

# ESTATE ACREAGE & LAND AUCTION

**+/- 116.63 Acres of Multi-faceted Unimproved  
Dell Rapids Township Minnehaha County, SD Land -  
FARM #1 – +/-43.90 Acres - A Very Well Located Tract of Land  
to be Offered as 2 Individual Tracts –  
PARCEL #1A – The +/-4.32 Acre Improved Acreage Site;  
PARCEL #1B – +/-39.58 Acres of Unimproved Land w/No Rural  
Housing Eligibility or PARCELS #1A & #1B Combined –  
A +/-43.90 Acre Acreage/Hobby Farm & FARM #2 -  
+/-72.73 Acres of Unimproved High  
Percentage Tillable Cropland w/No Housing Eligibilities –  
These are Very Well Located Acreage & Farmland  
Parcels Situated Between Baltic, SD & Dell Rapids, SD**

In order to settle the Vera M. Johnson Estate, we will offer the following real property at auction on site at the land located from Baltic, SD – Lovely Ave./250<sup>th</sup> St. & 5<sup>th</sup> St./474<sup>th</sup> Ave.) – ¾ mile north on 5<sup>th</sup> St./474<sup>th</sup> Ave.); located from the 4 Way Stop on Hwy. #115 in Dell Rapids, SD – 2 ½ miles south on Hwy. #115 to the Jct. of Hwy. #115/475<sup>th</sup> Ave. & 248<sup>th</sup> St., then 1 mile west on 248<sup>th</sup> St. and ½ mile south on 474<sup>th</sup> Ave. or approx. 12 miles north of Sioux Falls, SD.

**FRIDAY DECEMBER 7, 2018      SALE TIME: 10:00 AM**  
**ACREAGE OPEN HOUSE DATES – Sunday Nov. 18<sup>th</sup> from 1:00-3:00 PM; Sunday Nov, 25<sup>th</sup>**  
**& Sun. Dec. 2<sup>nd</sup> from 1:00 to 3:00 PM;**  
**or shown by appointment arranged with the auctioneers or the**  
**Co-Personal Representatives – Warren Johnson – ph. 605-321-3672 or**  
**James Johnson – ph. 605-595-2304**

**AUCTIONEER'S NOTE:** This is an auction which includes parcels of land that will suit the needs of a variety of buyers – including acreage buyers, farm operators seeking land to add to their farming operations and/or investors. This land has been surveyed and Farm #1 that is inclusive of the existing farmstead will be offered as two individual tracts or as a unit; FARM #2 is located directly east of Farm #1 and will be offered as an individual tract. This land may have some long-term futuristic development potential in tempo with the northerly growth of the Baltic, SD. If you are in the market for some extremely well located land with a mixture of desirable attributes, then get your financing in order and make plans to inspect these properties and be in attendance at this auction! Chuck Sutton.

**FARM #1 – PARCEL #1A - ACREAGE ADDRESS: 24917 474<sup>th</sup> Ave., Baltic, SD - To be Offered in 2 Individual Tracts & as a Combined Unit – PARCEL #1A – The +/-4.32 Acre Improved Acreage Site, PARCEL #1B - +/-39.58 Acres of Bare Cropland or PARCELS 1A & 1B Together – The +/-43.90 Acre Unit. LEGAL DESC.:** To be Platted and Known As – The Acreage Site – Tract 2 of Johnson's Add'n. in the N ½ NE ¼ of Sec. 32, T. 104N., R. 49W., M'haha. Co., SD; The Remaining Unimproved Land – Tract 3 of Johnson's Add'n. in the S ½ SE ¼ of Sec. 29; and in the N ½ NE ¼ of Sec. 32, T. 104N., R. 49W., M'haha. Co. SD.

The improvements on the existing building site (Parcel 1A) include a 1½ story home in need of some updating and repair with the main level comprised of an east entry to the dining/kitchen area, living/family room and a south sliding door to a concrete patio, 2 bedrooms, laundry area, full bath with separate tub and shower and an attached dbl. garage w/2 OH doors & elec. openers; 2<sup>nd</sup> story with 2 bedrooms and large dormer stg. area; the home has a partial basement with a trap door entrance from the main level and an exterior entrance with the basement housing a LP gas furnace w/central AC and some stg area; the home has an updated 200 amp breaker elec. service and is serviced by an older septic system and Minnehaha Comm. Rural Water, there is also a well on the property with an abundant water supply that is not currently in use. The existing LP tank is not included and will be removed; the exterior of the home has vinyl siding and asphalt shingles. Other improvements on the property include a 3 stall garage w/3 OH doors, metal machine shed (approx. 40'x50' w/shop area, an older garage/stg. bldg., sgl. garage/shop bldg., and other incidental older outbuildings. This is a very well located farmstead that is just 1 mile north of Baltic, SD with a comfortable home and several outbuildings, although with removal of the existing residence – this could be an excellent site for construction of a new home on an sizeable +/-4.32 acre acreage, which could allow room for accommodation of a few head of horses, cattle or other livestock. Parcel #1B – the adj. +/-39.58 acres and is a parcel of land that is nearly all tillable. According to FSA, Farm #1 as a unit had approx. 37.46 acres of cropland with the nontillable acres comprised of the bldg. site and roads, with an FSA 27.88 acre corn base with a 136 bu. yield and a 5.51 acre soybean base with a 41 bu. yield. According to Co. Assessor's data this parcel as a whole had a soil rating on the portion in Sec. 32 of a .722 and on the portion in Sec. 29 had a soil rating of .780; info. obtained from Surety Agri-Data, Inc. indicates that Parcel 1B has an overall productivity index 76.9. The general topography of this land ranges from level to somewhat rolling. This is a rural parcel that has potential to suit the needs of a variety of buyers, and truly must be seen to be fully appreciated.

**FARM #2 - +/- 72.73 Surveyed Acres – LEGAL DESC.:** The N½ NW¼ of Sec. 33, T. 104N., R. 49W., Exc. Johnson's Addition contained therein and Exc. Tracts 2, 3 & 4 of Johnson's Add'n. contained therein.

This +/- 72.73 acre parcel of land will be offered individually. This property is extremely well located and is just ¼ mile north of a housing development in the City of Baltic, SD. This is a parcel of land that has a very high percentage tillable and has no remaining rural housing eligibilities. It is apparent that the cropland acres on this farm are slightly overstated, as it doesn't appear that the cropland acres have been adjusted and deducted all of the acres within the housing sites that have been previously sold off of this property, thus the FSA data will necessitate updating by a new owner subsequent to purchase; presently FSA info. indicates this farm has approx. 76.51 acres of cropland with a 56.95 acre corn base with a 136 bu. PLC yield and an 11.26 acre soybean base with a 41 bu. PLC yield and is enrolled under the County ARC election of the USDA farm program. According to the Minnehaha County Assessor the overall soil rating of .652, comparatively info. obtained from Surety Agri-Data, Inc. indicates a productivity index 65. The general topography of this land is predominately gently rolling to somewhat undulating throughout. The total 2017 RE taxes payable in 2018 on this property were - \$1,616.01. This land would be an extremely nice addition to a row crop farming operation or investment.

**TERMS: CASH - A 10% nonrefundable earnest money payment sale day and the balance on or before January 25, 2019;** the acreage buyer will receive full possession at closing; buyer(s) of the unimproved bare land will receive full possession of this land for the 2019 crop year. Personal Representative's Deeds will be conveyed and Owner's Title Insurance policies will be provided with the cost of the owner's policies divided 50-50 between the buyer and seller. A title company closing fee, if any, will be divided 50-50 between buyer and seller. All of the 2018 RE taxes payable in 2019 will be paid by the estate; the buyer(s) will be responsible for 100% of the 2019 RE taxes payable in 2020. The acres in both FARMS #1 & #2 will be based on Surveyed acres as determined by Midwest Land Surveying, Inc., with the survey costs and platting costs, if any, to be paid by the estate. Surveyed acres are 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 buyer(s) pursuant to SD Law. FSA cropland acres, yields, bases & other information is estimated and subject to County Committee approval. This property is sold in "AS IS" condition and is sold with no contingencies whatsoever and the information contained herein is deemed to be correct, but is not guaranteed. This property is sold subject to existing easements, restrictions, reservations or highways of record, if any, as well as any or all Minnehaha Co. Zoning Ordinances and/or regulations. The RE licensees in this transaction are acting as agents for the seller. Sold subject to confirmation of the Co-Personal Representatives. **For add'l information contact the auctioneers or see [www.suttonauction.com](http://www.suttonauction.com).**

## **VERA M. JOHNSON ESTATE**

James Johnson – ph. 605-595-2304 & Warren Johnson – ph. 605-321-3672— Co-Personal Representatives  
Dell Rapids Law Firm – Attorney for the Estate – Dell Rapids, SD - ph. 605-428-5444

**CHUCK SUTTON - Auctioneer & Land Broker**

- Sioux Falls, SD - ph. 605-336-6315 & Flandreau, SD - ph. 605-997-3777;

**WAYNE BESSMAN - RE & Personal Property Auctioneer - Madison, SD - ph. 605-270-4980**  
**& JARED SUTTON – Auctioneer & RE Broker Assoc. – Flandreau, SD – ph. 605-864-8527**

# SALE DRAWING - FARM 1

IN THE S1/2 SE1/4 OF SECTION 29, AND IN THE N1/2 NE1/4 OF SECTION 32, T104N, R49W, MINNEHAHA COUNTY, SOUTH DAKOTA.



**OWNERS: VERA MAE JOHNSON ESTATE**  
**CLIENT: SUTTON AUCTION SERVICE**

**TOTAL ACRES FOR PARCEL 1A AND PARCEL 1B**  
 43.90 ACRES±  
 [INCLUDING 1.71 AC.± OF R/W (EASEMENT)]

- LEGEND:**
- SET PROPERTY CORNER
  - FOUND PROPERTY CORNER
  - △ SECTION CORNER
  - AC. ACRES
  - R/W RIGHT-OF-WAY
  - PREVIOUSLY PLATTED LINE
  - - - RIGHT OF WAY LINE

**PARCEL 1A LEGAL DESCRIPTION:**  
 TO BE PLATTED AS: TRACT 2 OF JOHNSON'S ADDITION IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 104 NORTH, RANGE 49 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINNEHAHA COUNTY, SOUTH DAKOTA

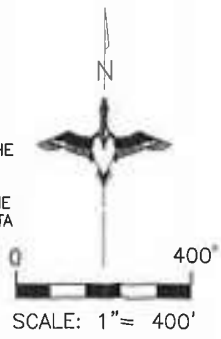
**PARCEL 1B LEGAL DESCRIPTION:**  
 TO BE PLATTED AS: TRACT 3 OF JOHNSON'S ADDITION IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 29; AND IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 104 NORTH, RANGE 49 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINNEHAHA COUNTY, SOUTH DAKOTA

**PREPARED BY:**



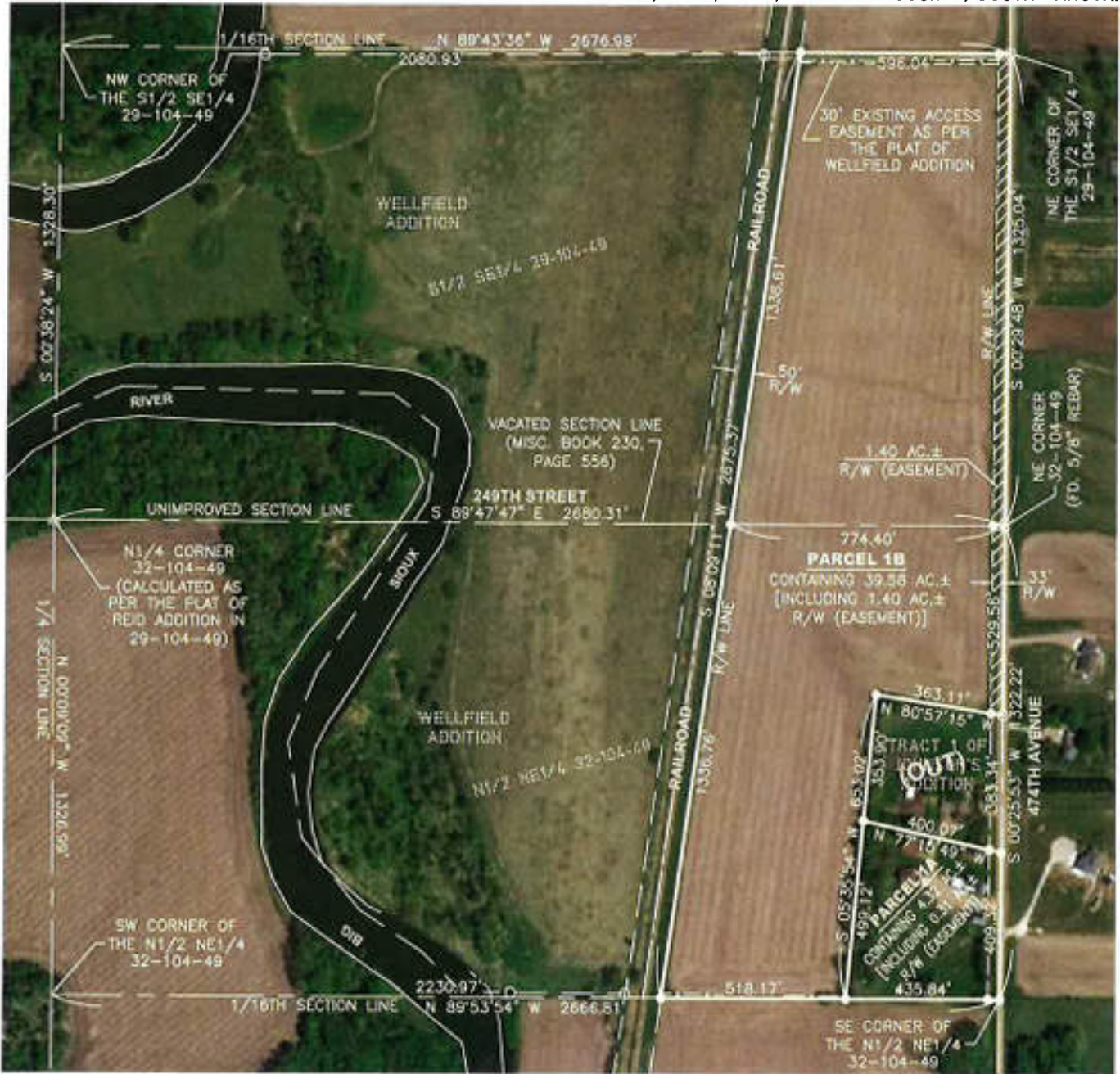
**Land Surveying and GPS Consulting**  
 211 E. 14th Street Suite 100  
 Sioux Falls, South Dakota 57104  
 Phone: (605) 339-8901 FAX:(605) 274-8951

**NOTES:**  
 BASIS OF BEARINGS IS  
 UTM-ZONE 14.  
 PROJECT #18-753  
 DRAWN BY: AJR



# SALE DRAWING - FARM 1

IN THE S1/2 SE1/4 OF SECTION 29, AND IN THE N1/2 NE1/4 OF SECTION 32, T104N, R49W, MINNEHAHA COUNTY, SOUTH DAKOTA.



**OWNERS: VERA MAE JOHNSON ESTATE**  
**CLIENT: SUTTON AUCTION SERVICE**

**TOTAL ACRES FOR PARCEL 1A AND PARCEL 1B**  
 43.90 ACRES±  
 [INCLUDING 1.71 AC.± OF R/W (EASEMENT)]

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  - △ 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 #18-753  
 DRAWN BY: AJR

**PARCEL 1A LEGAL DESCRIPTION:**

TO BE PLATTED AS: TRACT 2 OF JOHNSON'S ADDITION IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 104 NORTH, RANGE 49 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINNEHAHA COUNTY, SOUTH DAKOTA

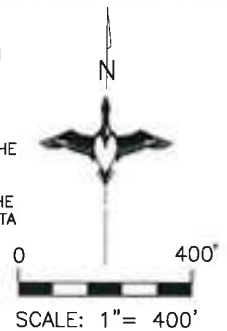
**PARCEL 1B LEGAL DESCRIPTION:**

TO BE PLATTED AS: TRACT 3 OF JOHNSON'S ADDITION IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 29; AND IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 104 NORTH, RANGE 49 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINNEHAHA COUNTY, SOUTH DAKOTA

**PREPARED BY:**



**Midwest Land Surveying, Inc.**  
 Land Surveying and GPS Consulting  
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 Sioux Falls, South Dakota 57104  
 Phone: (605) 339-8901 FAX:(605) 274-8951







United States  
Department of  
Agriculture

# Minnehaha County, South Dakota



**Common Land Unit** PLSS

- Cropland
- Tract Boundary

**Wetland Determination Identifiers**

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

**2018 Program Year**

Map Created September 13, 2018

**Farm 6671**

**29 -104N -49W**

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).








**Common Land Unit**

-  Non-Cropland
-  Cropland
-  Tract Boundary
-  PLSS

**Wetland Determination Identifiers**

-  Restricted Use
-  Limited Restrictions
-  Exempt from Conservation Compliance Provisions

**2018 Program Year**

Map Created September 13, 2018

**Farm 6671**

**32 -104N -49W**

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Aerial Map

Measured Acres of Parcel 1B



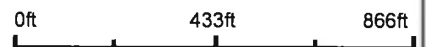
©2018 AgriData, Inc.

**CHUCK**  
AUCTIONEER — LAND BROKER  
**SUTTON, LLC**

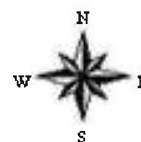
Maps Provided By:

 **surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2018 www.AgriDataInc.com

map center: 43° 46' 32.38, -96° 43' 57.67

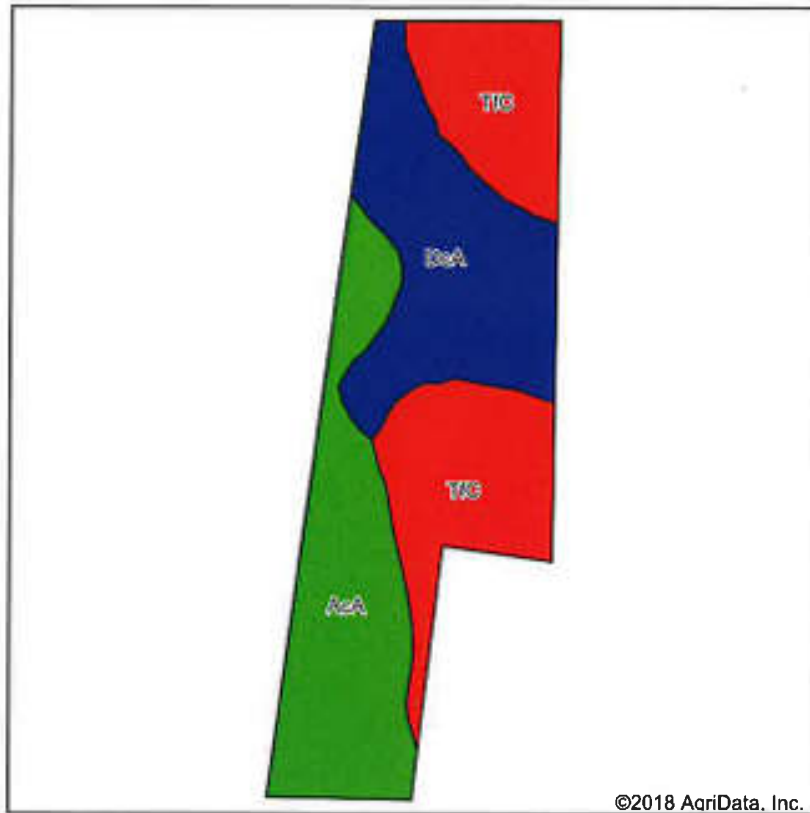


**29-104N-49W**  
**Minnehaha County**  
**South Dakota**



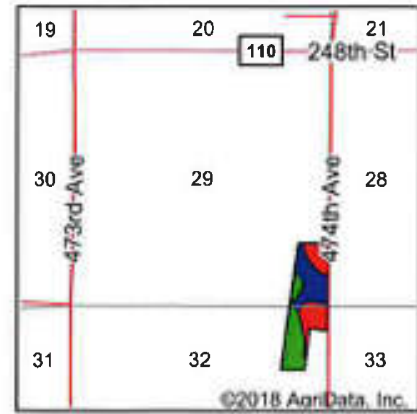
11/9/2018

## Soils Map

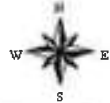


Soils data provided by USDA and NRCS

## Parcel 1B



State: **South Dakota**  
 County: **Minnehaha**  
 Location: **29-104N-49W**  
 Township: **Dell Rapids**  
 Acres: **39.6**  
 Date: **11/9/2018**



Area Symbol: SD099, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index	Alfalfa hay	Corn	Oats	Soybeans	Spring wheat	*n NCCPI Soybeans
TfC	Thurman-Flandreau complex, 6 to 9 percent slopes	14.15	35.7%		llle		50	3.1	51	41	19	23	41
AcA	Alcester silty clay loam, cool, 0 to 2 percent slopes	12.93	32.7%				96						72
DcA	Davis loam, 0 to 2 percent slopes	12.52	31.6%		lw		89	4.5	106	71	38	40	65
<b>Weighted Average</b>							<b>77.4</b>	<b>2.5</b>	<b>51.7</b>	<b>37.1</b>	<b>18.8</b>	<b>20.9</b>	<b>*n 58.7</b>

\*n: The aggregation method is "Weighted Average using major components"

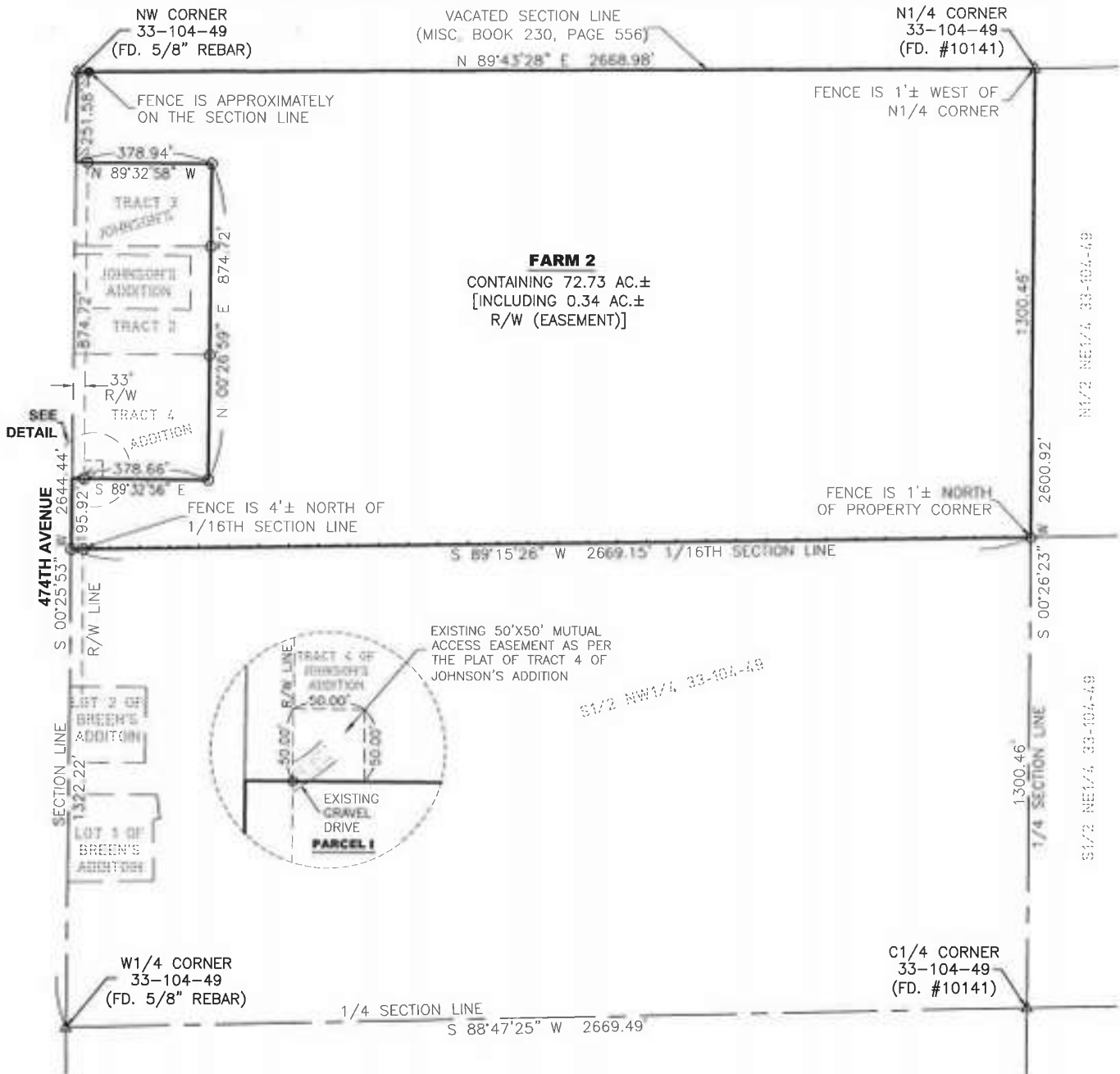
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS



# SALE DRAWING - FARM 2

IN THE N1/2 NW1/4 OF SECTION 33, T104N, R49W, MINNEHAHA COUNTY, SOUTH DAKOTA.



**OWNERS: VERA MAE JOHNSON ESTATE**  
**CLIENT: SUTTON AUCTION SERVICE**

**TOTAL ACRES FOR FARM 2**  
72.73 ACRES±  
[INCLUDING 0.34 AC.± OF R/W (EASEMENT)]

**FARM 2 LEGAL DESCRIPTION:**  
THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 104 NORTH, RANGE 49 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINNEHAHA COUNTY, SOUTH DAKOTA; EXCEPT JOHNSON'S ADDITION CONTAINED THEREIN; AND EXCEPT TRACT 2, TRACT 3 AND TRACT 4 OF JOHNSON'S ADDITION CONTAINED THEREIN.

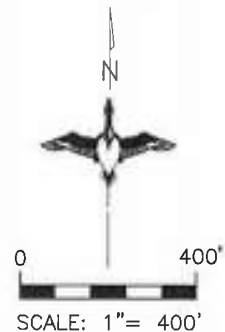
- LEGEND:**
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  - △ SECTION CORNER
  - AC. ACRES
  - R/W RIGHT-OF-WAY
  - PREVIOUSLY PLATTED LINE
  - - - RIGHT OF WAY LINE

**NOTES:**  
BASIS OF BEARINGS IS UTM-ZONE 14.  
PROJECT #18-798  
DRAWN BY: AJR

**PREPARED BY:**

**Midwest**  
*Land Surveying, Inc.*

**Land Surveying and GPS Consulting**  
**211 E. 14th Street Suite 100**  
**Sioux Falls, South Dakota 57104**  
**Phone: (605) 339-8901 FAX:(605) 274-8951**



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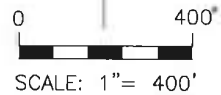
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United States  
Department of  
Agriculture

# 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

2018 Program Year

Map Created September 13, 2018

**Farm 6671**

**33 -104N -49W**

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# Aerial Map



**CHUCK**  
AUCTIONEER — LAND BROKER  
**SUTTON, LLC**

Maps Provided by:  
**surety**  
© AgriData, Inc. 2018  
www.AgridataInc.com

map center: 43° 46' 20.52, -96° 43' 32.83

0ft 427ft 853ft

**33-104N-49W**  
**Minnehaha County**  
**South Dakota**

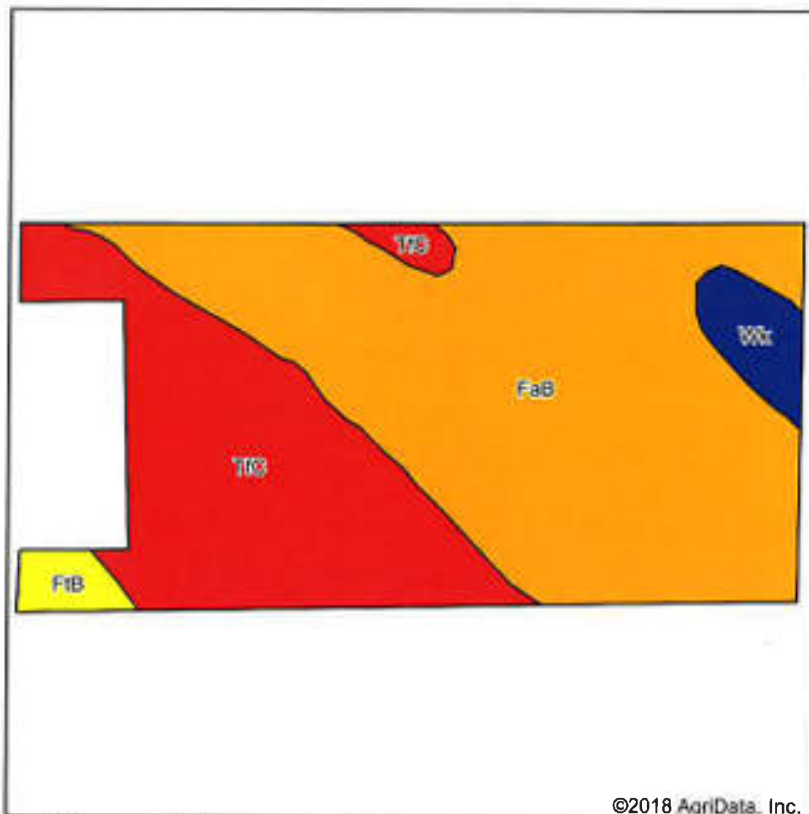


11/4/2018

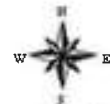
Field borders provided by Farm Service Agency as of 5/21/2008



# Soils Map



State: **South Dakota**  
 County: **Minnehaha**  
 Location: **33-104N-49W**  
 Township: **Dell Rapids**  
 Acres: **72.76**  
 Date: **11/4/2018**



Soils data provided by USDA and NRCS

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## Area Symbol: SD099, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Alfalfa hay	Corn	Oats	Soybeans	Spring wheat	*n NCCPI Soybeans
FaB	Flandreau loam, 2 to 6 percent slopes	44.25	60.8%	Orange	Ile	72	3.8	81	58	30	33	51
TfC	Thurman-Flandreau complex, 6 to 9 percent slopes	24.17	33.2%	Red	IIle	50	3.1	51	41	19	23	41
Wk	Whitewood silty clay loam, 0 to 2 percent slopes	2.76	3.8%	Blue	IIw	84	2.5	96	55	34	31	61
FtB	Flandreau-Thurman complex, 2 to 6 percent slopes	1.58	2.2%	Yellow	Ile	63	3.6	73	53	27	30	46
<b>Weighted Average</b>						<b>65</b>	<b>3.5</b>	<b>71.4</b>	<b>52.1</b>	<b>26.4</b>	<b>29.5</b>	<b>*n 47.9</b>

\*n: The aggregation method is "Weighted Average using major components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS

# NOTES: