

LAND AUCTION

ATTENTION – Livestock Producers, Hunters, Naturalists & Wildlife Enthusiasts—+/-85.93 Acres of Hayland/Pasture with Heavily Wooded Land Lying Adjacent to the Big Sioux River Situated Between Egan & Flandreau, SD

JOHN STEINHAUER, OWNER

We will offer the following real property at auction at the land located from Egan, SD (Jct. of 478th Ave. & Hwy. #34) – approx. 3/4 mile east on Hwy. #34; from Flandreau, SD – 3 miles south on Veterans St./480th Ave. and approx. 1¼ miles west on Hwy. #34 or from Sioux Falls, SD - approx. 25 miles north on I-29 to the Madison-Colman Exit #109 and approx. 6¼ miles east on Hwy. #34; or to access the SW Corner of the property - go from the Jct. of 2nd St. & S. Pierce St. in Egan, SD – then go approx. 3/10ths mile east which is near the SW Corner of the property at the intersection of E. 2nd St. & S. East St.

THURSDAY NOVEMBER 12, 2020 SALE TIME: 10:00 AM

This is a property that has a variety of amenities, including approx. 40 acres of hayland and/or acres with an FSA cropland history, with the remainder in grassland, trees and other areas adjacent and along the Big Sioux River which provides some excellent wildlife production and hunting habitat, enhanced by numerous mature trees, other natural and developed characteristics and habitat along and adjacent to the Big Sioux River. This property has areas that are rather scenic and ideal for the hunter or naturalist, along with some grassed areas in both the northerly and southerly sectors of the land as this land runs from SD Hwy. #34 on the north and south to East 2nd Street/233A Street a distance of approx. 3,336' with approx. 4,838 ft. along and adjacent to the Big Sioux River. This property may have been of the best kept hunting secrets in the area, as this property has been home to numerous whitetail deer, wild turkeys and other wild game. If you are in the market for your own hunting and/or wildlife sanctuary which is heavily wooded and home to numerous deer, wild turkeys and other small game, while also providing fishing opportunities from the Big Sioux River which borders the east boundary of this property, then this property is a dream come true. Individuals with game cameras will marvel at the numbers of wildlife which migrate and reside on this land. This property could have some year around hunting, fishing, hiking, snowmobile, ATV, camping & other utilizations, especially with some trail development. The southern portion of this land is bordered on the west by the City of Egan and on the south by E. 2nd St./233A St. and provides approx. 31 acres with an FSA cropland history and additional acres of grassland and pastureable areas with grassland and trees that would provide acres for use as hayland and/or grassland that could mesh well for use in conjunction with a cattle grazing or haying program, as well as some natural habitat for deer and other wildlife. According to Moody County Planning & Zoning this property may potentially have 1 housing allocation, subject to compliance with flood zone requirements, as areas of this property lie within Zones X & A of the flood zone. This property has been surveyed to the center of the Big Sioux River & platted for determination of acreage and development of an accurate recordable legal description and survey stakes have been installed for accuracy of boundaries at the expense of the sellers. Fall 2020 hunting privileges will be awarded to the successful buyer immediately following the auction. If you are in the market for a small unique "One of a Kind" private hunting and recreational sanctuary situated within minutes of Sioux Falls, SD, Egan, Flandreau & other area communities, then make plans to inspect this property and be in attendance at this auction!



LEGAL DESC.: A surveyed parcel to be known as – Tract 1 of Steinhauer’s Addition in the NW ¼ and the SE ¼ and in the NE ¼ of the SW ¼, all in Sec. 7, T. 106N., R. 48W., (Grovena Twp.), Moody Co. SD.

TERMS: Cash - A 15% non-refundable earnest money payment on the day of the sale with the balance due and payable on or before Dec. 22, 2020 with full possession. Buyer to receive immediate Fall hunting privileges for 2020 immediately following the auction. Marketable Title will be conveyed and owners title insurance provided with the cost of the Owner’s Policy & Title Company Closing Fees to be divided 50-50 between the buyer and seller. All of the 2019 RE taxes payable in 2020 as well as all of the 2020 RE taxes payable in 2021 will be paid by the seller. The acres are based on surveyed acres as determined by Midwest Land Surveying, Inc., with the survey costs paid by the sellers and the acres understood to be “more or less.” The seller does not warranty or guarantee that the existing fences lie on the true and correct boundary and any new fencing, if any, with be the responsibility of the purchaser pursuant to SD Law. 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 applicable zoning ordinances. This property is sold in “AS IS” condition and the merchantability or suitability of this property for any particular purpose is not guaranteed. The RE Licensees/Auctioneers in this transaction stipulate that they are acting as agents for the seller. Sold subject to confirmation of the Owner.

JOHN STEINHAUER, Owner
ph. 605-530-2208

**CHUCK SUTTON - Auctioneer & Land Broker -
Flandreau & Sioux Falls, SD - ph. 605-336-6315**
JARED SUTTON - RE Auctioneer & Broker Associate
Flandreau, SD - ph. 605-864-8527

**REMEMBER—Successful
Auctions Don’t Just Happen**

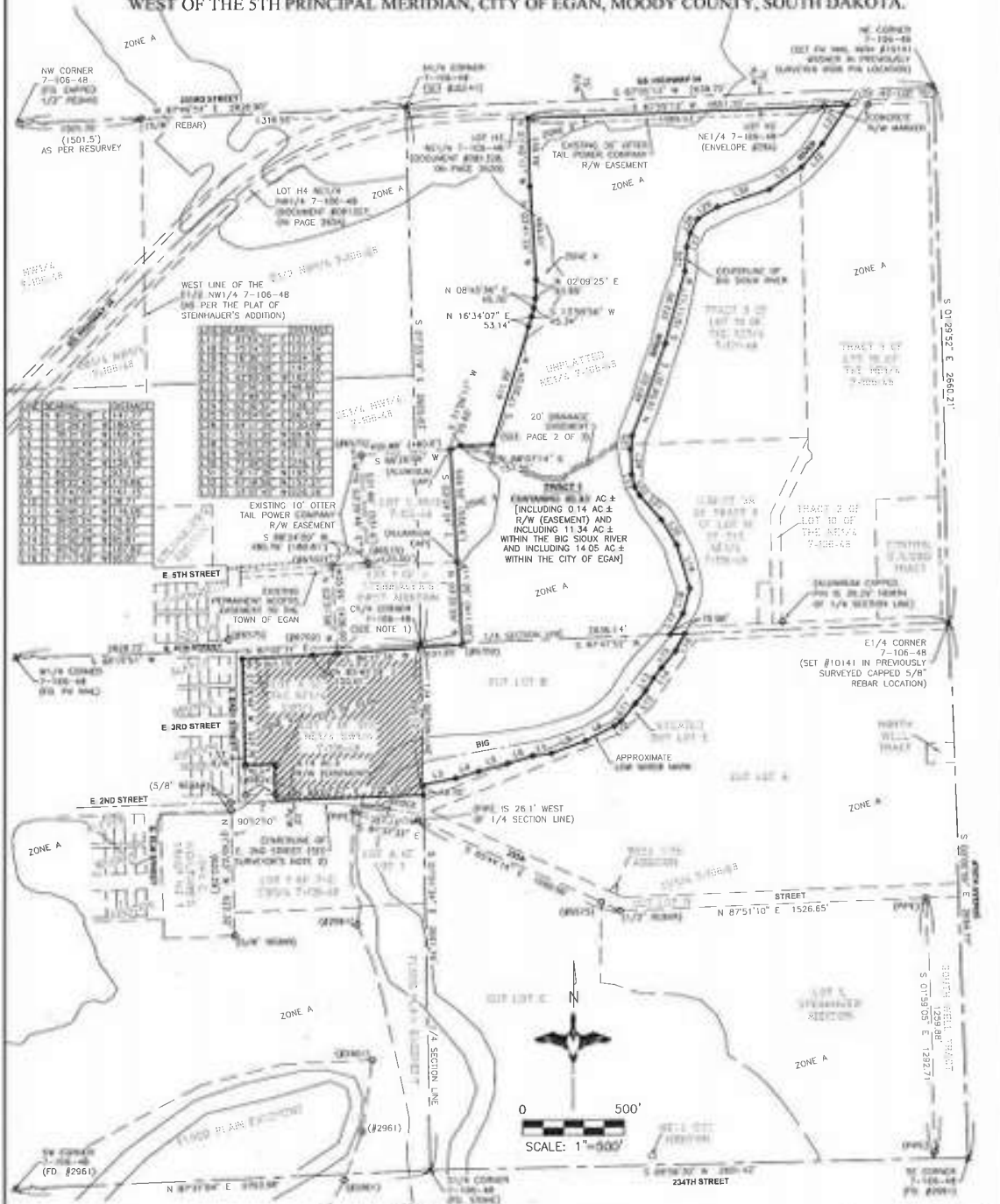
**They’re planned!
Contact us today to book
your successful Auction!
605-336-6315**



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PLAT OF TRACT 1 OF STEINHAUER'S ADDITION

IN THE NORTHEAST QUARTER; AND IN THE SOUTHEAST QUARTER; AND IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL OF SECTION 7, TOWNSHIP 106 NORTH, RANGE 48 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF EGAN, MOODY COUNTY, SOUTH DAKOTA.



SURVEYOR'S NOTES:

1. THE C1/4 CORNER LOCATION IS CALCULATED AS PER FLOOD PLAIN EASEMENT PLAT OF SURVEY PREPARED BY CHUCK HANSON, RLS 2961 IN SECTIONS 7 AND 18-106-48.
2. BY EVIDENCE OF ROADWAY, THE EXISTING E 2ND STREET APPEARS TO MEET THE REQUIREMENTS OF SOUTH DAKOTA CODIFIED LAW 31-3-1 WHICH ALLOWS FOR A 66 FOOT RIGHT OF WAY EQUALLY TAKEN FROM EACH SIDE OF THE ROADBED CENTERLINE.
3. BASIS OF BEARINGS IS UTM-ZONE 14
4. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT TRI-STATE TITLE, LLC dba MOODY COUNTY ABSTRACT, OFFICE FILE NUMBER: 6--20--00338
5. EASEMENTS SHOWN ON THIS PLAT ARE AS PER THE ABOVE MENTIONED TITLE COMMITMENT. NON-PLOTTABLE EASEMENTS MAY EXIST ON THE SUBJECT PROPERTY.



PREPARED BY:
Midwest
Land Surveying, Inc.
 Land Surveying and GPS Consulting
 211 E. 54th Street, Suite 100
 Sioux Falls, South Dakota 57104
 Phone: (605) 339-6991 FAX: (605) 274-8951

FLOOD ZONE NOTE:

THE LOCATION OF FLOOD ZONE A SHOWN ON THIS DRAWING WAS DIGITIZED FROM FLOOD INSURANCE RATE MAP PANEL 194 OF 500, MAP NUMBER 48101C0194C, MAP EFFECTIVE DATE: AUGUST 19, 2008, AND FROM FLOOD INSURANCE RATE MAP PANEL 307 OF 500, MAP NUMBER 48101C0307C, MAP EFFECTIVE DATE: AUGUST 19, 2008.

THE ACCURACY OF SAID FLOOD ZONE IS APPROXIMATE AND NOT BASED ON ANY FLOOD ELEVATION OR A FIELD SURVEY. NO WARRANTY IS PROVIDED FOR THE EXACT LOCATION OF THE FLOOD PLAIN THAT A SUBSEQUENT FLOOD ELEVATION SURVEY MAY DISCLOSE.

LEGEND:

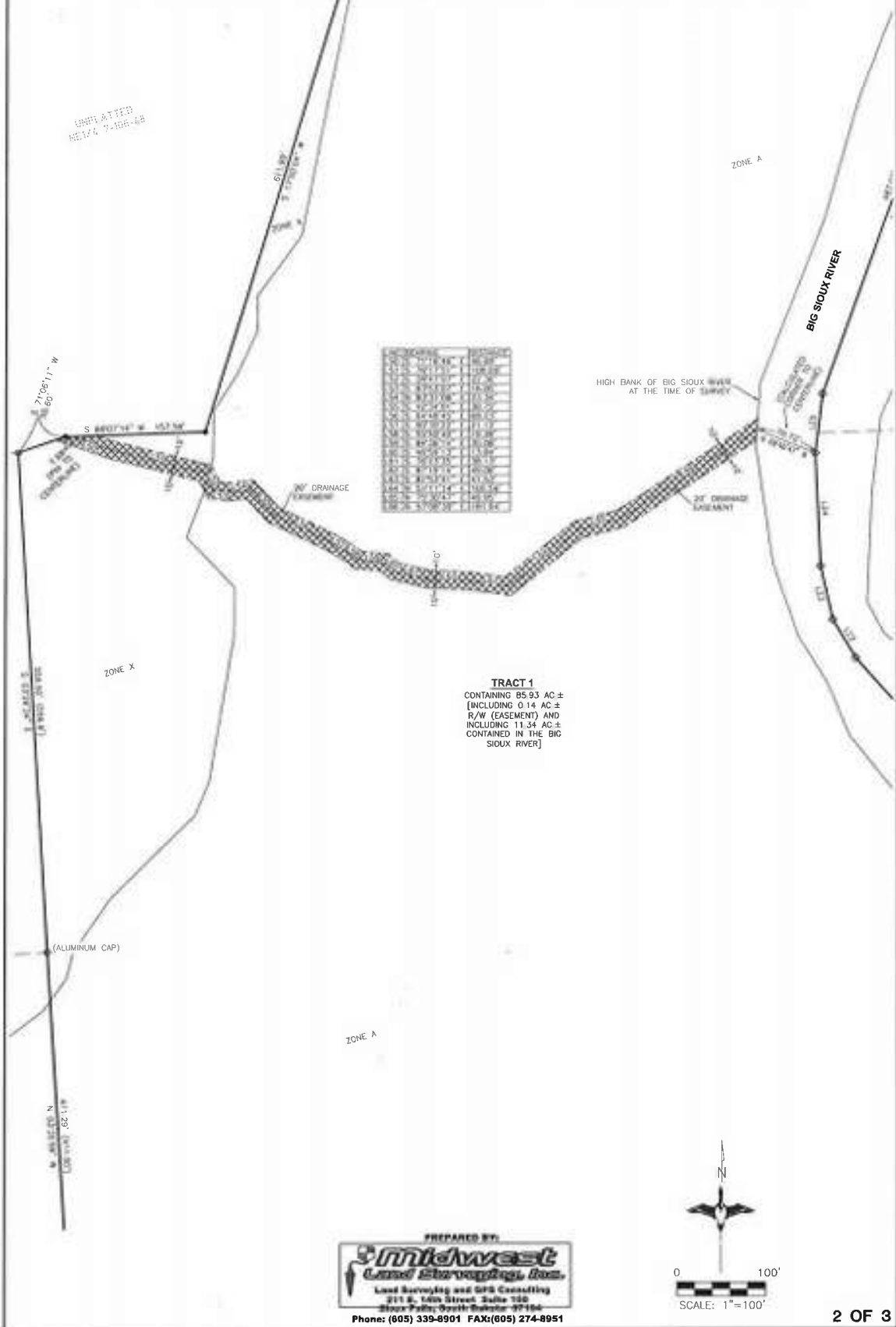
- SET 5/8" REBAR W/CAP #10141
- FD MONUMENT (AS NOTED)
- △ SECTION CORNER (AS NOTED)
- ◇ CALCULATED POSITION
- () RECORD INFORMATION
- AC ACRES
- R/W RIGHT-OF-WAY
- N.T.S. NOT TO SCALE
- FD FOUND
- SIDE OF HWY LINE
- - - PREVIOUSLY PLATTED



AREA MAP N.T.S.
 SECTION 7, T106N, R48W
 5TH P.M.

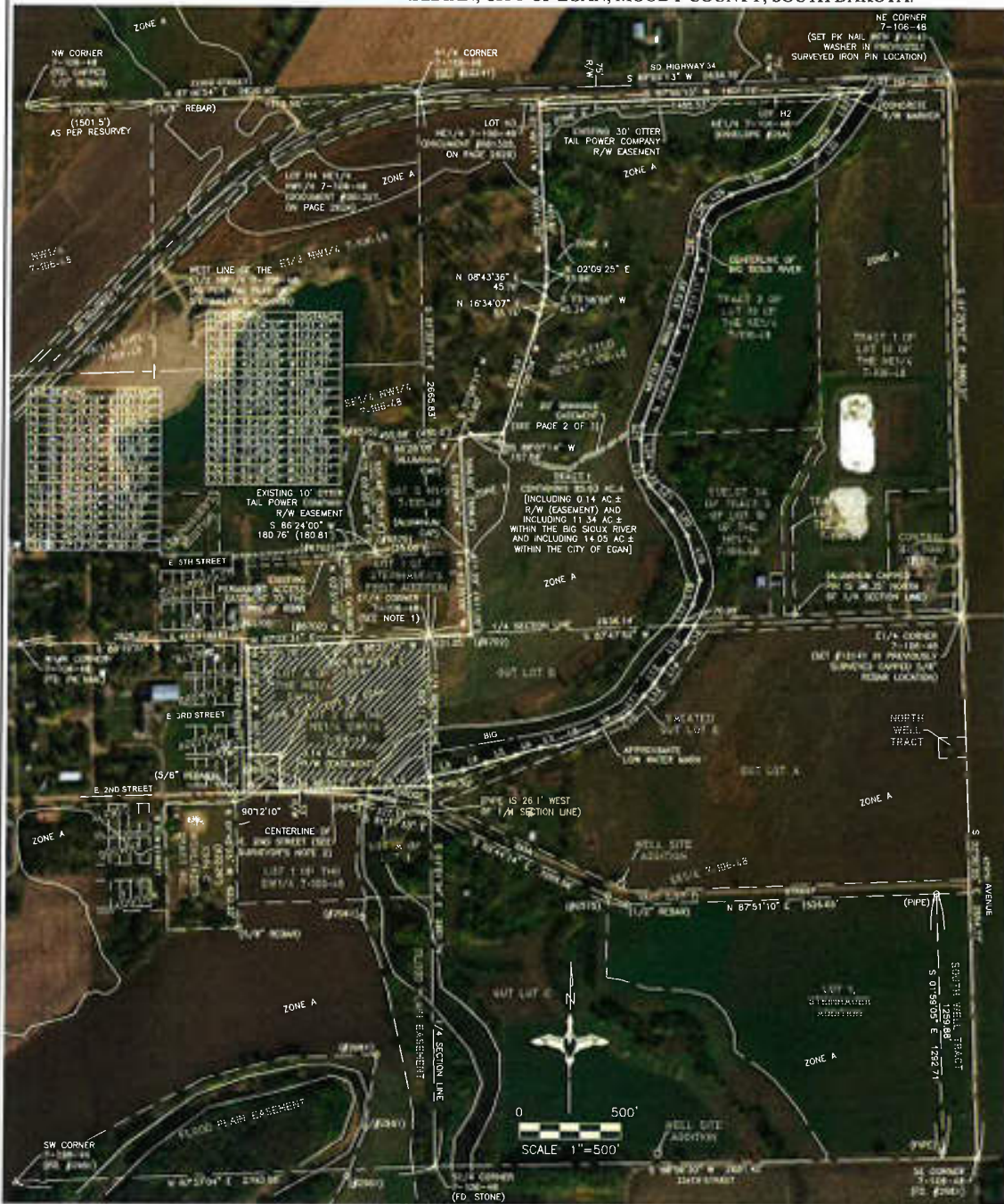
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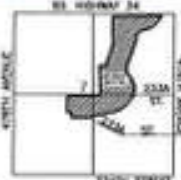


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FLOOD ZONE NOTE:
 THE LOCATION OF FLOOD ZONE IS SHOWN ON THIS DRAWING WAS DERIVED FROM FLOOD INSURANCE RATE MAP PANEL 104 OF 300 MAP NUMBER 491010003C, MAP EFFECTIVE DATE: AUGUST 18, 2008, AND FROM FLOOD INSURANCE RATE MAP PANEL 167 OF 300, MAP NUMBER 491010003C, MAP EFFECTIVE DATE: AUGUST 18, 2008.

- THE ACCURACY OF THIS FLOOD ZONE IS APPROPRIATE AND NOT BASED ON ANY FLOOD ELEVATION OR A FIELD SURVEY. NO WARRANTY IS PROVIDED FOR THE EXACT LOCATION OF THE FLOOD PLAIN THAT A SUBSEQUENT FLOOD ELEVATION SURVEY MAY DISCLOSE.
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 - CALCULATED POSITION
 - BOUNDARY INFORMATION
 - AC. ACRES
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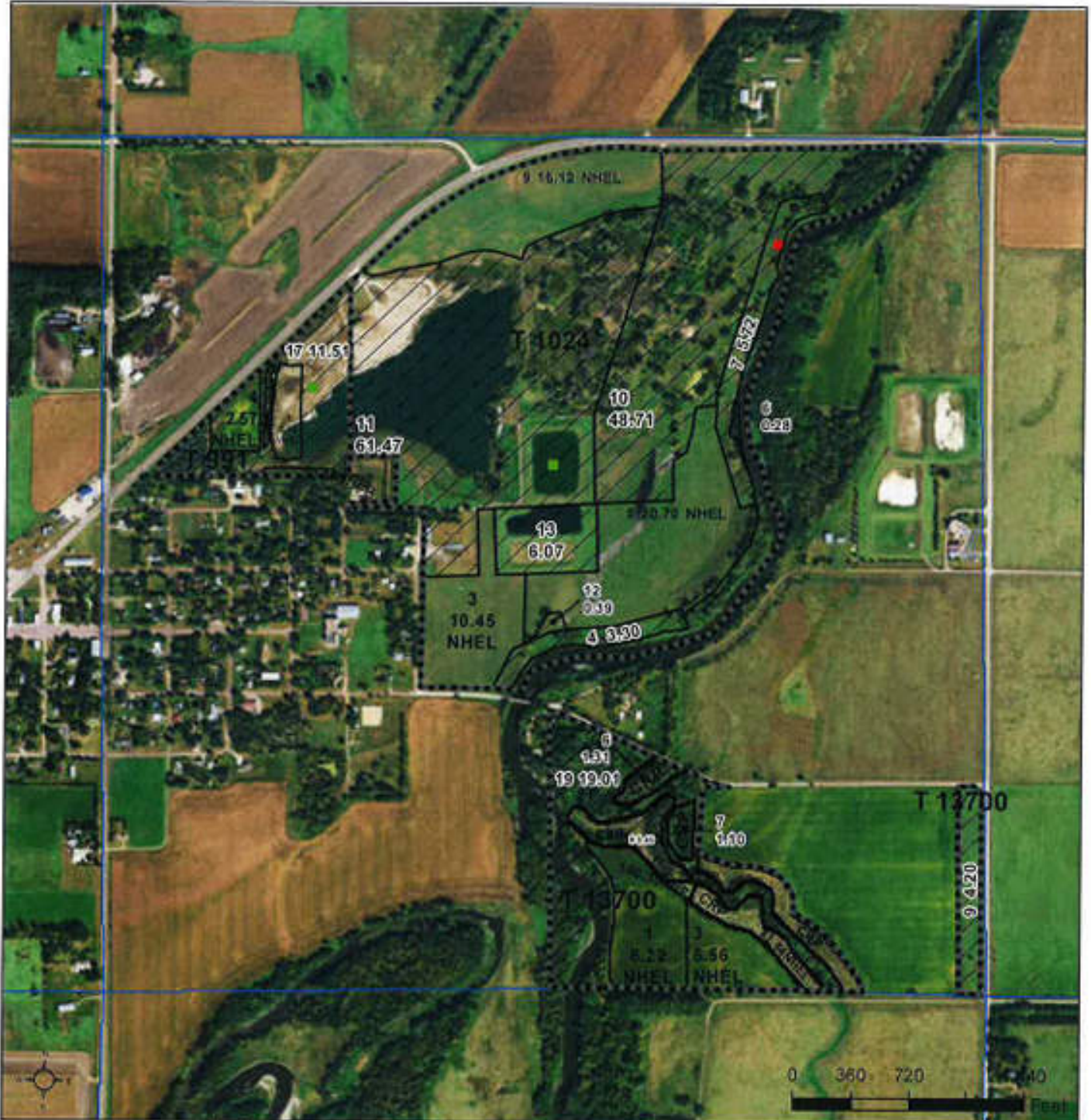


AREA MAP N.T.S.
 SECTION 7, T106N, R48W
 5TH P.M.



United States
Department of
Agriculture

Moody County, South Dakota



Common Land Unit

	Non-Cropland		CRP
	Cropland		Tract Boundary
			PLSS

Wetland Determination Identifiers

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

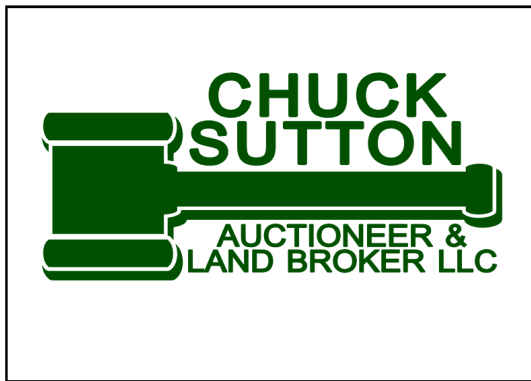
2020 Program Year

Map Created November 01, 2019

Farm 6223

7 -106N -48W

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).



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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!!"

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