

# MINNEHAHA COUNTY, SD LAND AUCTION

+/-51.24 Surveyed Acres of Brandon Township Minnehaha County, SD Land - Located

Near Corson, SD, Brandon, SD, Garretson, SD & Sioux Falls, SD – With “No” Rural Housing Eligibilities

– This Land Could Serve as a Great Addition to an Area Farming Operation,

**Investment Property and/or Hobby Farm**

In order to settle the Bernice L. Christopherson Estate, we will offer the following parcel of farmland at public auction (“On Site”) at the land - Located from the Brandon-Corson, SD Exit #406 on I-90 – ½ mile north to Corson, SD (Jct. Hwy. #11 & 260th St.), 2 miles east on 260th St. and approx. 4/10ths mile north on Hwy. #109 (484th Ave.); from Garretson, SD – ½ mile south on Hwy. #11 to the Hwy. Curve, 1 mile west on Hwy. #11 and 5½ miles south on 484th Ave. (Co. Hwy. #109); from the Valley Springs/Garretson SD Exit #410 on I-90 - ½ mile north on Co. Hwy. #109 (486th Ave.), 2 miles west on 260th St. and 4/10ths mile north on 484th Ave. – The NE Corner of the Land is at the 25951 484th Ave. which is the access to The Big Sioux Rifle & Pistol Club.

## WEDNESDAY APRIL 16, 2025 • SALE TIME: 10:00 AM

This auction presents an excellent opportunity to purchase a parcel of land that has been owned by the Christopherson Family for many decades. This property consists of a small parcel of land containing approximately 51.24 acres according to a recent survey. This parcel of land would make a great addition to an area row crop farming operation or as an investment, as according to M'haha Co. P&Zoning this property has “No Remaining” rural housing eligibilities, thus this property will be sold for its agricultural value only. According to FSA this property has approx. 35.70 acres of cropland with the remaining present non-crop acres currently in hayland/grassland, a small area with remnants of an abandoned gravel pit and the driveway easement area to the Big Sioux Rifle and Pistol Club, with an FSA 17.98 acre corn base with a 171 bu. PLC yield and a 14.63 acre soybean base with a 51 bu. PLC yield. The non-tillable acres in this farm are comprised primarily of an area of grassland & trees located in the southwesterly portion of the farm and south and SE of the area owned by the Big Sioux Rifle & Pistol Club. According to the M'haha. Co. Assessor this land has an overall soil rating of .703, similarly Surety Agri Data, Inc. indicates this land has a soil rating of 72.5. The 2024 RE taxes payable in 2025 on this property are \$1,104.34 and will be paid by the estate. This land has a relatively high percentage tillable, attractive eye appeal with a gently rolling to rolling topography and has an excellent location bordered by a Co. Hwy. #109 and conveniently located near I-90, Brandon, SD, Corson, SD, Garretson, SD and within 10 miles of Sioux Falls, SD.

**LEGAL DESC.:** To be Surveyed and Platted as Tr. 1 of Christopherson Add'n. in the N. 2/5ths of the SE ¼, Exc. the N. 606' of the W. 840' and Hwy. and Exc. H-1, in Sec. 24, T. 102N., R. 48W., (Brandon Twp.), Minnehaha Co., SD.

**TERMS:** Cash – A 10% non-refundable downpayment with the balance on or before May 30, 2025. Immediate possession on sale day to be awarded to the buyer to farm or lease as they desire for the 2025 crop year and full possession conveyed at closing. Marketable title will be conveyed with an owner's title insurance policy provided with the cost divided 50-50 between the buyer and seller, additionally a title company closing fee, if any, will be divided 50-50 between the buyer and seller. 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 M'haha Co. Zoning Ordinances. Sold subject to confirmation of the Personal Representatives. To view full auction ad, aerial maps, soils data and other information concerning this property see [www.suttonauction.com](http://www.suttonauction.com). To make arrangements for absentee bidding contact the auctioneers.

## THE BERNICE L CHRISTOPHERSON ESTATE, OWNERS

### Louise & Joseph Sandoval – Co-Personal Representatives

James R. Myers – Myers Billion LLP – Law Firm – Attorneys for the Estate

–Sioux Falls, SD – ph. 605-336-3700

CHUCK SUTTON – Auctioneer & Land Broker – Sioux Falls, SD – ph. 605-336-6315

JARED SUTTON – RE Auctioneer & Broker Associate – Flandreau, SD – ph. 605-864-8527

& DEAN STOLTENBERG – Auctioneer & RE Broker Assoc., Jasper, MN – 507-829-6856