LAND AUCTION

+/-77.63 Surveyed Acres of Well Located Dell Rapids Twp., Minnehaha County, SD Land – Located West of Dell Rapids, SD with a High Percentage Tillable

MARC A. MICHEL & TRACY A. MICHEL, Owners

We will offer the following Land at Public Auction. From Dell Rapids Lumber Co. (Jct. of 474th Ave & 245th St./Old Hwy. #77) – 1½ Mile W. on 245th St. to the SE Corner of the Land. From the Dell Rapids Exit #98 on I-29 – ½ Mile E. on Hwy. #115, then 1 Mile N. on 472nd Ave, then ¼ Mile E. on 245th St. to the SW Corner of the Land.

THURSDAY OCTOBER 23, 2025 **Sale Time: 10:00 AM**

AUCTION CONDUCTED BY SUTTON AUCTIONEERS & LAND BROKERS, LLC

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
TOM & TED SOUVIGNIER – Auctioneers & RE Broker Associates
Canton, SD – ph. 605-987-2404
GAGE GULLICKSON – Auctioneer & RE Broker Associate
Flandreau, SD – ph. 605-651-3867

+/-77.63 Surveyed Acres of Well Located Dell Rapids Twp., Minnehaha County, SD Land

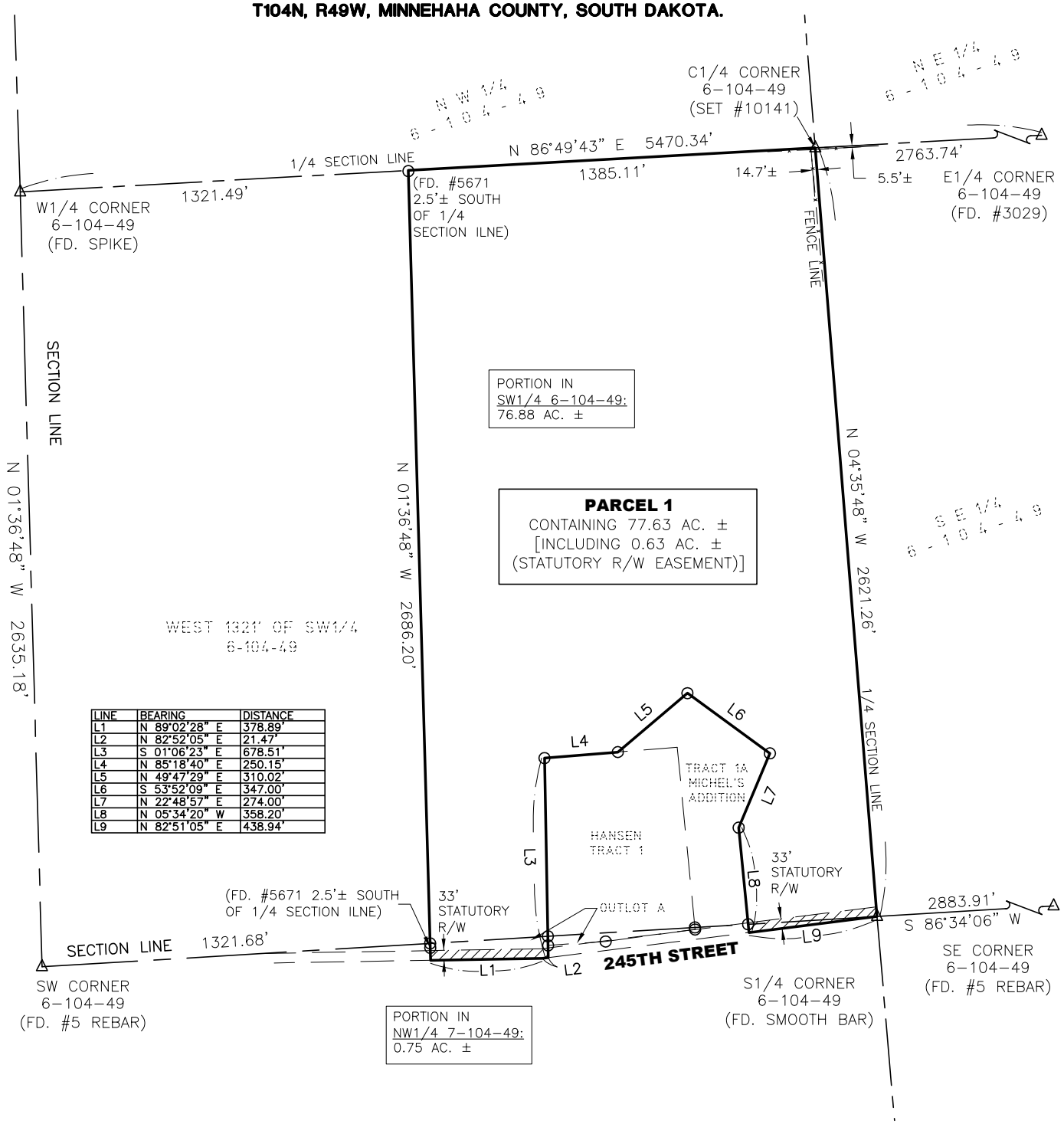
This auction awards the opportunity to purchase an inside +/-77.63 Surveyed Acre Well-located Farm in Dell Rapids Twp., Minnehaha County, SD. This land is located in an area where land seldom comes available on the open market, making this an excellent opportunity to add land to an existing area row crop operation or investment property in the tightly held Dell Rapids area. According to FSA information, this farm has a high percentage tillable with approximately 73.90 acres of cropland with a 37.75 acre corn base with a 146 Bu. PLC yield & a 35.55 acre soybean base with a 42 Bu. PLC yield and is enrolled under the ARC County Election choice for Corn & Soybeans. Information obtained from Surety Agridata Inc. indicates that this parcel has a weighted average productivity index of 65.9. Comparatively, county assessors information indicates that this parcel has an overall soil rating of .710. This land has been enhanced with the installation of approximately 9,995' of Drain Tile consisting of 8,370' of 4" Tile & 1,625' of 6" Tile. According to Minnehaha County Planning & Zoning, this parcel has no remaining Rural Housing Eligibilities. The 2024 RE Taxes payable in 2025 on this land are $1,428.08. If you are in the market for a well-located parcel of land in the tightly held Dell Rapids Township area, make plans to inspect this property & be in attendance at this auction!

LEGAL DESC.: The SW ¼ of Sec. 6 together with Outlot A in the NW ¼ of Sec. 7, T. 104N., R. 49W., Exc. The W. 1321' & Exc. Tr. 1A of Michel's Addition, & Exc. Hansen Tract 1, all in Dell Rapids Twp., Minnehaha County, SD

TERMS: Cash – A 10% non-refundable earnest money payment sale day & the balance on or before Dec. 1, 2025, with full possession for the 2026 crop year. Marketable Title will be conveyed with an owner's title insurance policy provided with the cost divided 50-50. Additionally, a title company closing fee (Getty Abstract) will be divided 50-50. All of the 2024 RE Taxes payable in 2025 as well as all of the 2025 RE taxes payable in 2026 will be paid by the sellers. This property is being sold based on the acres as determined by a recent survey 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 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. This property is sold subject to existing easements, restrictions, reservations or highways of record, if any. Information contained herein is deemed to be correct but is not guaranteed. The RE licensees in this transaction stipulate that they are acting as agents for the seller. Sold subject to confirmation of the owners. **To make arrangements for absentee bidding or other information, see www.suttonauction.com or contact the auctioneers.**

SALE DRAWING - PARCEL 1

IN THE SOUTHWEST QUARTER OF SECTION 6 AND THE NORTHWEST QUARTER OF SECTION 7, T104N, R49W, MINNEHAHA COUNTY, SOUTH DAKOTA.



LINE	BEARING	DISTANCE
L1	N 89°02'28" E	378.89'
L2	N 82°52'05" E	21.47'
L3	S 01°06'23" E	678.51'
L4	N 85°18'40" E	250.15'
L5	N 49°47'29" E	310.02'
L6	S 53°52'09" E	347.00'
L7	N 22°48'57" E	274.00'
L8	N 05°34'20" W	358.20'
L9	N 82°51'05" E	438.94'

OWNERS: MARC MICHEL

CLIENT: CHUCK SUTTON

LEGEND:

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

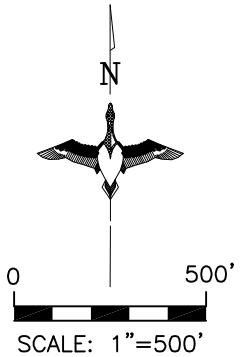
NOTES:
BASIS OF BEARINGS IS UTM-ZONE 14.
PROJECT #25-492
DRAWN BY: JJW

PARCEL 1 LEGAL DESCRIPTION:

SOUTHWEST QUARTER OF SECTION 6 AND OUTLOT A IN THE NORTHWEST QUARTER OF SECTION 7, ALL IN TOWNSHIP 104 NORTH, RANGE 49 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINNEHAHA COUNTY, SOUTH DAKOTA; EXCEPT THE WEST 1321' HANSEN TRACT 1 AND TRACT 1A OF MICHEL'S ADDITION, ALL CONTAINED THEREIN.

TOTAL ACRES FOR PARCEL 1

77.63 ACRES±
[INCLUDING 0.63 AC.± OF R/W (EASEMENT)]



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

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TOTAL ACRES FOR PARCEL 1

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[INCLUDING 0.63 AC.± OF R/W (EASEMENT)]

N

0 500'

SCALE: 1"=500'

NOTES:
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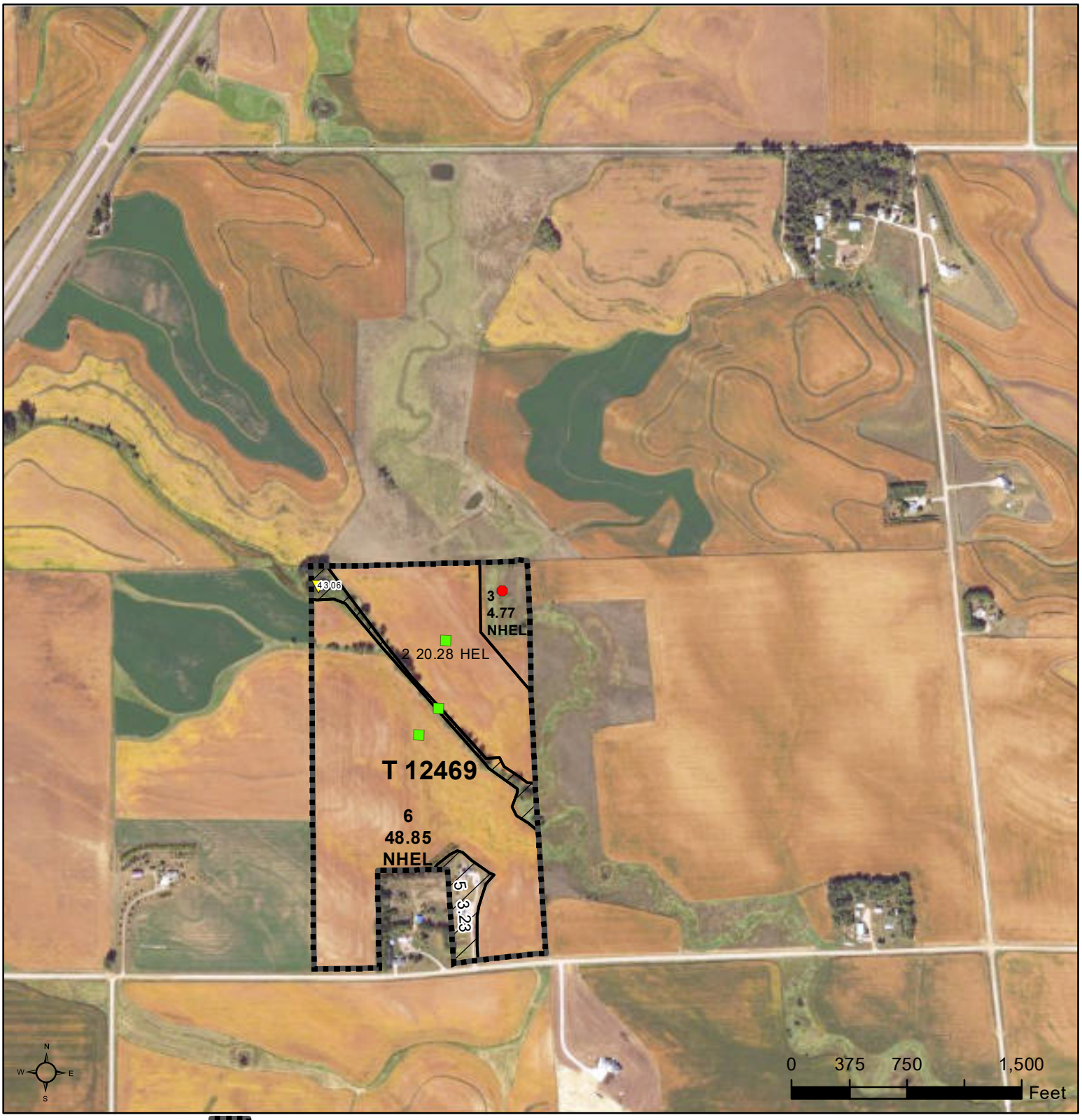
USDA United States Department of Agriculture

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

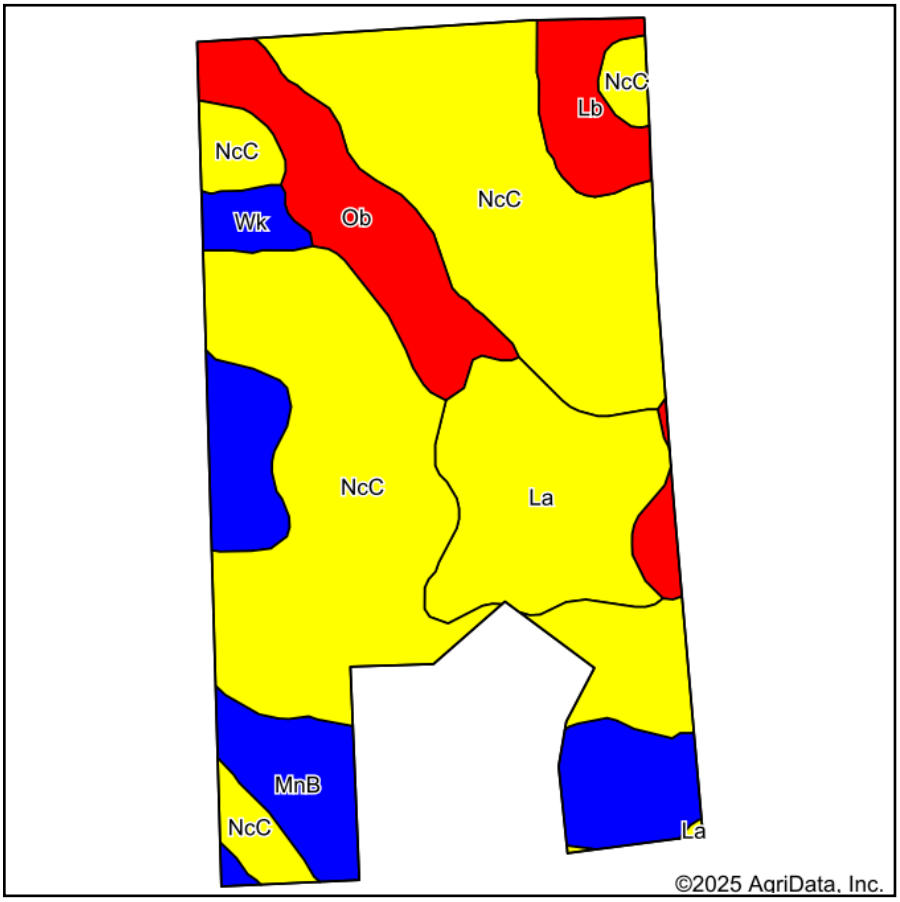
Map Created January 13, 2025

Farm **10505**

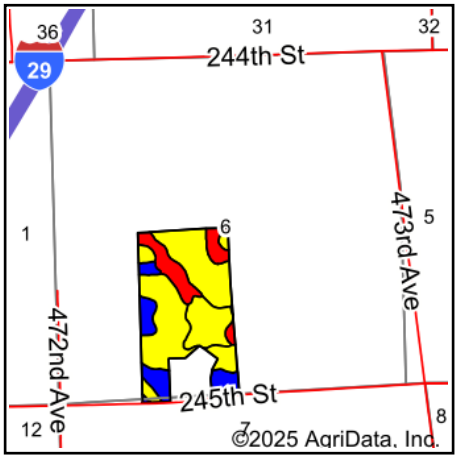
6-104N-49W-Minnehaha

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).

Michel Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Minnehaha**
Location: **6-104N-49W**
Township: **Dell Rapids**
Acres: **77.2**
Date: **8/5/2025**

SUTTON AUCTIONEERS & LAND BROKERS LLC

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

Area Symbol: SD099, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
NcC	Nora-Crofton complex, 6 to 9 percent slopes	43.30	56.0%		IIIe	IVe	68
MnB	Moody-Nora complex, 2 to 6 percent slopes	10.56	13.7%		IIe	IIIe	88
La	Lamo silty clay loam, cool, 0 to 2 percent slopes, occasionally flooded	10.50	13.6%		IIw	IIw	70
Ob	Obert silty clay loam, 0 to 1 percent slopes	7.30	9.5%		Vw		29
Lb	Lamo silty clay loam, channeled	4.22	5.5%		VIw		37
Wk	Whitewood silty clay loam, 0 to 2 percent slopes, occasionally flooded	1.32	1.7%		IIw		82
			Weighted Average		**3.06**	***-**	**65.9**

*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.

Certified Wetland Determination

Field Office: Sioux Falls FO
Certified By: Nathan Blankers
Legal Desc:6-104-49

Agency: USDA-NRCS
Date: 8-25-14
Tract: 12469

Legend

- Certified Wetland Determination Boundary
- Wetlands
- Wetlands
- Ditch
- Tile

500 250 0 500 1,000 1,500 2,000 Feet

W Wetland
FW Farmed Wetland Drained or modified & cropped prior to 12-23-1985, but still meets wetland criteria
PC Prior Converted
NW Non Wetland

See NRCS CPA-O26E for definitions and additional info.

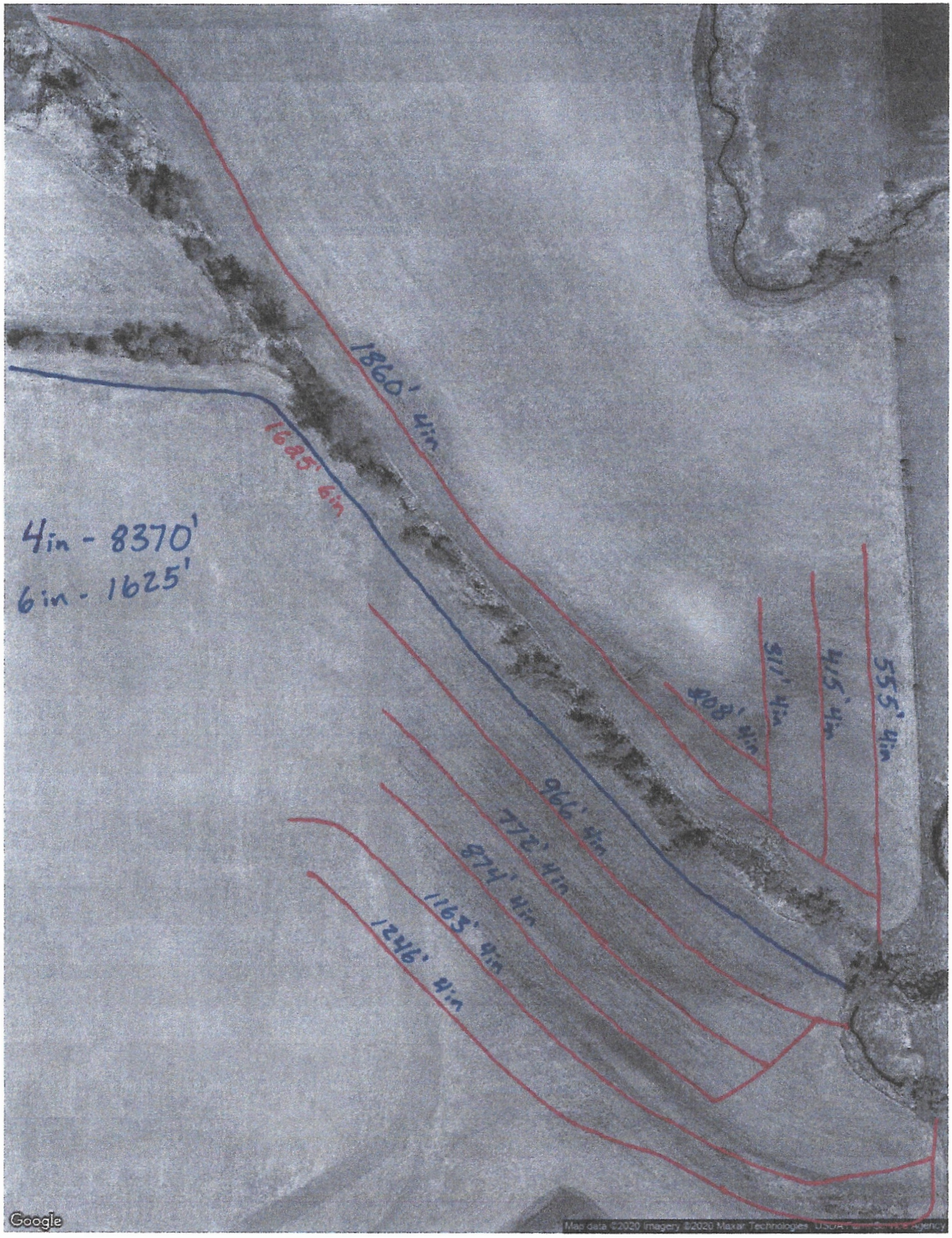
N

Land Manager: Location Summary

John Deere Operations Center

JOHN DEERE

Michel's



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

Sutton Auctioneers & Land Brokers, LLC
1116 N. West Ave
Sioux Falls, SD
ph. 605-336-6315
www.suttonauction.com

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www.pipestonerealty.com

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NOTES: