



# HANSON LAND AUCTION

79.91 Acres of High Producing Well Located Lyons Township Minnehaha County SD Land w/2 Housing Eligibilities and an Area with Existing Mature Trees & Other Desirable Locations Adaptable for Future Utilization of the Eligibilities

We will offer the following real property at auction "On Site at the Land" – Located from Sioux Falls, SD (Jct. I-29 & Russell St.) - 5 miles north on I-29 to the Renner-Crooks Exit #86, then 1 block east, then 4 miles north on 472<sup>nd</sup> Ave. (Co. Hwy. #133), 1 mile west to the the West Nidaros Church and 1 mile north on 471<sup>st</sup> Ave. to the SE Corner of the Land at the Jct. of 254<sup>th</sup> St. & 471<sup>st</sup> Ave.; from Crooks, SD – 2½ miles north on 470<sup>th</sup> Ave (Co. Hwy #137), 1 mile east to the West Nidaros Church & 1 mile north on 471<sup>st</sup> Ave.; from the Baltic Exit #94 on I-29 – ½ mile west on 250<sup>th</sup> St. & 2 ½ miles south on 471<sup>st</sup> Ave.

**FRIDAY MARCH 8, 2019**

**SALE TIME: 10:00 AM**

**This property consists of a well located surveyed parcel of land containing +/-79.91 acres and will be offered as TRACT #1 - +/-5 Acres Situated in the Northeast Corner of the Farm - with Mature Trees and 1 Housing Eligibility; TRACT #2 - +/- 74.91 Acres of High Percentage Tillable Land with 1 Housing Eligibility; or TRACTS # 1 & #2 Combined – the +/-79.91 Acre Unit.**

This property features areas that could be developed into attractive rural acreage housing sites by the utilization of either of the housing eligibilities, especially since Tract #1 – the 5 Acre Site has a backdrop of established mature trees and a pleasant rural setting, furthermore there is a semi-private location east of the grove that could be a nice spot for a home site as well, additionally there are several other locations on this farm that could be nice locations for establishment of a potential housing site. According to Minnehaha County Planning and Zoning this property has 2 rural housing eligibilities, which if divided will have 1 eligibility assigned to the area designated as Tract #1, with the other to be assigned to Tract #2 (the remainder of the property). This is a well located parcel of land situated within 1 mile of two hardsurfaced County Highways and within 2 ½ miles of Crooks, SD & 2 ½ miles of the Baltic Exit on I-29. According to FSA information this parcel has approx. 76.77 acres of cropland with a 41.2 acre corn base with a 149 bu. PLC yield and a 35.4 acre soybean base with a 43 bu. PLC yield. According to the M'haha. Co. Assessor this parcel has an overall soil rating of .78, comparatively information obtained from Surety Agri-Data indicates that this parcel has a soils productivity index of 80.2. There are some areas that could potentially be improved by the installation of some drain tile and a NRCS certified wetland determination has been completed indicating that any wet areas appear to be considered prior converted (PC) – Wetland maps are available on Sutton Auction Website as part of the auction packet or available upon request. This is a very good parcel of agricultural land with a high percentage tillable, respectable soil types and a gently rolling to rolling topography. The total 2018 RE Taxes payable in 2019 on this farm are \$2,258.30. If you are in the market for a desirable parcel of land with many excellent amenities, then make plans to inspect this property and be in attendance at this auction.

**LEGAL DESC.:** The E½ SE¼ of Sec. 14, T. 103N., R. 50W., (Lyons Twp.), Minnehaha Co., SD.

**TERMS: Cash** - A 10% non-refundable downpayment sale day & balance on or before April 26, 2019 w/full possession for the 2019 crop year. Marketable Title will be conveyed and owner's title insurance will be provided w/the cost of the owner's policy and a closing agent's fee, if any, each to be divided 50-50 between the buyer(s) & seller. All of the 2018 RE taxes payable in 2019 will be paid by the sellers, with the buyer to be responsible for 100% of the 2019 RE Taxes payable in 2020. The acres in this farm are based on the acres as determined in a survey as completed by Midwest Land Surveying, Inc., with the acres understood to be "more or less" – if divided Tract #1 (+/-5 Acres) - will be Sold by the Dollar; and the Acres in Tract #2 – The remainder will be sold by the acre and adjusted in accordance with a new survey. 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 are subject to implementation of the New Farm Bill & 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 Minnehaha County Zoning Ordinances. The RE licensees in this transaction are acting as agents for the sellers. Sold subject to confirmation of the Owners. **For additional information, contact the auctioneers or see [www.suttonauction.com](http://www.suttonauction.com).**

**ADRIAN HANSON ESTATE – KAREN HANSON  
and MICHAEL & REBECCA HANSON, Owners**  
**For Additional Info. Contact Mike Hanson – ph. 605-351-0334**

**CHUCK SUTTON – Auctioneer & Land Broker**  
**Sioux Falls, SD – ph. 605-336-6315 & Flandreau, SD – ph. 605-997-3777**  
**JARED SUTTON – Auctioneer & RE Broker Assoc. – Sioux Falls, SD**  
**- ph. 605-336-6315 or Cell Ph. 605-864-8527**  
**DAN UTHE - Auctioneer & RE Broker Assoc. - Sioux Falls, SD - ph. 605-351-2230**



**Common Land Unit**

- Non-Cropland
- Cropland
- Tract Boundary
- PLSS

**Wetland Determination Identifiers**

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

**2019 Program Year**

Map Created January 31, 2019

**Farm 1348**

**14 -103N -50W**

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).



# Certified Wetland Determination

Field Office: Sioux Falls FO  
 Certified By: Nathan Blankers  
 Legal Desc: 14-103-50

Agency: USDA-NRCS  
 Date: 8-20-15  
 Tract: 1992



## Legend

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

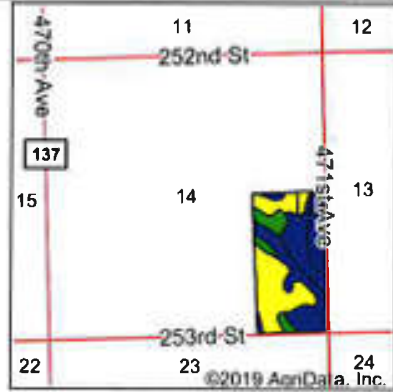
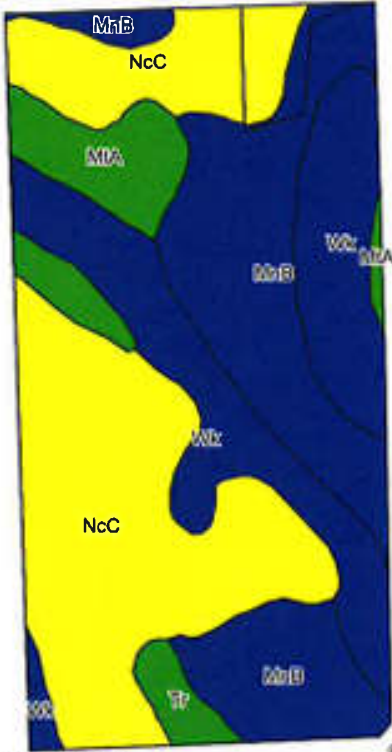


- W Wetland
- FW Farmed Wetland Drained or modified & cropped prior to 12-23-1985, but still meets wetland criteria
- PC Prior Converted
- NW Non Wetland

See NRCS CPA-O26E for definitions and additional info.



# Soils Map



State: **South Dakota**  
 County: **Minnehaha**  
 Location: **14-103N-50W**  
 Township: **Lyons**  
 Acres: **78.96**  
 Date: **2/5/2019**



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	Irr Class *c	Productivity Index	*n NCCPI Soybeans
NcC	Nora-Crofton complex, 6 to 9 percent slopes	30.02	38.0%			IIIe IVe	68	74
MnB	Moody-Nora complex, 2 to 6 percent slopes	21.96	27.8%			IIe IIIe	88	72
Wk	Whitewood silty clay loam, 0 to 2 percent slopes	18.89	23.9%			IIw	84	61
MtA	Moody-Trent complex, 0 to 2 percent slopes	6.49	8.2%			I	95	73
Tr	Trent silty clay loam, 0 to 3 percent slopes	1.60	2.0%			I	98	76
<b>Weighted Average</b>							<b>80.2</b>	<b>*n 70.3</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