LAND AUCTION

+/-150.33 Surveyed Acres of Well Located Clear Lake Twp., Minnehaha County SD Land with Highly Productive Cropland, Hayland, & Recreational Land with Areas Suitable for Hunting & Wildlife Habitat Situated within 20 Miles of Sioux Falls, SD!

WEDNESDAY FEBUARY 25th, 2026
SALE TIME: 10:00 AM

SUTTON
AUCTIONEERS & LAND BROKERS LLC

We will offer the following land onsite at Public Auction located from Humboldt, SD – Jct. of SD Hwy. #38 & Hwy. #19 – 4 Miles N. on SD Hwy. #19, then 1/2 Mile W. on 254th St./Co. Hwy. #122 to the NE Corner of the Land. From Hartford, SD (Reliabank Corner – Jct. of SD Hwy. #38 & N. Western Ave) – 6 Miles W. on SD Hwy. #38, then 4 Miles N. on SD Hwy. #19, then 1/2 Mile W. on 254th St./Co. Hwy. #122 to the NE Corner of the Land. From Montrose – 4 1/2 Miles East on 254th St./McCook Co. Hwy. #10 to the NW corner of the Land

ZIMMER LLP, Owner

CHUCK SUTTON – Auctioneer & Land Broker – Sioux Falls, SD – Ph. 605-336-6315
JARED SUTTON CAI – Auctioneer & RE Broker Assoc. – Flandreau, SD – Ph. 605-864-8527
TERRY HAIAR – RE Auctioneer – Alexandria, SD – 605-239-4626
GAGE GULLICKSON – Auctioneer & RE Broker Associate – Flandreau, SD – ph. 605-651-3867

AUCTIONEERS NOTE: Sutton Auctioneers & Land Brokers is privileged to offer this well located +/-150.33 Acre Clear Lake Twp., Minnehaha County, SD Land, bordered by an Oil Highway with 3 Remaining Rural Housing Eligibilities located within 20 minutes of Sioux Falls, SD! This farm offers a mixture of productive cropland as well as Hayland & Recreational Land with Areas Suitable for Hunting & Wildlife Habitat for the Hunter & Wildlife Enthusiast! It is especially noteworthy that this land has been in the Zimmer Family since it was homesteaded in 1877, making this a once in a lifetime opportunity to purchase this land!! The land will be offered in 2 individual parcels or as a unit. If you are in the market for productive Minnehaha County, SD Land to add to an area farming operation or investment, make plans to inspect this property & be in attendance at this auction!

This Land will be Offered as a Unit - +/-150.33 Surveyed Acres, PARCEL #1 – +/-112.71 Acres of Virtually All Tillable Cropland, or PARCEL 2: +/-37.62 Acres of Hayland, Trees, & Recreational Land

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UNIT INFORMATION: This land being offered consists of +/-150.33 Surveyed Acres with a mixture of productive cropland, hayland, trees & acres for wildlife habitat & recreational use! This land has been held in the same family for nearly 150 years, as it was originally homesteaded by Xavier Zimmer in 1877. FSA information indicates that on the property in its entirety, there is estimated to be +/-116.24 acres of cropland with a 57.97 acre corn base with a 154 Bu. PLC yield as well as a 58.23 acre soybean base with a 40 Bu. PLC yield. According to county assessors information, this farm as a whole has an OSR of a .627. Information from Surety Agridata Inc. indicates the farm as a whole has a weighted average productivity index of 72.3. The 2024 RE taxes payable in 2025 on this parcel as a whole were $2,826.24. This parcel does have an existing USFW Wetland Easement on the W ½ of the NW ¼. This Easement allows for row cropping or grazing at any time, although prohibits filling, burning or draining of any of the designated wetland areas. According to Minnehaha County Planning & Zoning, this parcel has 3 remaining Rural Housing Eligibilities, 2 Permitted & 1 by Conditional Use. If these parcels are sold separately, the 3 remaining housing eligibilities would be assigned to Parcel #1. Additionally, if these parcels are sold separately, there will be a mutual access easement for Parcel #2 on the existing acreage driveway to the southern boundary of the acreage site, as well as access for Parcel #1 off the existing acreage driveway off 245th St. The acreage site located on this property is NOT included with the land being sold & is being retained by one of the owners. This land is available to farm or lease for the 2026 crop year!

PARCEL #1 - +/-112.71 Surveyed Acres: Parcel #1 of this property consists of an extremely high percentage tillable as according to FSA information, Parcel #1 consists of +/-112.97 acres of cropland. According to information from Surety Agridata Inc., this parcel has a weighted average productivity index of a 78.3 with primarily all Class I & II soils. If Parcel #1 is sold separately, the 3 remaining Rural Housing Eligibilities, 2 Permitted & 1 by Conditional Use would be assigned to this parcel.

PARCEL #2 - +/-37.62 Surveyed Acres: Parcel #2 offers some excellent recreational opportunities. It should be noted that this property borders the Lee Hofer Waterfowl Production Area on the Southern Boundary, an excellent hunting & wildlife production area in Minnehaha County, SD. Parcel #2 consists of +/-3.27 Acres of Cropland with the balance in Hayland, Trees, & water with areas providing some excellent hunting and wildlife habitat for deer, pheasants, waterfowl and other wildlife. Additionally, it appears that this parcel could offer some additional tillable acres if hayland acres were converted for row crop use. This is a truly unique parcel located within 20 minutes of Sioux Falls, SD! If this parcel is sold separately, it will have no rural housing eligibilities & all remaining eligibilities will be assigned to Parcel #1.

LEGAL DESC.: The NW ¼ (Exc. The SW ¼ of the SW ¼ of the of the SW ¼ of the NW ¼ & Exc. Acreage to be platted as Tr. 1 of Zimmer Addn., & Exc. Lot H-1) all in Sec. 28, T. 103N., R. 52W., Clear Lake Twp., Minnehaha County, SD

TERMS: Cash – A 10% non-refundable earnest money payment on the day of the sale and the balance on or before April 20, 2026 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 between the buyer and seller, additionally a title company closing fee will be divided 50-50 between the buyer and seller. The total acres being sold will be sold in accordance with a survey as completed by Midwest Land Surveying Inc., with the acres understood to be "more or less". The sellers do not guarantee that existing fences lie on the true and correct boundary and any new fencing, if any, will be the responsibility of the purchaser(s) pursuant to SD Law. FSA cropland acres, yields, bases, payments & other information are estimated and not guaranteed and may be subject to an FSA reconstitution & County Committee Approval. Information contained 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 applicable Zoning Ordinances. Any 2025 RE taxes payable in 2026, will be paid by the sellers, with the Purchaser to be responsible for all of the 2026 RE taxes payable in 2027 when updated by Minnehaha County. The RE licensees in this transaction are acting as agents for the owners. Sold subject to confirmation of the owners. To make arrangements for absentee bidding or other information contact the auctioneers. Online bidding available!

ZIMMER LLP, Owner

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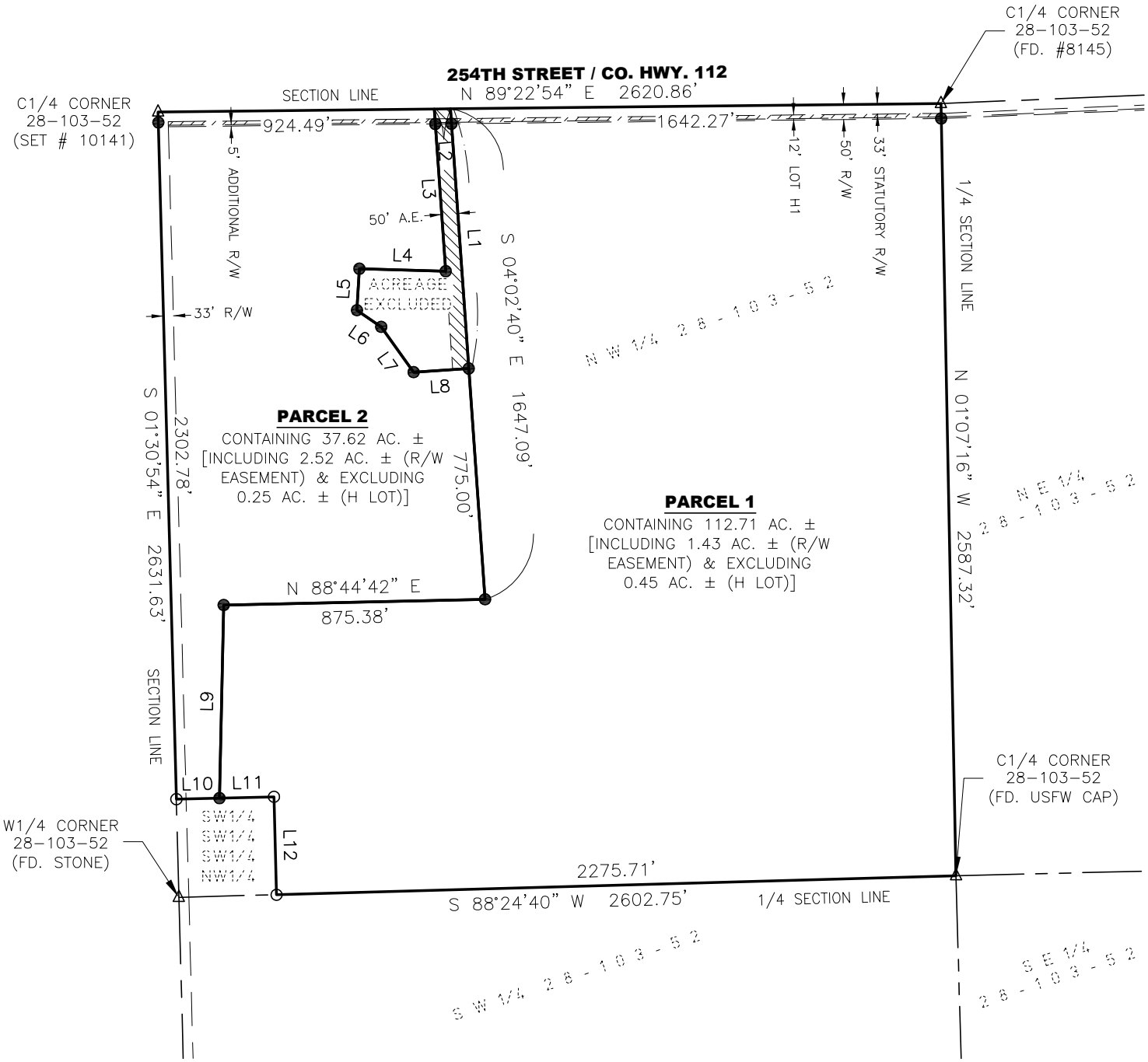
AUCTIONEERS & LAND BROKERS LLC

SCAN FOR DRONE VIDEO

SALE DRAWING - PARCELS 1 AND 2

IN THE NORTHWEST QUARTER OF SECTION 28, T103N, R52W, MINNEHAHA COUNTY, SOUTH DAKOTA.



OWNERS: ZIMMER LLP

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 #25-674
DRAWN BY: JJW

N

0 500'

SCALE: 1"=500'

Midwest LAND SURVEYING, INC.

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

SALE DRAWING - PARCELS 1 AND 2

IN THE NORTHWEST QUARTER OF SECTION 28, T103N, R52W, MINNEHAHA COUNTY, SOUTH DAKOTA.

OWNERS: ZIMMER LLP

CLIENT: CHUCK SUTTON

LEGEND:

- SET PROPERTY CORNER
- SECTION CORNER
- AC. ACRES
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NOTES:
BASIS OF BEARINGS IS UTM-ZONE 14.
PROJECT #25-674
DRAWN BY: JJW

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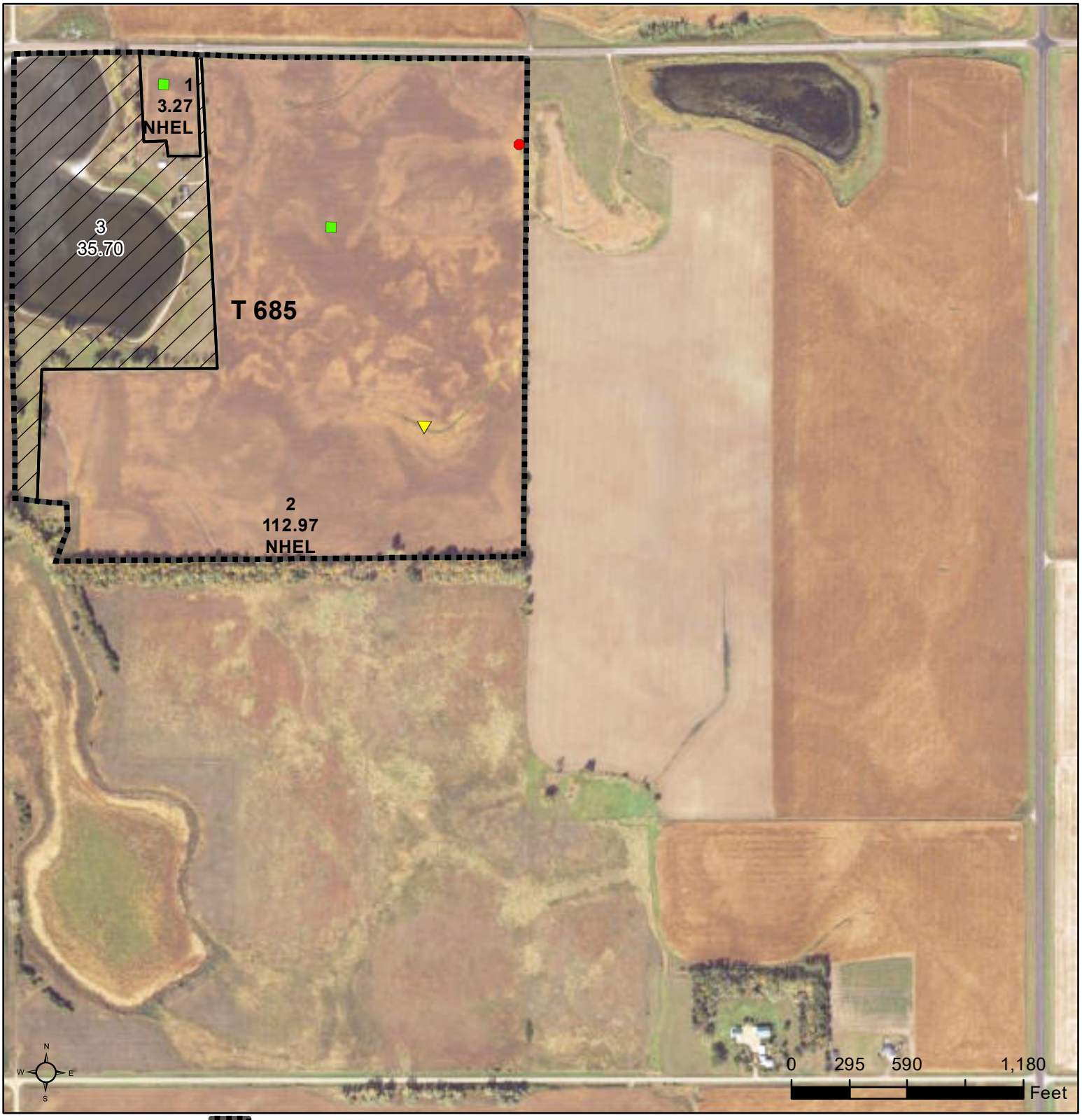
0 500'

SCALE: 1"=500'

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

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

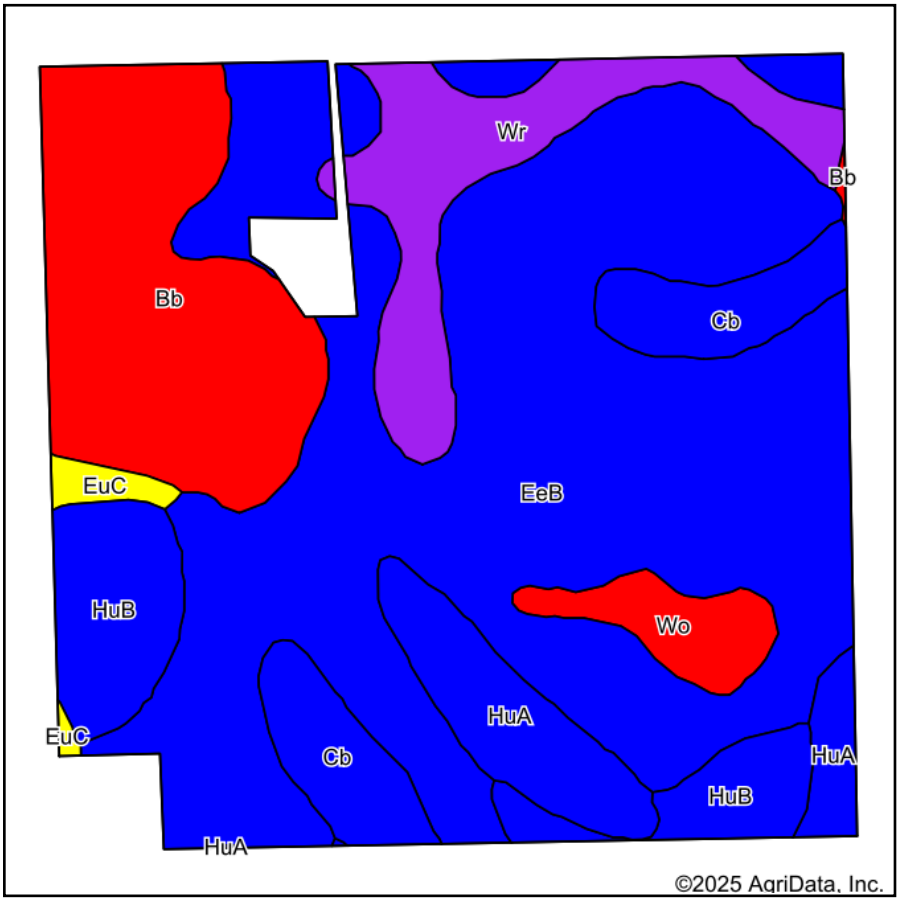
Map Created January 13, 2025

Farm **403**

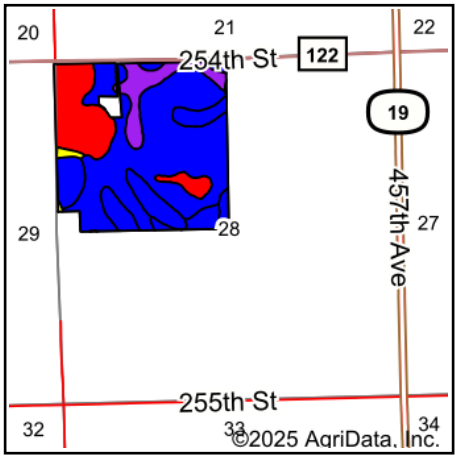
28-103N-52W-Minnehaha

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).

Zimmer - Unit Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Minnehaha**
Location: **28-103N-52W**
Township: **Clear Lake**
Acres: **150.33**
Date: **12/30/2025**

SUTTON AUCTIONEERS & LAND BROKERS LLC

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

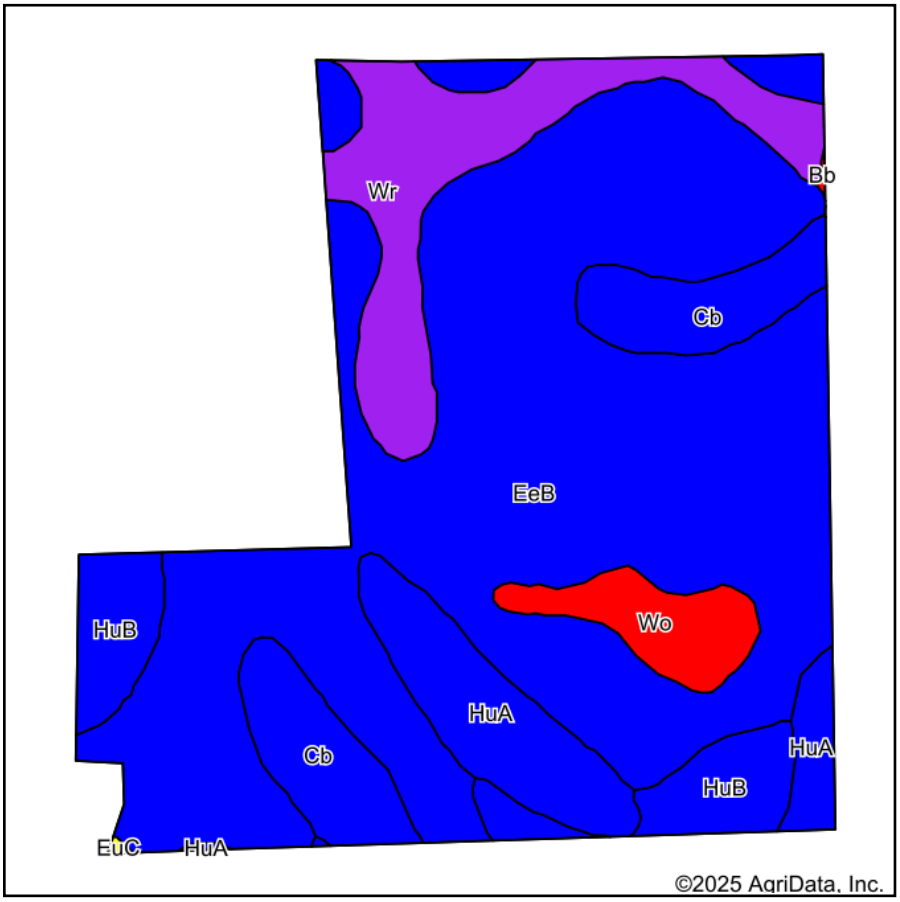
Area Symbol: SD099, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
EeB	Egan-Ethan-Trent complex, 1 to 6 percent slopes	81.46	54.3%		IIe	82
Bb	Baltic silty clay loam, 0 to 2 percent slopes, frequently ponded	22.58	15.0%		VIIIe	36
Wr	Worthing-Davison complex, 0 to 2 percent slopes	12.52	8.3%		IIw	57
HuB	Huntimer silty clay loam, 2 to 6 percent slopes	10.54	7.0%		IIe	88
Cb	Chancellor silty clay loam, 0 to 2 percent slopes, frequently flooded	9.08	6.0%		IIw	81
HuA	Huntimer silty clay loam, 0 to 2 percent slopes	8.95	6.0%		Is	89
Wo	Worthing silty clay loam, 0 to 1 percent slopes	3.95	2.6%		Vw	30
EuC	Ethan-Egan complex, 5 to 9 percent slopes	1.25	0.8%		IIe	69
			Weighted Average		**2.92**	**72.3**

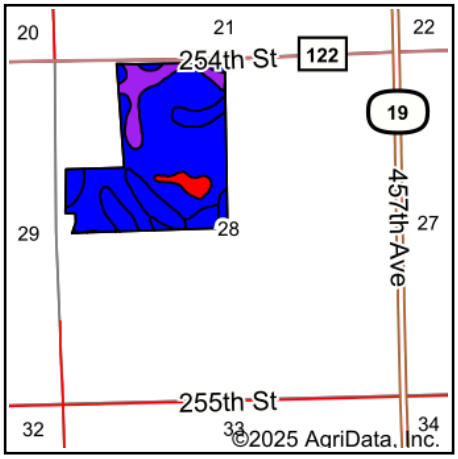
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Zimmer - Parcel #1 Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Minnehaha**
Location: **28-103N-52W**
Township: **Clear Lake**
Acres: **112.97**
Date: **12/30/2025**

SUTTON AUCTIONEERS & LAND BROKERS LLC

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

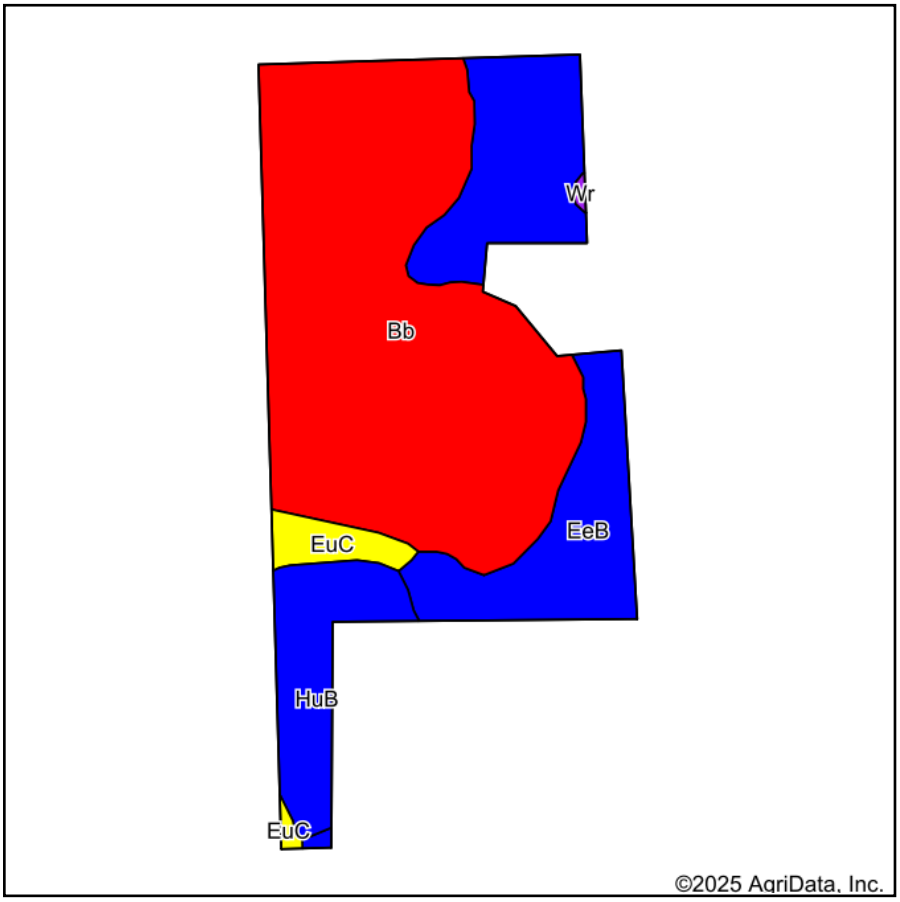
Area Symbol: SD099, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
EeB	Egan-Ethan-Trent complex, 1 to 6 percent slopes	71.98	63.7%		IIe	82
Wr	Worthing-Davison complex, 0 to 2 percent slopes	12.11	10.7%		IIw	57
Cb	Chancellor silty clay loam, 0 to 2 percent slopes, frequently flooded	9.08	8.0%		IIw	81
HuA	Huntimer silty clay loam, 0 to 2 percent slopes	8.76	7.8%		Is	89
HuB	Huntimer silty clay loam, 2 to 6 percent slopes	7.03	6.2%		IIe	88
Wo	Worthing silty clay loam, 0 to 1 percent slopes	3.95	3.5%		Vw	30
EuC	Ethan-Egan complex, 5 to 9 percent slopes	0.06	0.1%		IIe	69
			Weighted Average		**2.03**	**78.3**

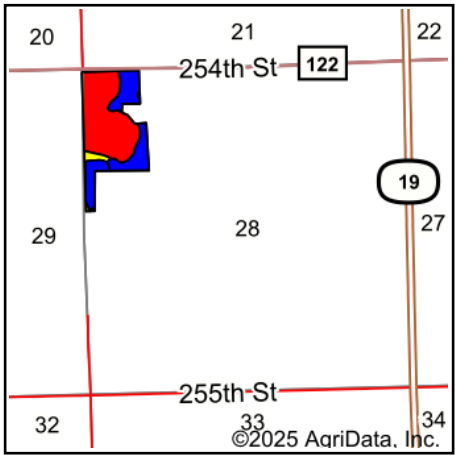
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Zimmer - Parcel #2 Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Minnehaha**
Location: **28-103N-52W**
Township: **Clear Lake**
Acres: **36.71**
Date: **12/30/2025**

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: 29

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
Bb	Baltic silty clay loam, 0 to 2 percent slopes, frequently ponded	22.09	60.1%		VIIIe	36
EeB	Egan-Ethan-Trent complex, 1 to 6 percent slopes	9.83	26.8%		IIe	82
HuB	Huntimer silty clay loam, 2 to 6 percent slopes	3.58	9.8%		IIe	88
EuC	Ethan-Egan complex, 5 to 9 percent slopes	1.15	3.1%		IIe	69
Wr	Worthing-Davison complex, 0 to 2 percent slopes	0.06	0.2%		IIw	57
			Weighted Average		**5.61**	**54.5**

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

NOTES: