LAND AUCTION

HEIRS OF HOWARD & SANDRA FROMM
dba Fromm Property Holdings, LLLP

ATTENTION – CATTLE PRODUCERS -
+/-512.96 SURVEYED ACRES OF WELL LOCATED ALTAMONT TOWNSHIP, DEUEL COUNTY, EAST RIVER SD
PASTURE – CONSISTING OF ONE LARGE CONTIGUOUS PASTURE – ALL WITHIN ONE SECTION!
INCLUSIVE OF A MIXTURE OF CROPLAND, CRP & PASTURE
- All of this Land Is Available to the Buyer for the 2025 Crop & Grazing Season!

Monday June 9, 2025, 10:00 AM

This +/-512.96 Acre Surveyed Parcel of Land will be Offered in its' Entirety as a Single +/-512.96 Acre Parcel of Contiguous Pasture/Grassland.

www.suttonauction.com

We will offer the following real property at auction "On Site" at the land located ON THE East Side of Altamont, SD The NW Corner of the Land Located at the Jct. of SD Hwy #15 (476th Ave.& 175th St./Deuel Co. Hwy. #309); from Clear Lake, SD (Jct. Hwy. #15 & & 181st St.) - approx. 6 miles north on SD Hwy. #15 to 175th St.; or from Watertown, SD (Exit #177 on I-29) – approx. 11 ½ miles east on Hwy. #212 to Tunerville, then 3 miles south on SD Hwy. #15 (476th Ave.) to 175th St. – the NW Corner of the Farm.

AUCTIONEER'S NOTE: This auction presents the rare opportunity to purchase a large contiguous parcel of East River, SD Grassland Pasture. This land is very well located lying adjacent to SD Hwy. #15 and conveniently located to Clear Lake, SD, Altamont, SD, the Tunerville Corner on Hwy. #212, Watertown, SD; and the Western MN Counties of Lac Qui Parle, Yellow Medicine & Lincoln Counties and Other Area Communities and Points of Interest. This parcel of land has been owned by the Fromm Family for many decades and now, due to the multi-fractioned ownership of this land by the Fromm children, it is being offered for sale at public auction, presenting a "once in a lifetime opportunity" to purchase this land. If you are in the market for Deuel County, SD Pasture & Grassland, then make plans to inspect these farms and be in attendance at this Auction! With Carrying Rates of 3 to 5 acres per cow/calf pair, this property could be an excellent location to place 125 to 150 pairs. SPECIAL NOTE – This Land is Available for the Use of the Buyer for the 2025 Grazing Season, with immediate possession on sale day!

This is an excellent parcel of East River SD pasture/hayland, that is especially well suited for the cow-calf producer. This parcel appears to have a combination of native and tame grass, with water provided by a combination of stock dams/dugouts, ponds and seasonal water ways. This land is all being utilized as pasture/grassland, and appears to include a mixture of native and tame grass pasture. Essentially this land is a parcel of permanent pasture, as all of this land is under a combination of both US F ish and Wildlife Perpetual Wetland and Grassland Easements, thus under the terms of the easements - unrestricted grazing is allowed at any time and haying is allowed after July 15th in accordance with the terms of the respective easements. The general topography of this land is gently rolling to hilly. According to information obtained from Surety Agri Data, Inc., this farm as a whole has a soil index of 39.2. Livestock water in the pasture is provided by a combination of stock dams/dugouts, ponds and seasonal water ways. According to the Brookings-Deuel RWS, rural water lines are located bordering the West Side of the property with lines located on the East Side of Hwy. #15 & on the North Side of 175th St.; additionally, B-D RW has a pressure reducing valve system located in the NW sector of the property.

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Due to the size of this property and the fact that this parcel is located within one contiguous tract and all within the same section, grazing capacities could potentially be optimized by the implementation and installation of interior fencing and perhaps some strategically located rural water pasture taps, in order to develop rotational grazing on the property. The 2024 RE Taxes payable in 2025 on this property on this property in its' entirety are $3,372.58.

LEGAL DESC.:

The NW¼, The NE¼, The N½ SE¼, The SE¼ SE¼, The N½ SW¼, of Sec. 23, T. 116N., R. 49W., Including Lot 1 Kimball Add'n. to the Town of Altamont Located in the NW¼ NW¼, all in Sec. 23, T.116N., R. 49W., (Altamont Twp.), Deuel County, SD; Except Hwy. ROW and Exc. Outlot 1 in Sec. 23 – containing +/-512.96 Acres M/L in accordance with the survey thereof.

TERMS: Cash - A 10% non-refundable downpayment with immediate possession of the land on the day of the sale, with the balance due and payable on or before July 25, 2025 with full possession for the 2025 grazing season. All of this land is subject to a US Fish and Wildlife Perpetual Wetland & Perpetual Grassland Easements. Marketable Title will be conveyed and an owner's title insurance policy will be provided with the cost of the owner's policy and closing agents fee to be divided 50-50 between the buyer and seller. All of the RE taxes for 2024 payable in 2025 will be paid by the sellers, with the buyer to be responsible for 100% of the 2025 RE taxes payable in 2026. The acres in this property are based on the acres as determined by a survey as completed by Midwest Land Surveying, Inc., with the acres to be understood to be "more or less". The sellers do not guarantee that the existing fences lie on the true and correct boundary and any new fencing with be the responsibility of the purchaser pursuant to SD Law. Information contained herein is deemed to be correct but is not guaranteed. This property is sold in "AS IS Condition" and is sold subject to existing easements, restrictions, reservations or highways of record, if any, as well as any or all applicable zoning ordinances. The RE licensees in this transaction stipulate that they are acting as agents for the sellers. Sold subject to confirmation of the owners

To view drone video of the property and other information in the auction packet, or to make arrangements for Online Bidding see www.suttonauction.com. To make arrangements for absentee phone bidding contact Sutton Auction at 605-336-6315 or for additional information, contact the auctioneers.

CHUCK SUTTON – Auctioneer & Land Broker
- Sioux Falls, SD – ph. 605-336-6315 & Flandreau, SD 605-997-3777
JARED SUTTON, CAI – RE Auctioneer & Broker Assoc. –Flandreau, SD – 605-864-8527
BURLAGE & PETERSON – Auctioneers & Realtors – Brookings, SD – 605-692-7102

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SUTTON AUCTIONEERS & LAND BROKERS LLC

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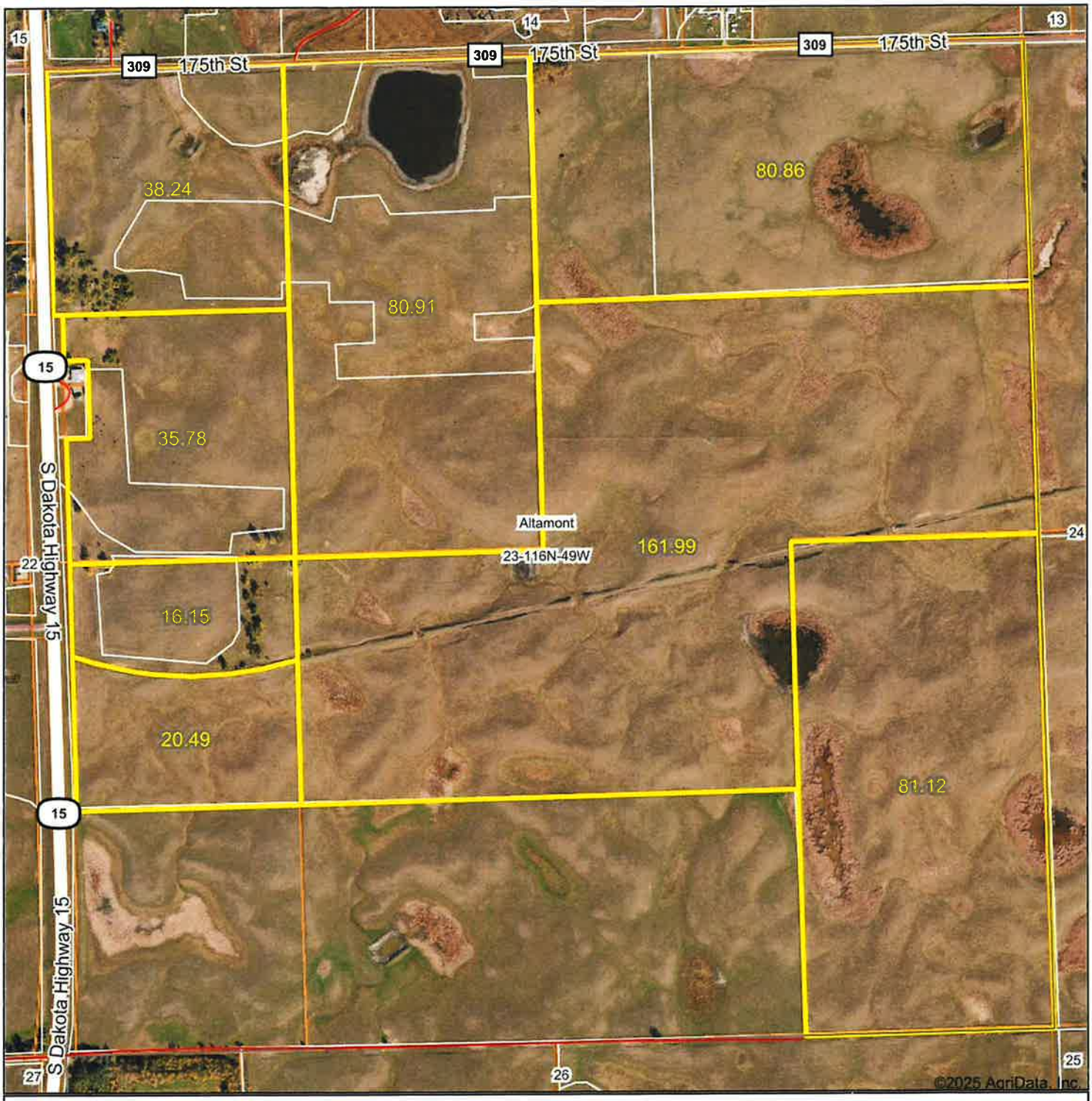
www.burlagepeterson.com

BURLAGE PETERSON Auctioneers & Realtors, LLC.

Aerial Map



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.

Boundary Center: 44° 50' 26.64, -96° 40' 19.64

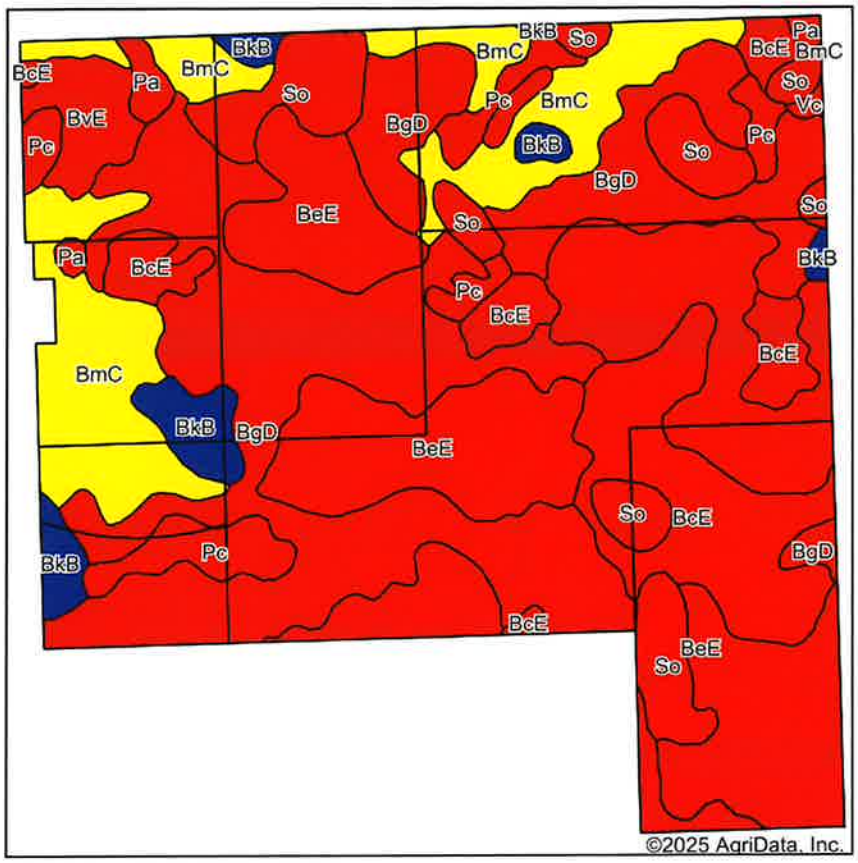
0ft 830ft 1659ft

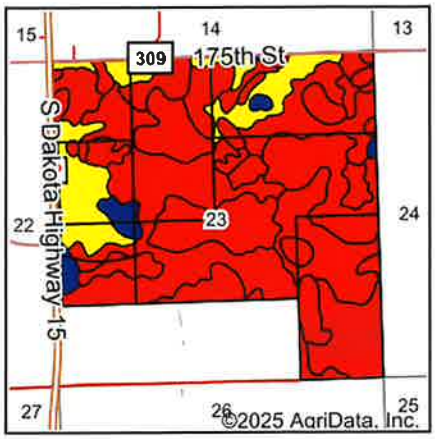
23-116N-49W
Deuel County
South Dakota

N W E S

3/17/2025

Soils Map





State: **South Dakota**
County: **Deuel**
Location: **23-116N-49W**
Township: **Altamont**
Acres: **515.54**
Date: **3/17/2025**

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N W E S

Soils data provided by USDA and NRCS.

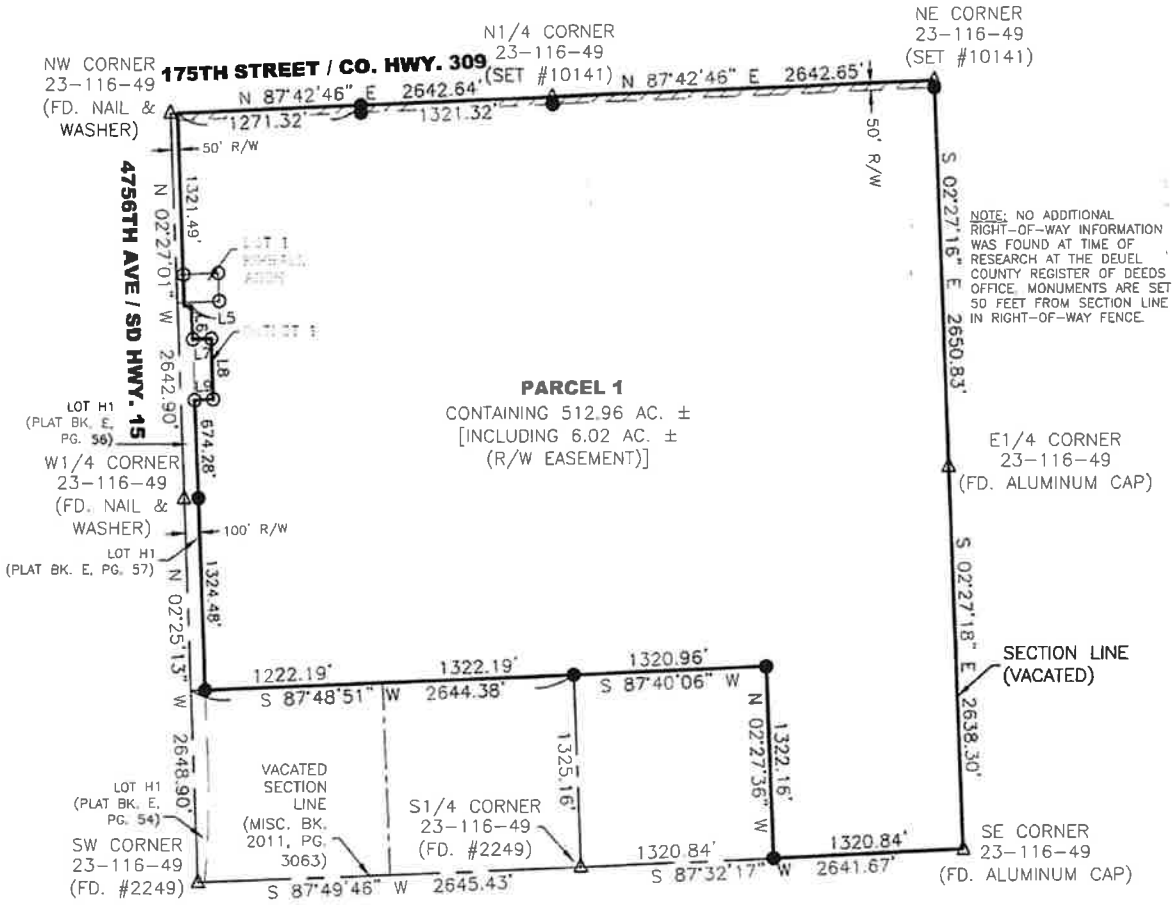
Area Symbol: SD039, Soil Area Version: 28						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
BgD	Barnes-Buse-Svea loams, 2 to 15 percent slopes	163.14	31.7%		IVe	50
BeE	Barnes-Buse-Southam complex, 0 to 25 percent slopes	139.39	27.0%		IVe	28
BmC	Barnes-Svea-Buse loams, 2 to 9 percent slopes	63.56	12.3%		IIIe	64
BcE	Barnes-Buse loams, 15 to 25 percent slopes	58.26	11.3%		VIe	23
So	Southam silty clay loam, 0 to 1 percent slopes	39.03	7.6%		VIIIw	10
Pc	Parnell-Vallers complex	21.00	4.1%		Vw	40
BkB	Barnes-Svea loams, 1 to 6 percent slopes	15.51	3.0%		IIe	83
BvE	Buse-Barnes loams, 9 to 40 percent slopes, very stony	10.51	2.0%		VIIs	6
Pa	Parnell silty clay loam	4.42	0.9%		Vw	30
Vc	Vallers loam	0.72	0.1%		IVw	49
				Weighted Average	**4.46**	**39.2**

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

SALE DRAWING - PARCEL 1

IN SECTION 23, TOWNSHIP 116 NORTH, RANGE 49 WEST OF THE 5TH P.M., DEUEL COUNTY, SOUTH DAKOTA.



PARCEL 1 LEGAL DESCRIPTION:

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LINE	BEARING	DISTANCE
L5	N 87°45'21" E	50.00'
L6	S 02°27'01" E	230.11'
L7	N 87°34'40" E	130.95'
L8	S 02°21'54" E	417.10'
L9	S 87°33'52" W	130.33'

OWNERS: FROMM PROPERTY HOLDINGS, LLP

CLIENT: SUTTON AUCTION SERVICE

LEGEND:

- ● SET PROPERTY CORNER
- △ SECTION CORNER
- AC. ACRES
- R/W RIGHT-OF-WAY
- — — PREVIOUSLY PLATTED LINE
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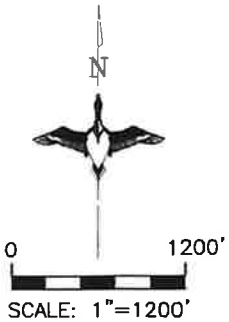
TOTAL ACRES FOR PARCEL 1

512.96 ACRES±

[INCLUDING 6.02 AC.± OF R/W (EASEMENT)]



SCALE: 1"=1200'

NOTES:
BASIS OF BEARINGS IS UTM-ZONE 14.
PROJECT #24-521
DRAWN BY: JEB

Midwest LAND SURVEYING, INC.

211 E. 14th street, Sioux Falls, SD 57104 | Phone: (605) 339-8901

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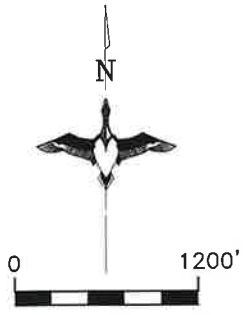

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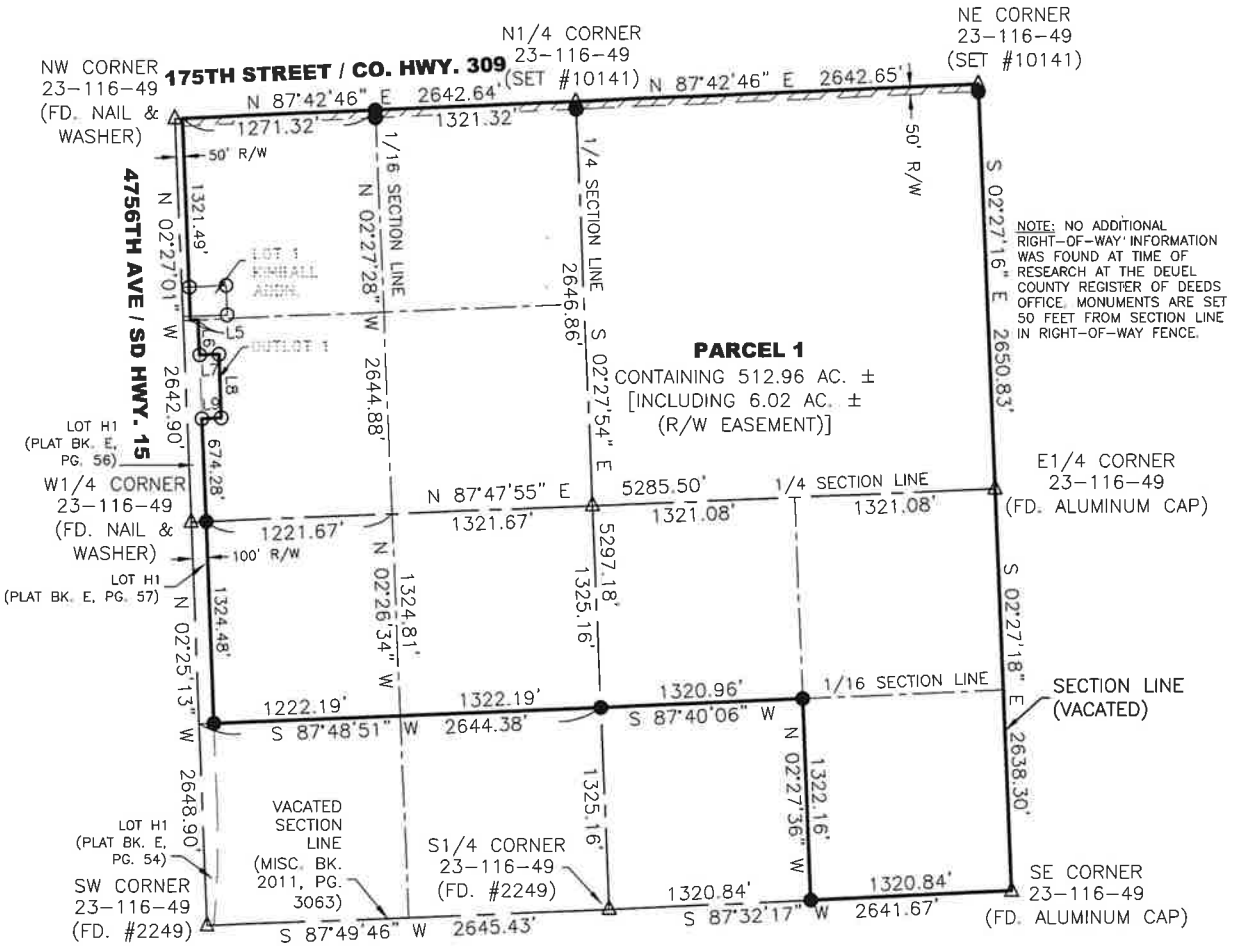

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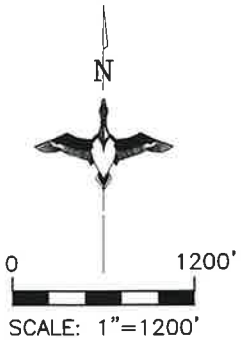

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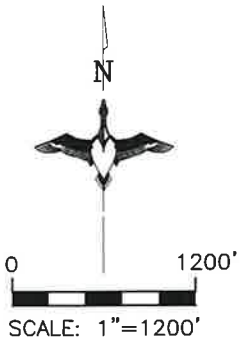

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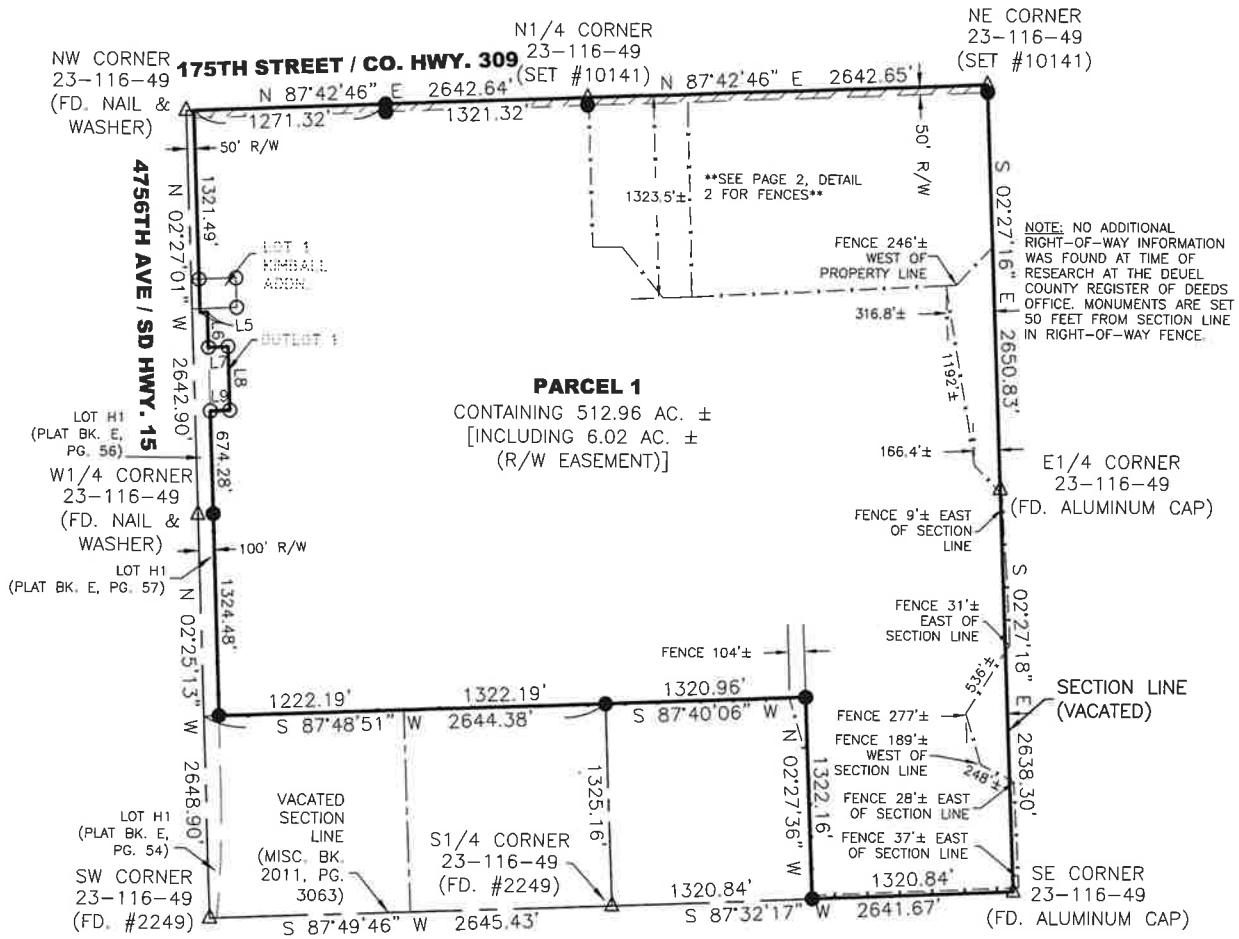

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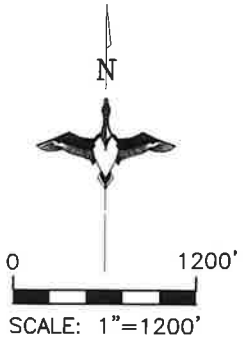

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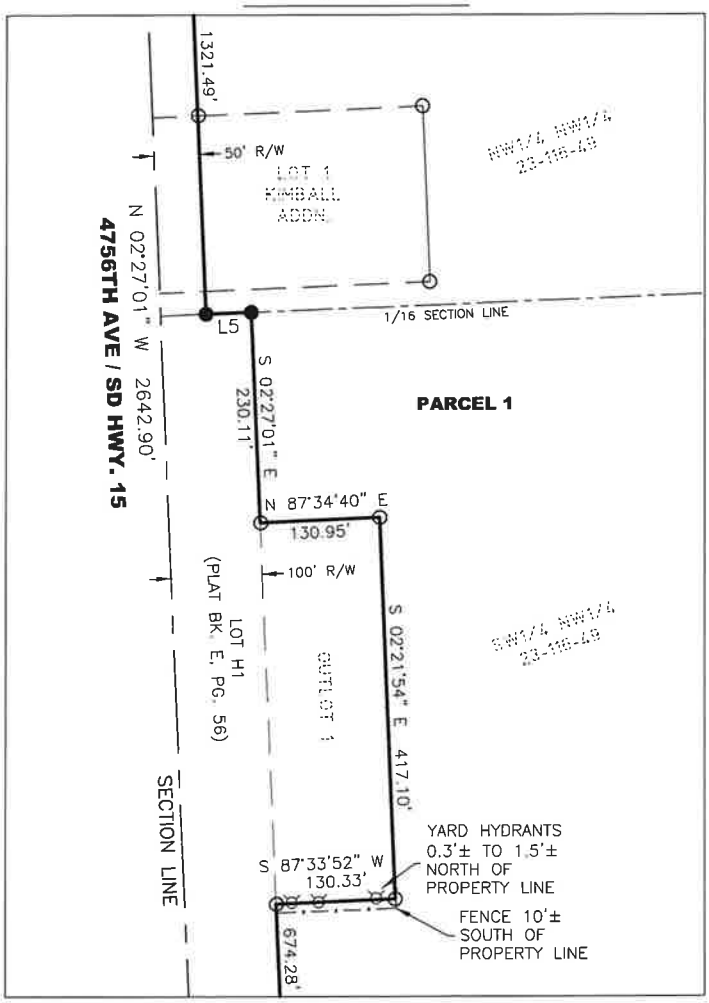
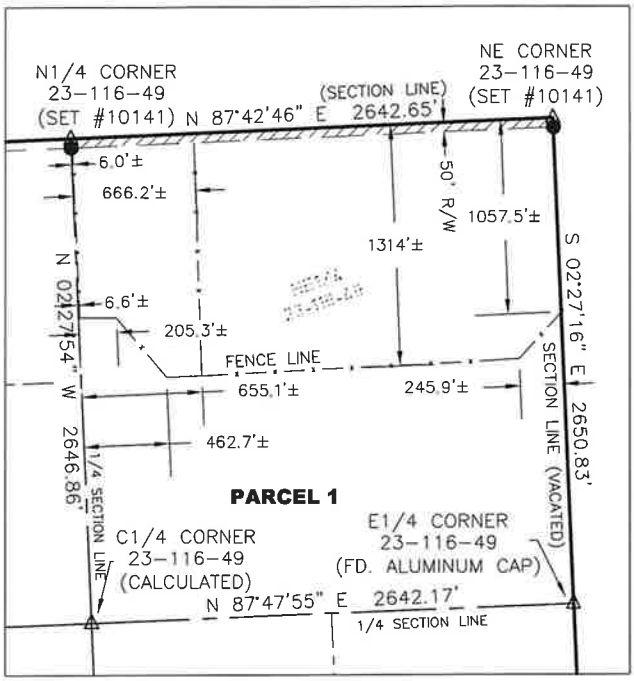


DETAIL: 1"=1000'



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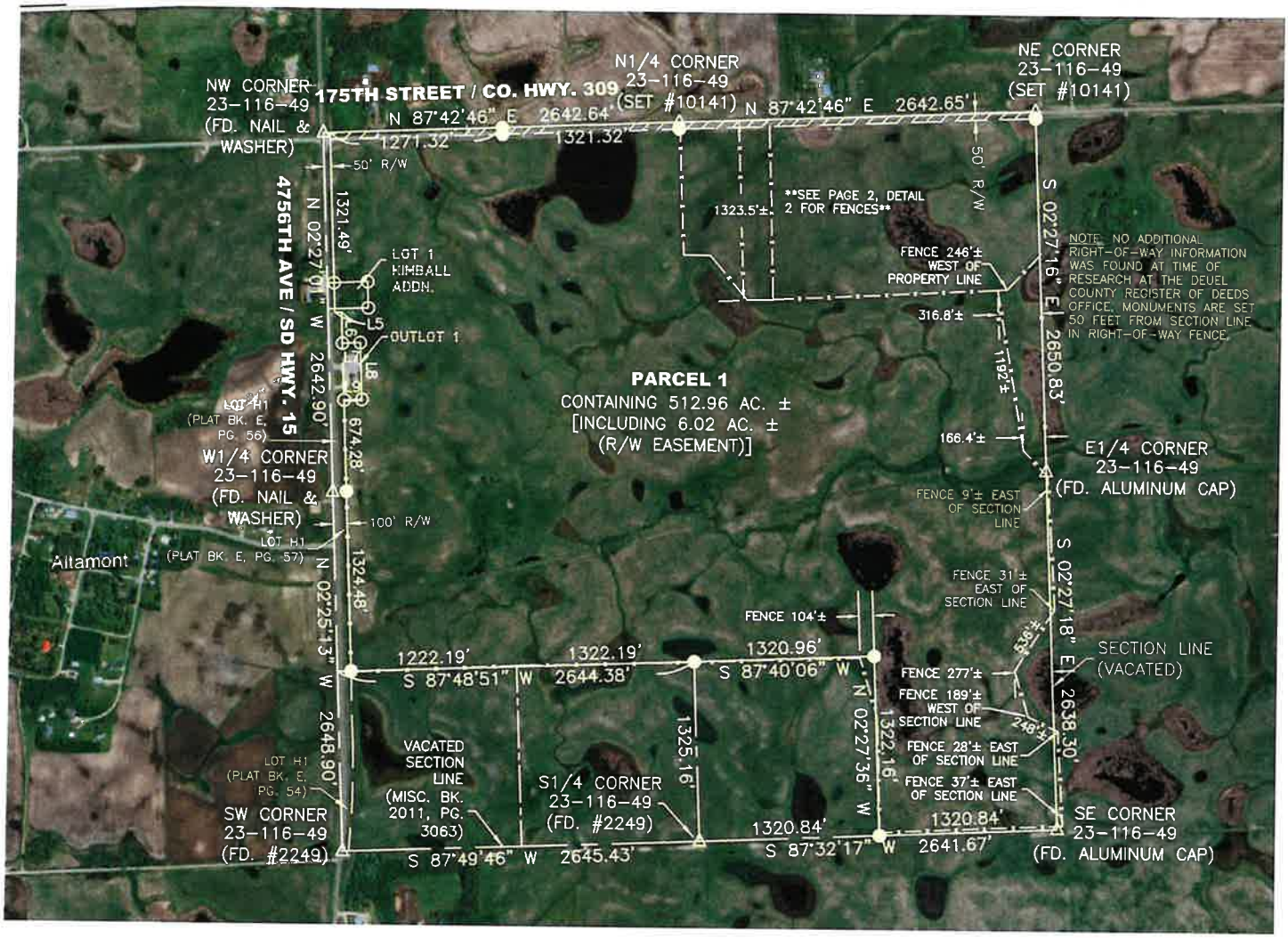


PARCEL 1 LEGAL DESCRIPTION:

THE NORTHWEST QUARTER, THE NORTHEAST QUARTER, THE NORTH HALF OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 116 NORTH, RANGE 49 WEST OF THE 5TH PRINCIPAL MERIDIAN, DEUEL COUNTY, SOUTH DAKOTA, INCLUDING LOT 1 KIMBALL ADDITION TO THE TOWN OF ALTAMONT LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 116 NORTH, RANGE 49 WEST OF THE 5TH PRINCIPAL MERIDIAN, DEUEL COUNTY, SOUTH DAKOTA; EXCEPT HIGHWAY RIGHT-OF-WAY; AND EXCEPT OUTLOT 1 IN SECTION 23,TOWNSHIP 116 NORTH, RANGE 49 WEST OF THE 5TH PRINCIPAL MERIDIAN, DEUEL COUNTY, SOUTH DAKOTA.

LINE	BEARING	DISTANCE
L5	N 87°45'21" E	50.00'
L6	S 02°27'01" E	230.11'
L7	N 87°34'40" E	130.95'
L8	S 02°21'54" E	417.10'
L9	S 87°33'52" W	130.33'

OWNERS: FROMM PROPERTY HOLDINGS, LLP

CLIENT: SUTTON AUCTION SERVICE

LEGEND:

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

TOTAL ACRES FOR PARCEL 1

512.96 ACRES±

[INCLUDING 6.02 AC.± OF R/W (EASEMENT)]

N

0 1200'

SCALE: 1"=1200'

NOTES:
BASIS OF BEARINGS IS UTM-ZONE 14.
PROJECT #24-521
DRAWN BY: JEB

Midwest LAND SURVEYING, INC.

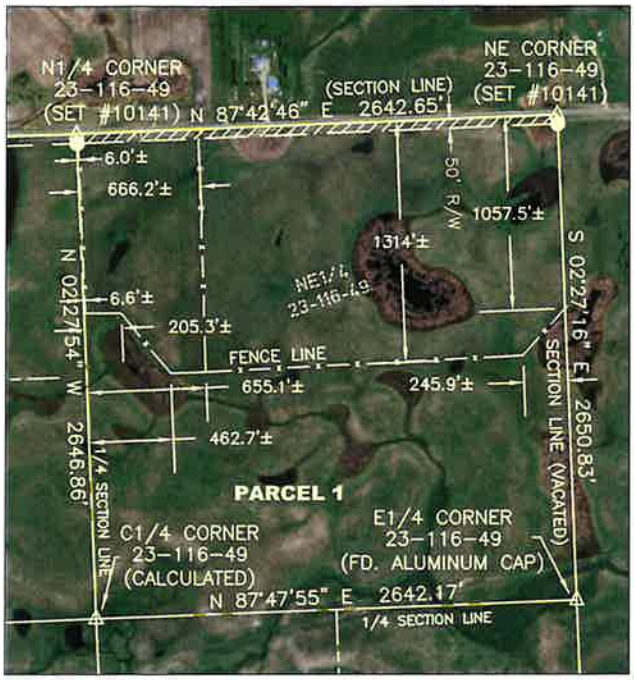
211 E. 14th street, Sioux Falls, SD 57104 | Phone: (605) 339-8901

SALE DRAWING - PARCEL 1

IN SECTION 23, TOWNSHIP 116 NORTH, RANGE 49 WEST OF THE 5TH P.M., DEUEL COUNTY, SOUTH DAKOTA.

DETAIL: 1"=200'

DETAIL: 1"=1000'



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TOTAL ACRES FOR PARCEL 1

512.96 ACRES±

[INCLUDING 6.02 AC.± OF R/W (EASEMENT)]

NOTES:
BASIS OF BEARINGS IS UTM-ZONE 14.
PROJECT #24-521
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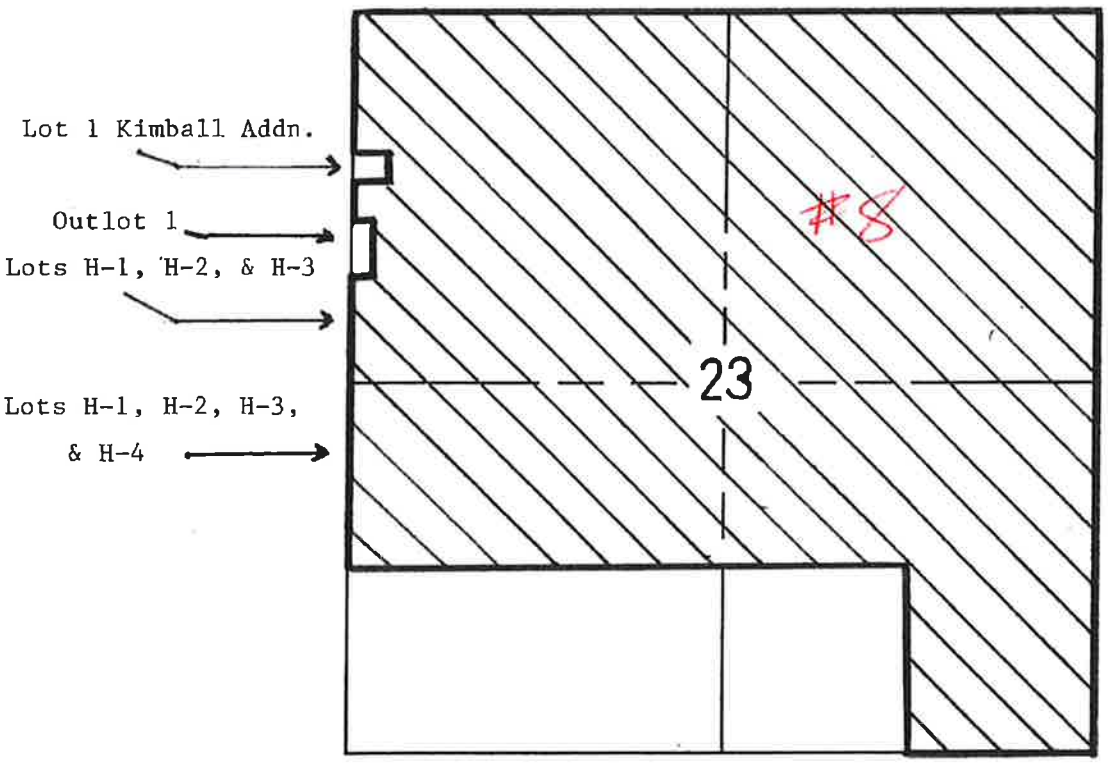
UNITED STATES DEPARTMENT OF THE INTERIOR
FISH AND WILDLIFE SERVICE
EXHIBIT "A"

TRACT 228G,1 **MAP** 5 **of** 5

WILDLIFE MANAGEMENT AREA Deuel **COUNTY, STATE OF** South Dakota
EASEMENT AUTHORIZED BY MIGRATORY BIRD HUNTING STAMP ACT OF MARCH 16, 1934, AS AMENDED.
T. 116 **N., R.** 49 **W.,** 5th **PRINCIPAL MERIDIAN**

sec. 23, N½NE¼, S½NE¼, E½NW¼, W½NW¼ except Lots H-1, H-2 & H-3 in the SW¼NW¼, and except Outlot 1 in the SW¼NW¼ and except Lot 1 Kimball Addition to the town of Altamont located in the NW¼NW¼, SE¼SE¼ and N½S½ except Lots H-1, H-2, H-3 & H-4 in the N½SW¼ and except Lot H-1 in the NW¼SW¼ and except a strip of land deeded to Deuel County as conveyed in Book 40 on Page 16 of Deuel County Records



Lot Table

Outlot 1 - 1.72 acres

Lot 1 - Kimball Addition-1.23 ac

Scale: 4 Inches = 1 Mile

This map delineates lands referred to in the easement conveyance dated _____ which the parties of the first part agree to maintain as a wildlife management area.

	Landon L. Jones
Landowner Signature	**Landowner Signature**
Landowner Signature	**Landowner Signature**
Landowner Signature	**Landowner Signature**

LEGEND

Boundary of Easement Description

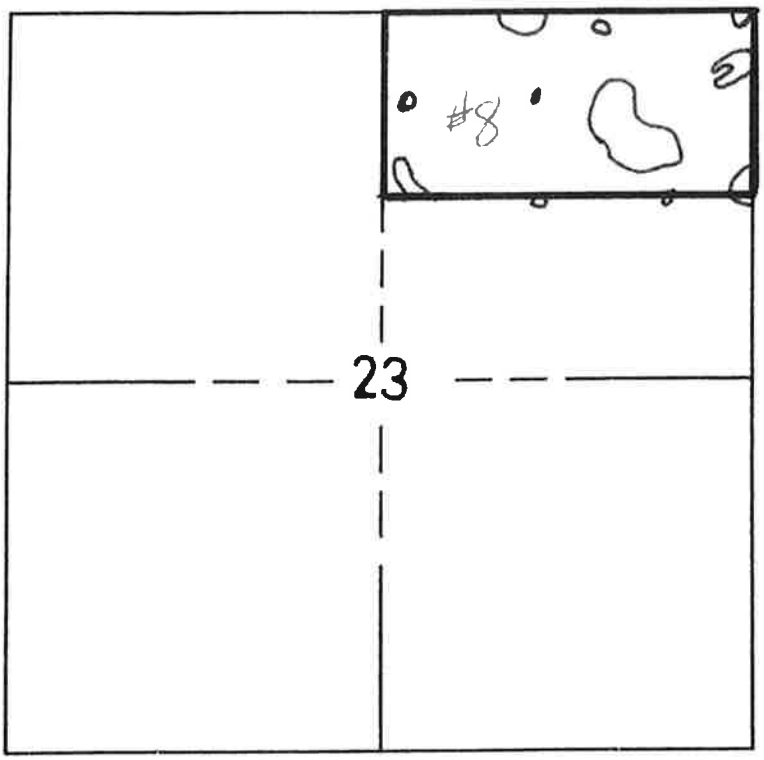
Lands covered by provisions of the easement

Prepared by: Wm. J. Kurtenbach **Date:** 6-24-04

UNITED STATES DEPARTMENT OF THE INTERIOR
FISH AND WILDLIFE SERVICE
EXHIBIT "A"

TRACT 228X,1 MAP 5 of 5

WATERFOWL PRODUCTION AREA Deuel COUNTY, STATE OF South Dakota
EASEMENT AUTHORIZED BY MIGRATORY BIRD HUNTING STAMP ACT OF MARCH 16, 1934, AS AMENDED.
T. 116 N., R. 49 W., 5th PRINCIPAL MERIDIAN
sec. 23, N½NE¼



Scale: 4 Inches = 1 Mile

This map delineates wetlands referred to in the easement conveyance dated _____ which the parties of the first part agree to maintain as a waterfowl production area. The lands covered by this conveyance include any enlargement of the delineated wetland areas resulting from normal or abnormal increased water.

_____ Landowner Signature

Sandra L. Fromm Landowner Signature

_____ Landowner Signature

_____ Landowner Signature

_____ Landowner Signature

_____ Landowner Signature

LEGEND

Boundary of Easement Description

Wetlands covered by provisions of the easement

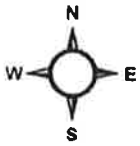
Prepared by: Wm. J. Kurtenbach Date: 06-24-2004

UNITED STATES DEPARTMENT OF THE INTERIOR
FISH AND WILDLIFE SERVICE

Tract: 82X

WATERFOWL PRODUCTION AREA DEUEL COUNTY, STATE OF SOUTH DAKOTA EASEMENT AUTHORIZED BY MIGRATORY BIRD HUNTING STAMP ACT OF MARCH 16, 1934, AS AMENDED.
T. 116N., R. 49W., 5TH PRINCIPAL MERIDIAN

SECTION 23, S1/2NE1/4, N1/2SW1/4, NW1/4SE1/4, NW1/4 except Outlot One (1) as described in Book B of Plats, page 211.



1 inch equals 0.25 miles

The U.S. Fish and Wildlife Service (Service) has purchased and owns perpetual rights which restrict or prohibit the right to drain, burn, level, and fill any wetland basins depicted on this map. This map represents the Service's effort to depict the approximate location, size and shape of all protected wetlands based on information and maps available at the time this map was prepared. However, wetlands are hydrologically dynamic systems, with expanding and contracting water levels. This map is not meant to depict water levels in the wetland in any given year. The Service reserves the right to revise this map, provided the mapped acreage remains consistent with the Easement's Summary Acres.

Prepared by: Emily Fischer
Emily Fischer

Approved by: Thomas R. Tornow
Thomas R. Tornow

Date: 7-7-2011

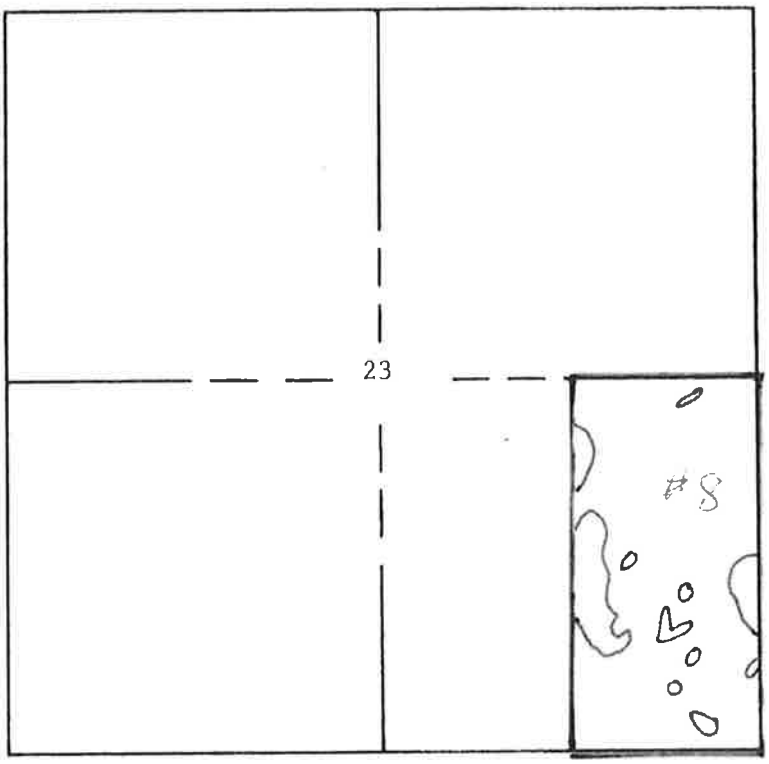
LEGEND

- Section Boundary
- Boundary of Easement Description
- Wetlands Covered by Provisions of the Easement
- Wetlands Deleted from the Easement
- Approved Drainage Facility

UNITED STATES DEPARTMENT OF THE INTERIOR
FISH AND WILDLIFE SERVICE

TRACT Deuel 87X,1 MAP 2 of 2

WATERFOWL PRODUCTION AREA Deuel COUNTY, STATE OF South Dakota
EASEMENT AUTHORIZED BY MIGRATORY BIRD HUNTING STAMP ACT OF MARCH 16, 1934, AS AMENDED.
T. 116 N., R. 49 W., 5th PRINCIPAL MERIDIAN
Section 23, E½SE¼



Scale: 4 Inches = 1 Mile

The U.S. Fish and Wildlife Service (Service) has purchased and owns perpetual rights which restrict or prohibit the right to drain, burn, level, and fill any wetland on the ownership represented by this map. This map represents the Service's effort to depict the approximate location of all protected wetlands based on information and maps available at the time this map was prepared. However, wetlands are hydrologically dynamic systems, with regularly expanding and contracting water levels. This map is not meant to depict water levels in the wetland in any given year. The Service reserves the right to correct this map provided the mapped acreage remains consistent with the Easement's Summary Acres.

LEGEND

Boundary of Easement Description

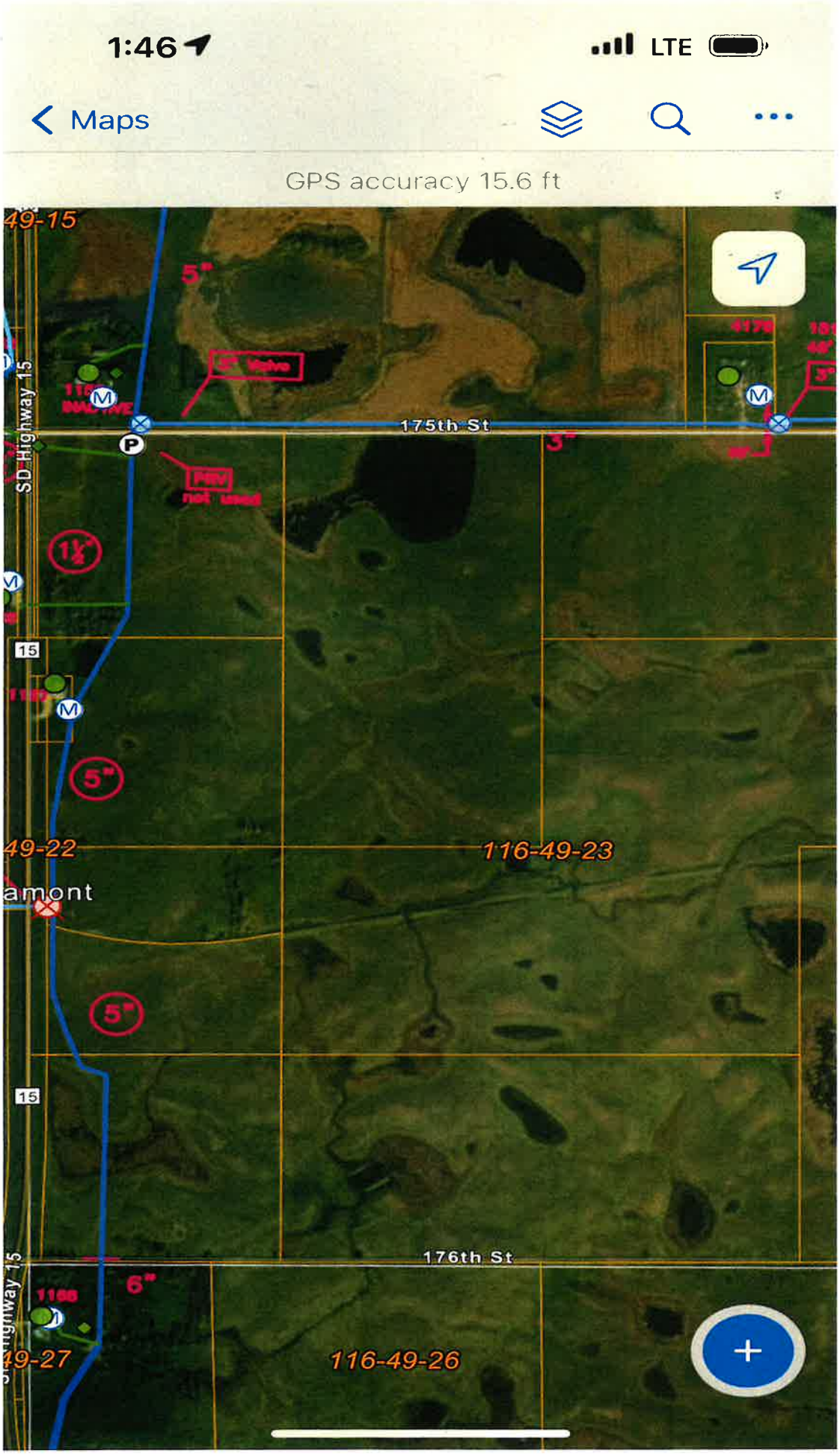
Wetlands Covered by provisions of the easement

Wetland deleted from easement by Drainage Facility Map prepared when the easement was purchased.

Prepared by: Thomas R. Tornow

Approved by: Colleen A Holbeck Date: 10-29-2007

Revised: 4/5/2004



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Notes: