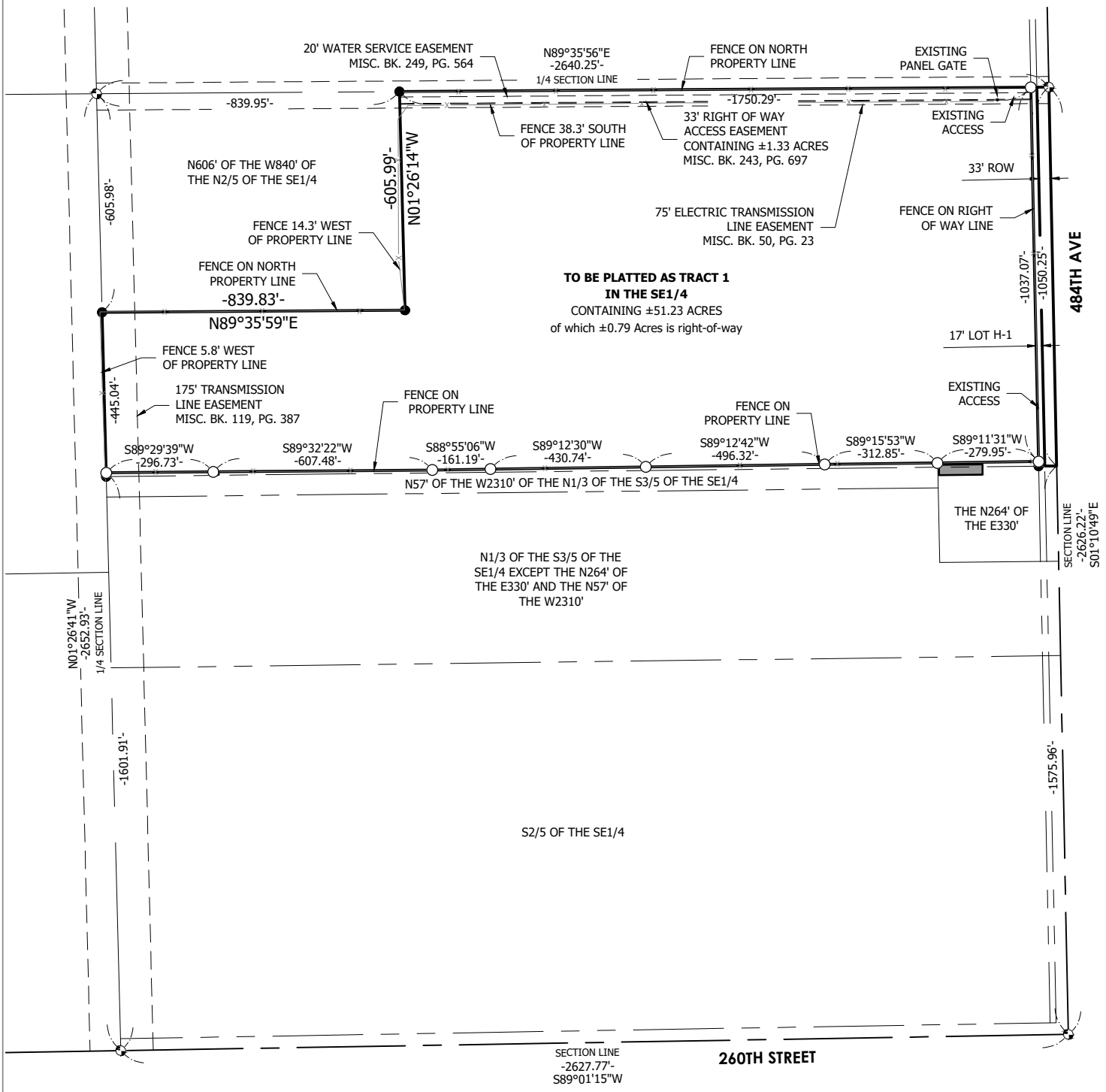
CHUCK SUTTON – Auctioneer & Land Broker – Sioux Falls, SD 605-336-6315
JARED SUTTON – RE Auctioneer & Broker Assoc. Flandreau, SD 605-864-8527
DEAN STOLTENBERG – Auctioneer & RE Broker Assoc., Jasper, MN – 507-829-6856

THE BERNICE L CHRISTOPHERSON ESTATE
Owner

SALE DRAWING

TO BE PLATTED AS TRACT 1 IN THE SE1/4 SECTION 24, T 102 N, R 48 W OF THE 5TH P.M., MINNEHAHA COUNTY, SOUTH DAKOTA

OWNERS: BERNICE L. CHRISTOPHERSON
CLIENT: SUTTON AUCTION SERVICE



PROPERTY DESCRIPTION

THE NORTH TWO-FIFTHS (N 2/5) OF THE SOUTHEAST QUARTER (SE 1/4), EXCEPT THE NORTH 660 FEET OF THE WEST 840 FEET, EXCEPT HIGHWAYS AND EXCEPT LOT H-1 OF SECTION 24, TOWNSHIP 102 NORTH, RANGE 48 WEST OF THE 5TH P.M., MINNEHAHA COUNTY, SOUTH DAKOTA.

BASIS OF BEARING
UTM 14

0 200 400
SCALE 1" = 400'

LEGEND

- Sectional Corner
- Set Property Corner
- Found Property Corner
- (100.00') Recorded Distance

SEI 25029

PREPARED BY:

STOCKWELL ENGINEERS, INC.
801 N. PHILLIPS AVENUE
SIOUX FALLS, SD 57104
PHONE: 605-338-6668
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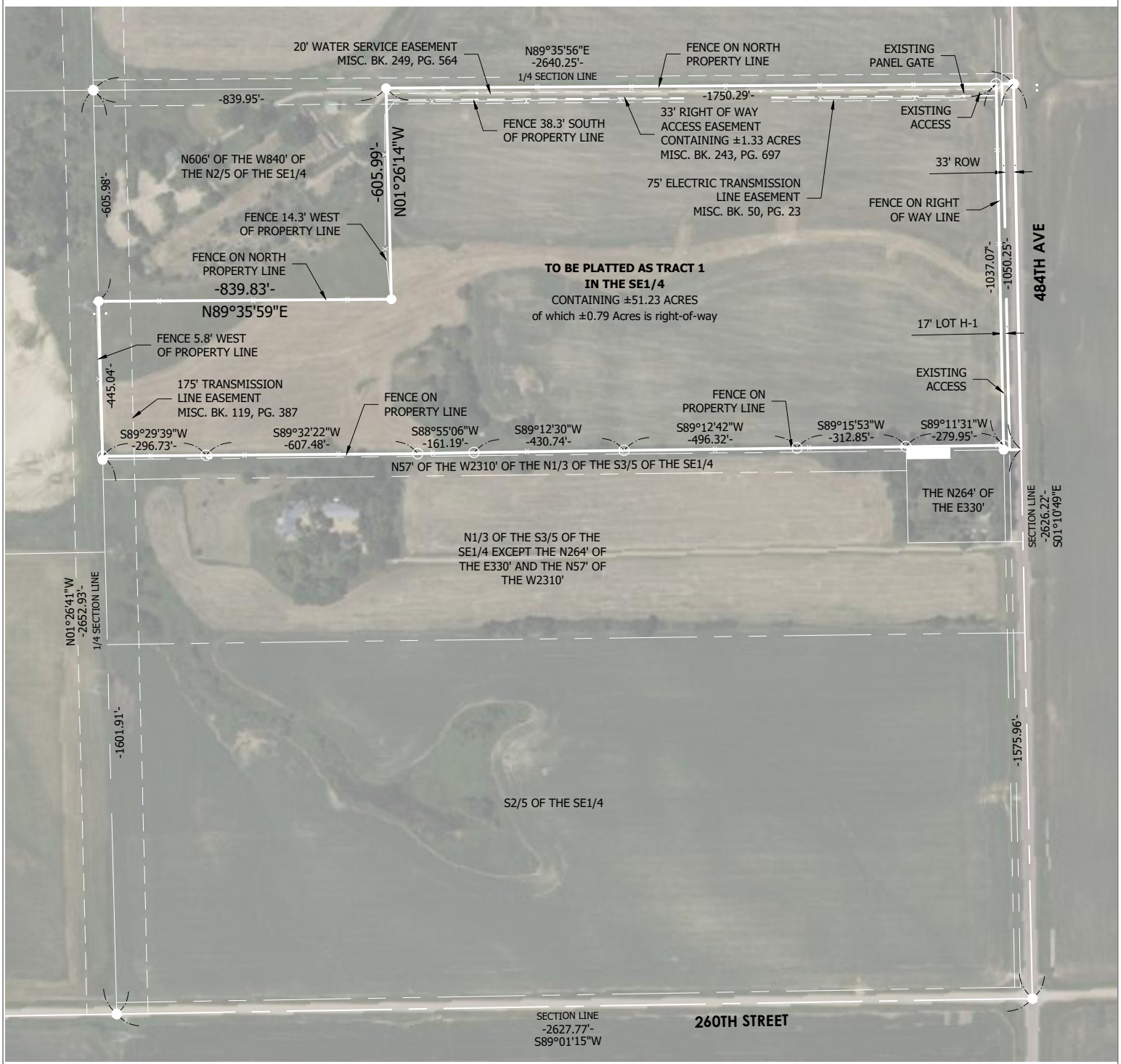
SALE DRAWING

TO BE PLATTED AS TRACT 1 IN THE SE1/4 SECTION 24, T 102 N, R 48 W OF THE 5TH P.M., MINNEHAHA COUNTY, SOUTH DAKOTA

OWNERS: BERNICE L. CHRISTOPHERSON
CLIENT: SUTTON AUCTION SERVICE



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USDA United States Department of Agriculture

Minnehaha County, South Dakota

Common Land Unit
- Non-Cropland
- Cropland

Tract Boundary
PLSS

Wetland Determination Identifiers
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

2025 Program Year
Map Created January 24, 2025

Farm **15016**

24-102N-48W-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).

The sale of your land may be a once in a lifetime event . . .

Sutton Auction has been a trusted name in the auction industry, proudly serving clients since 1932. With decades of experience, we provide top-quality auction services, handling everything from real estate to farm equipment with professionalism and integrity. Whether buying or selling, our knowledgeable team ensures a seamless and successful auction experience every time. Let Sutton Auction's long-standing reputation work for you!

Our firm has a proven track record of success, having sold over 250,000 acres and over $1.2 billion dollars of land over the past 10 years. In addition, we've conducted numerous auctions for farm equipment, construction equipment, and various personal property. With our extensive experience and trusted service, we deliver results that maximize value for our clients every time.

Great auctions don't just happen - they're carefully planned. When it comes to selling your property, choosing an experienced auctioneer with marketing skills is vital. Our auction company, a leader since 1932, serves clients in South Dakota, Minnesota, Iowa, and Nebraska. Auctions are the preferred method for farmland sales, attracting more buyers and creating a fair marketplace. Let our expertise work for you!

www.suttonauction.com

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