



ACREAGE AUCTION

**TERRIFIC ACREAGE OPPORTUNITY – 2 Well Located Adjacent Acreage Sites
Both Lying adj. to a County Oil Highway - Offered Individually or
as a Combined +/-12.13 Acre Unit –**

ACREAGE #1 - Attractive Improved Acreage with a One Owner

4 Bedroom Home, 40'x60' Steel Shop Machine Shed,

Established Mature Trees & More Situated on +/-6.28 Acres;

ACREAGE #2 – Beautiful Potential Rural Acreage Construction Site

w/Remnants of a Former Farmstead & Housing Eligibility, Established Mature

Trees, Grassland & Other Amenities Situated on +/-5.85 Acres;

or To be Offered as a Combined +/-12.13 Acre Improved Acreage

As we have made the difficult decision to leave our acreage and are relocating to town, we will offer this unique and very desirable rural acreage at public auction, with the auction to be held "On Site" at the property located at 25834 451st Ave., Montrose, SD; located from the Montrose, SD Exit #374 on I-90 – 1½ miles south

TUESDAY AUGUST 6, 2019

SALE TIME: 7:00 PM

**OPEN HOUSE DATES: Sun. July 21st from 1:00 to 3:00 PM; Wed. July 24th from 6:00 to 8:00 PM;
Sun. July 28th from 1:00 to 3:00 PM & Wed. July 31st from 6:00 to 8:00 PM, or Shown by Appointment
Arranged with Either the Owners or the Auctioneers**

AUCTIONEER'S NOTE: This property consists of an attractive +/-12.13 Acre Property to be Offered as ACREAGE #1 – A Very Desirable +/-6.28 Acre Acreage with a One Owner 4 Bedroom Ranch Style Home; ACREAGE #2 – A +/-5.85 Acre Attractive Rural Construction Site with a Great Setting, Established Trees and a Terrain Conducive to Construction of a Walk-out Style or Other Popular Style Home along with Adjacent Grassland Acres With Room for a Few Head of Horses or Other Livestock; or May Be Purchased as a Combined Single +/-12.13 Acre Unit. This property also features a spectacular private country setting situated in a parklike rural setting with many established trees and a great location lying adjacent to a County Highway and Conveniently located to the Montrose, SD Exit on I-90 making this property an easy commute to area communities, Sioux Falls, SD, where Larry commuted to work for many years, and other points of interest. – So Come Take a Look and we'll look forward to seeing you at the auction! *Chuck Sutton*



REMEMBER . . . Successful Auctions Don't Just Happen . . . They're Planned!
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ACREAGE #1 - +/-6.28 Acres with a One Owner Well Maintained 4 Bedroom Ranch Style Home, 40'x60' Miracle Span Machine Shed w/16' Sidewalls & More! The improvements on this property include an attractive ranch style home that was stick built by Fullerton Lumber in Madison, SD and moved onto this acreage in 1986. The home has exterior main floor dimensions of 26'x46' with 2"x6" sidewalls, a 12'x18' 3 seasons porch and a 26'x26' attached double garage. The main level includes an open wooden front deck, front entry w/coat closet, living room w/picture window & staircase to the lower level, 3 bedrooms w/closets, full bath w/tub-shower unit, dbl. sinks, stool & closet, dining area w/sliding patio door to a nice 3 seasons porch w/1/2 windows on 3 sides, knotty pine interior finish, carpeting & east walk door and a kitchen with a nicely remodeled kitchen w/hickory cabinets, updated countertops, dbl. SS sink, Whirlpool smooth-top stove elec. stove & microwave and GE split door refrig. w/bottom freezer, 1/2 bath, main floor laundry area and side walk door to an attached double garage which has insulated chipboard lined walls, 2 insulated OH doors w/elec. openers, front and rear walk doors and convenient staircase from the garage to the basement area; the main floor has Pergo flooring in the living room & kitchen and carpeted bedrooms; the lower level has half of the basement finished with a rec room & office sewing room w/egress window, also there is a finished bedroom w/closet & egress window, a storage/mechanical room with a Heil LP gas forced air furnace w/central AC, Rheem Marathon elec. HW heater & Aqua Magic Softener, 150 amp breaker elec. service and staircase to garage. The home has 2"x6" sidewalls, a wooden basement w/concrete floor, has pea rock and tile around the outside of the foundation that daylight drains west of the house and the exterior has vinyl siding and a colored steel roof. This property is serviced by T-M Rural Water and SE Rural Electric and has a leased LP tank from Agri-Energy. Other improvements include a Miracle Span Steel Framed 40'x60' shop building with a 20'x14'sliding door, 1/2 concrete & 1/2 dirt floor, inside hydrant and a colored steel exterior, a 8'x12' lawn shed w/lean-to and a granary converted to use for pheasants/poultry & storage. This acreage has a terrific parklike setting with a nice setback from the highway, gravel driveway, established lawn & landscaping and last but not least, an established grove and mature trees.

ACREAGE #2 – Attractive Rural Construction Site with +/-5.85 Acres and Remnants of an Abandoned Farmstead – This property has one housing eligibility and has an existing driveway, many mature trees, a wonderful setting, a tremendous location and some ancillary acres that provide space for maintaining a few head of livestock or hayland. This site has a rolling terrain that may be conducive for construction of a walk-out or other popular style home. This site has an attractive setting and a great location. Rural water is located in the road ditch adjacent to the property – for information concerning availability and cost – contact T-M Rural Water at ph. 605-297-3334. Note the waterline for Acreage #1 runs through Acreage #2 and this property will be sold subject to an easement for that line.

****NOTE - These two acreages will be offered individually or as a combined +/-12.13 Acre Combined Unit. This is truly the type of a rural property that will suit the needs of a wide variety of buyers that truly must be seen to be fully appreciated!!**

LEGAL DESC. OF THE PROPERTY IN ENTIRETY: Lot 1 of Tr. 1A (Acreage #1 w/+/-6.28 Acres) and Lot 2 of Tr.1A (Acreage #2 w/+/-5.85 Acres) of Miller's Subdivision in the NW¼, Sec. 15, T. 102N., R. 53W., (Greenland Twp.), McCook Co., SD – combined containing +/-12.13 Acres M/L.

TERMS: Cash - A 10% non-refundable earnest money deposit sale day and the balance at closing on or before Sept. 20, 2019 w/full possession. A Warranty Deed(s) will be conveyed and owner's title insurance provided w/the cost of the owner's policy divided 50-50 between the buyer & seller. A title company closing fee, if any, will be divided 50-50 between the buyer and seller. The total RE taxes in the amount of \$2,160.18 will be paid by the sellers and based on that amount will be prorated to the date of closing; if sold in 2 parcels the proration will be allocated 75% to Acreage #1 and 25% to Acreage #2. The acres in this property are based on the acres as stated on a recent survey of the property as completed by Midwest Land Surveying Inc., with the acres understood to be "more or less". All survey costs and related platting costs will be paid by the sellers. 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 pursuant to SD Law. This property is being sold in "AS IS" condition with no contingencies whatsoever, and is sold subject to existing easements, restrictions, reservations or highways of record, if any, as well as any or all applicable McCook Co. Zoning Ordinances. Information contained herein is deemed to be correct but is not guaranteed. Sold subject to confirmation of the Owners. **BROKER PARTICIPATION WELCOME** – A 1% Commission is Available to a licensed RE Broker that represents a successful purchaser of the property and that complies with the criteria for Broker Participation – To Register Buyers Prior to the Day of the Auction & Obtain Information Pertaining to Broker Participation contact Sutton Auction- 605-336-6315 or email at suttonauction@qwestoffice.net. For add'l information or to inspect the property attend the open house(s) or contact Larry Miller - 605-360-5450. Photos and other info @ www.suttonauction.com.

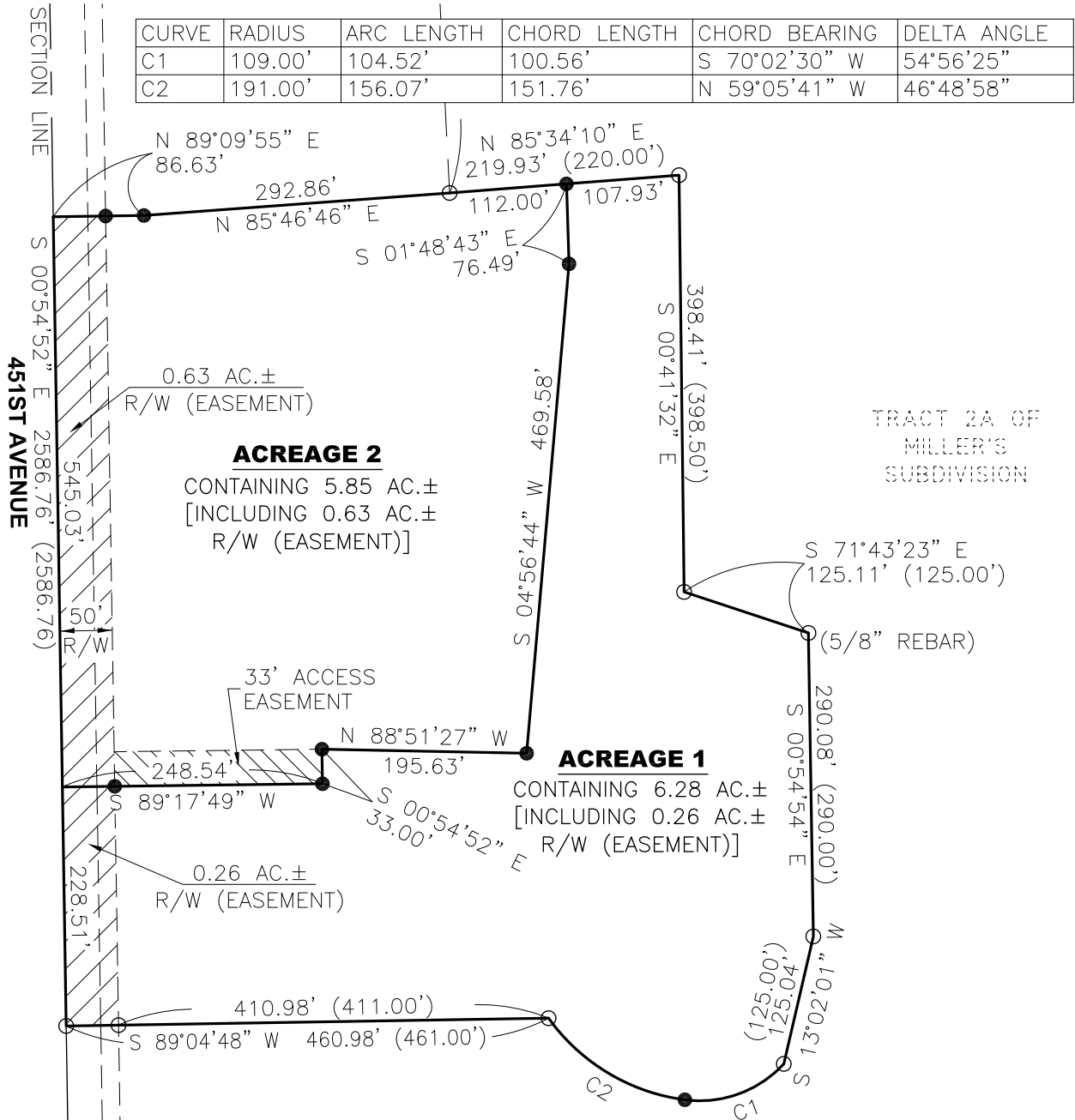
LARRY & MARY JO MILLER, Owners
ph. 605-360-5450

CHUCK SUTTON - Auctioneer & Land Broker
- Sioux Falls, SD - ph. 605-336-6315 & Flandreau, SD – ph. 605-997-3777
TERRY HAIAR – RE Auctioneer –
Alexandria, SD – ph. 605-239-4626 &
JARED SUTTON – Auctioneer & RE Broker Associate –
Flandreau, SD – ph. 605-864-8527



SALE DRAWING - ACREAGE 1 AND ACREAGE 2

IN THE NW1/4 OF SECTION 15, T102N, R53W OF THE 5TH P.M., MCCOOK COUNTY, SOUTH DAKOTA.



OWNERS: LARRY AND MARY JO MILLER
CLIENT: SUTTON AUCTION SERVICE

ACREAGE 1 LEGAL DESCRIPTION:

TO BE PLATTED AS: LOT 1 OF TRACT 1A OF MILLER'S SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 102 NORTH, RANGE 53 WEST OF THE 5TH PRINCIPAL MERIDIAN, MCCOOK COUNTY, SOUTH DAKOTA.

ACREAGE 2 LEGAL DESCRIPTION:

TO BE PLATTED AS: LOT 2 OF TRACT 1A OF MILLER'S SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 102 NORTH, RANGE 53 WEST OF THE 5TH PRINCIPAL MERIDIAN, MCCOOK COUNTY, SOUTH DAKOTA.

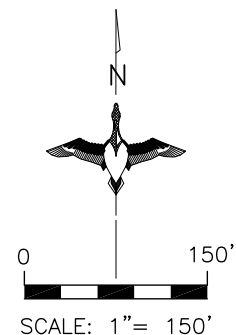
TOTAL ACRES FOR ACREAGE 1 AND ACREAGE 2

12.13 ACRES±
[INCLUDING 0.89 AC.± OF R/W (EASEMENT)]

PREPARED BY:

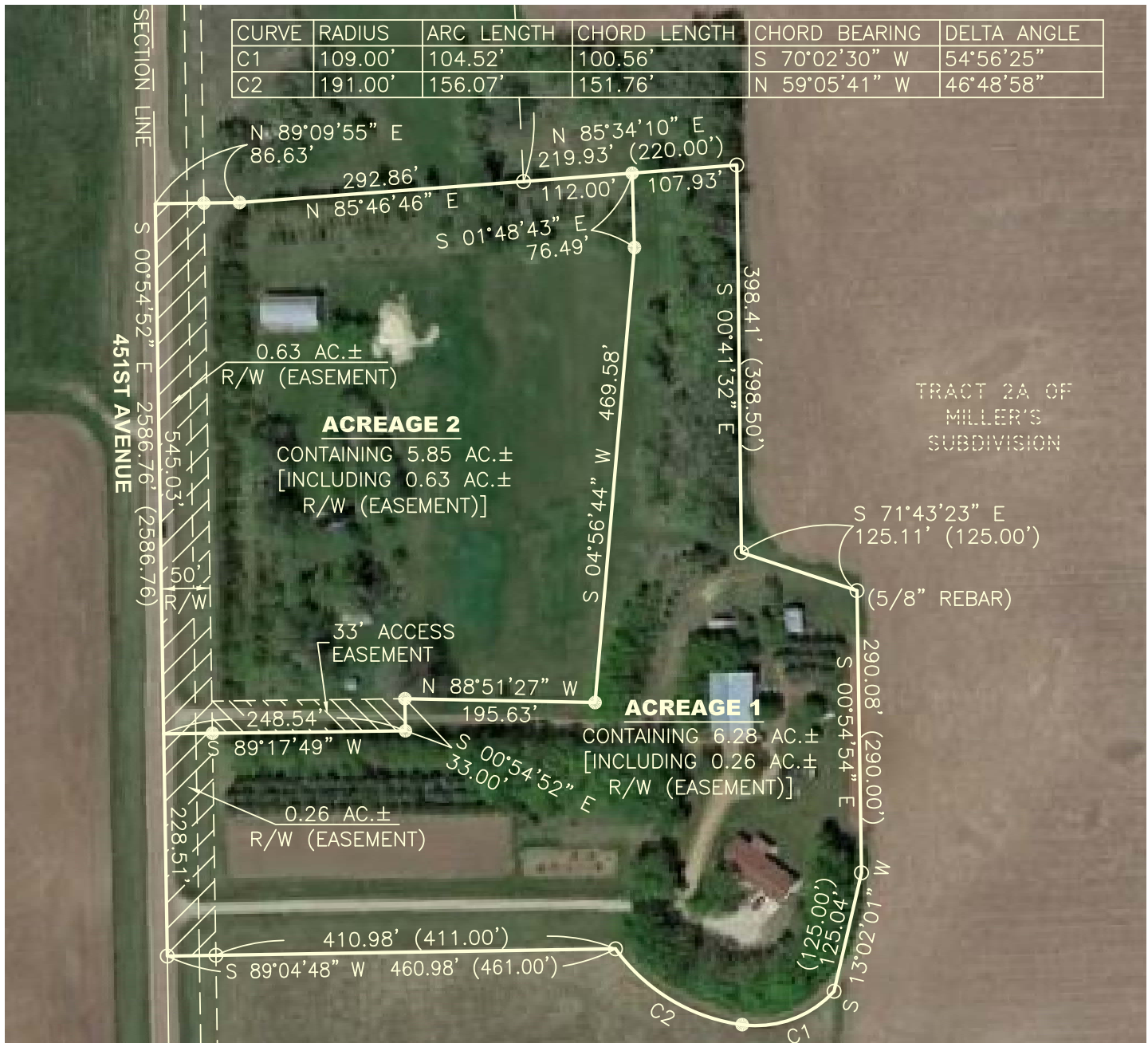
Midwest
Land Surveying, Inc.
Land Surveying and GPS Consulting
211 E. 14th Street Suite 100
Sioux Falls, South Dakota 57104
Phone: (605) 339-8901 FAX: (605) 274-8951

NOTES:
BASIS OF BEARINGS IS
UTM-ZONE 14.
PROJECT #19-461
DRAWN BY: AJR



SALE DRAWING - ACREAGE 1 AND ACREAGE 2

IN THE NW1/4 OF SECTION 15, T102N, R53W OF THE 5TH P.M., MCCOOK COUNTY, SOUTH DAKOTA.



OWNERS: LARRY AND MARY JO MILLER
CLIENT: SUTTON AUCTION SERVICE

ACREAGE 1 LEGAL DESCRIPTION:

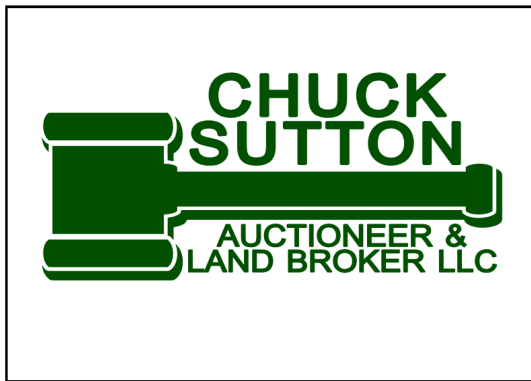
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ACREAGE 2 LEGAL DESCRIPTION:

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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 5 years our firm has sold over 60,000 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 and his staff at Chuck Sutton Auctioneer & Land Broker, LLC or any of our other affiliated offices, and let him and his professional associates put their years of experience to work for You!!

"Remember, Successful Auctions Don't Just Happen, They're Planned!!"
www.suttonauction.com

Chuck Sutton Auctioneer & Land Broker, LLC 1116 N. West Ave Sioux Falls, SD ph. 605-336-6315	Kuhle-Sutton Agency, LLC 127 2nd Ave. W Flandreau, SD ph. 605-997-3777 www.kuhlesutton.com	Pipestone Realty, LLC 120 N. Hiawatha Ave. Pipestone, MN ph. 507-825-3389 www.pipestonerealty.com
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