



# POPEJOY ACREAGE AUCTION



**Extremely Well Located 4.8 Acre Improved Acreage with a 3 Bedroom  
1 ½ Story Home with a newer Attached Oversized Double Garage,  
Outbuildings, Mature Grove & More!**

**- Attention Acreage Buyers – Especially Commuters, as This Property is  
Adjacent to SD Hwy #32, Is Within ½ mile of the Flandreau Exit #114 on I-29  
and Just East of the SD Moody County DOT Complex**

Due to the death of my father, Robert Lee, I have decided to offer this acreage at public auction. The auction will be held at the property located at 47286 SD Hwy. #32, Flandreau, SD; from the Flandreau Exit #114 on I-29 – ¼ mile east on Hwy. #32; From Flandreau, SD – approx. 7 miles west; from Brookings, SD - approx. 18 miles south; or from Sioux Falls, SD – approx. 30 miles north.

**WEDNESDAY EVENING AUGUST 26, 2020  
SALE TIME: 6:00 PM**

**Property to be Shown by Appointment! Contact Kuhle-Sutton Agency – ph. 605-997-3777  
or the Auctioneers.**

**This is an acreage with a quaint set of buildings and location, location, location!** The improvements on this acreage consist of a 1 ½ story home with the main level comprised of a front entry vestibule with 2 closets, living room w/ceiling fan, small family room/den, full bath w/tub-shower unit & linen closet, bedroom w/closet & varnished wood floor, a den/sewing room, updated ½ bath-main floor laundry with a walk door to the attached garage, kitchen w/wdn. cabinets & built-in Bosch dishwasher, GE refig. & smooth top elec. stove, dining room w/hardwood floor & sliding patio door to a covered wdn. deck and an entryway that accesses both the garage and basement level; there is an enclosed stairway that accesses the upper level which includes a hallway w/closet & dormer storage space and 2 bedrooms (1 w/closet) .

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The 2<sup>nd</sup> story has varnished wood floors throughout. The basement has 2 rooms that have paneled walls and finished ceilings – these areas have building in bookcases and ample storage shelves; additionally there is a utility room with a roughed-in concrete shower, laundry connections, a Lennox elec. furnace w/central AC & elec. HW heater, electrical breaker service, rural water service & meter, (also there is evidence of a well as a pressure tank was observed, although it is not known if the well is functional); the home has an excellent attached double garage w/2 overhead doors w/elec. openers and front & rear walk doors. The exterior of the home has metal textured siding, older asphalt shingles on the house and steel colored roofing on the breezeway and garage. Other improvements include a set of older outbuildings including a wooden machine shed, a wooden shop bldg. w/metal roof, a wooden cattle shed, wooden granary w/lean to, several other small outbuildings and incidental sight improvements that could be adaptable for a few head of livestock and/or storage. The property has a grassed lawn & established trees and shrubs around the house and throughout the farmstead, additionally there are mature tree groves on the west & north and partially on the east sides of the property. As a result of a recent survey, this acreage site will consist of approximately 4.8 acres. The house and the buildings on the property need some updating and repair, but this is an acreage with a great deal of potential and a location that provides excellent highway and interstate access year around.

**LEGAL DESC.:** To be known as – Lot 1 of Lee-Popejoy Addition in the SE ¼ of Sec. 19, T. 107N. R. 49W., (Clare Twp.), Moody County, SD – Containing +/-4.8 Acres according to the recent survey thereof.

**TERMS: CASH** – A 10% downpayment sale day with balance on or before Oct. 9. 2020 with full possession. Marketable Title will be conveyed and owner's title ins. provided with the cost divided 50-50 between the buyer & seller. A Title Company Closing Fee, if any, will be divided 50-50 between buyer and seller. All of the 2019 RE taxes payable in 2020, in addition and due to the fact that the taxes on this acreage are unknown as it is a breakout from a larger parcel, the seller will pay all of the 2020 RE taxes payable in 2021. The Boundaries and Acres in this property are as determined by a recent survey and plat of the property by Civil Design Inc., with the acres understood to be "more or less." The sellers do not warranty or guarantee that existing fences lie on the true boundary & any new fencing around the perimeter of the acreage will be the responsibility of the purchaser. This property is sold in "AS IS" condition with no contingencies whatsoever & the property is purchased subject to any existing easements, restrictions, reservations or highways of record, if any, as well as any or all applicable Moody Co. Zoning Ordinances. 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 Owner.

**COME PREPARED TO BUY!!** Brokers Participation Welcome, with a 1% commission available to a SD RE Broker that properly pre-registers and represents a successful purchaser and meets the prescribed criteria for Broker Participation – for info. & pre-registration forms contact the auctioneers & brokers. To view photos of the structures, survey information, property maps, aerial photos and other information see [www.suttonauction.com](http://www.suttonauction.com) or [burlagepeterson.com](http://burlagepeterson.com). **Parties desiring to inspect the structures many contact Kuhle-Sutton Agency, LLC – ph. 605-997-3777 or the auctioneers.**

### **CONNIE "LEE" POPEJOY, Owner**

**KUHLE-SUTTON AGENCY, LLC – Listing Broker**

**CHUCK SUTTON – Auctioneer & Land Broker –**

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

**JARED SUTTON – RE Auctioneer & Broker Assoc. – Flandreau, SD – ph. 604-864-8527**

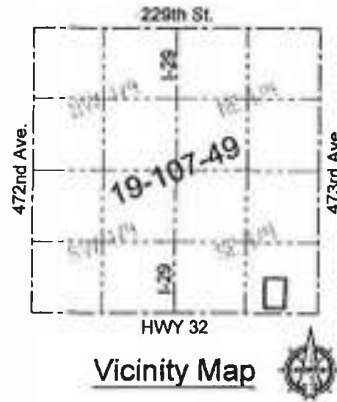
**DAN SUTTON – Broker Assoc. – Flandreau, SD – ph. 605-997-3777**

**BURLAGE-PETERSON AUCTIONEERS & REALTORS, LLC**



# PLAT OF

LOT 1 OF LEE-POPEJOY ADDITION IN THE SE ¼ OF SECTION 19, T107N, R49W  
OF THE 5<sup>TH</sup> P.M., MOODY COUNTY, SOUTH DAKOTA.



May, 2020  
Scale: 1" = 150'  
○ Monument Recovered  
● Monument Set  
(3/4" x 18" Capped Rebar RLS 10400)  
Bearings are Based on Assumed Datum

**ARC DATA**  
L= Arc Length  
R= Radius  
Ch= Chord Length  
Bearing= Chord Bearing

## SURVEYOR'S CERTIFICATE

I, Andrew E. Kangas, a Registered Land Surveyor of the State of South Dakota, do hereby certify that on or before the 14th day of May, 2020 and at the request of the owner of the real property hereinafter described, surveyed and platted a portion of the SE ¼ of Section 19, Township 107 North, Range 49 West of the 5th P.M. Moody County, South Dakota, as shown on the plat, and marked upon the ground boundaries thereof in the manner shown on the plat, and that the attached plat is a true and correct representation of said survey and that the parcel of land so platted contains: "PLAT OF LOT 1 OF LEE-POPEJOY ADDITION IN THE SE ¼ OF SECTION 19, T107N, R49W OF THE 5<sup>TH</sup> P.M., MOODY COUNTY, SOUTH DAKOTA".

IN WITNESS WHEREOF, I have executed this Surveyor's Certificate this 14th day of May, 2020.

Aerial Map



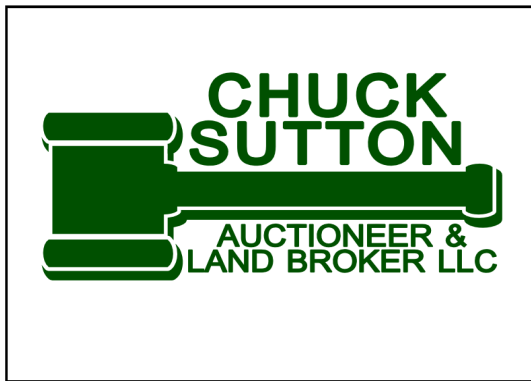
Map Center: 44° 3' 9.03, -96° 45' 5.6

19-107N-49W  
Moody County  
South Dakota

0ft 129ft 258ft







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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**

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