

LAND AUCTION

+/-77.63 Surveyed Acres of Well Located Dell Rapids Twp., Minnehaha County, SD Land – Located West of Dell Rapids, SD with a High Percentage Tillable

We will offer the following Land at Public Auction. From Dell Rapids Lumber Co. (Jct. of 474th Ave & 245th St./Old Hwy. #77) – 1 ½ Mile W. on 245th St. to the SE Corner of the Land. From the Dell Rapids Exit #98 on I-29 – ½ Mile E. on Hwy. #115, then 1 Mile N. on 472nd Ave, then ¼ Mile E. on 245th St. to the SW Corner of the Land.

THURSDAY OCTOBER 23, 2025 • 10:00 AM

This auction awards the opportunity to purchase +/-77.63 Surveyed Acres of well-located Dell Rapids Twp., Minnehaha County, SD Land. This land is located in an area where land seldom comes available on the open market, making this an excellent opportunity to add land to an existing area row crop operation or investment property in the tightly held Dell Rapids area. According to FSA information, this farm contains approximately 73.90 acres of cropland. Information obtained from Surety Agridata Inc. indicates that this parcel has a weighted average productivity index of 65.9. Comparatively, county assessors information indicates that this parcel has an overall soil rating of .710. This land has been enhanced with the installation of approximately 9,995' of Drain Tile, consisting of 8,370' of 4" Tile & 1,625' of 6" Tile. According to Minnehaha County Planning & Zoning, this parcel has no remaining Rural Housing Eligibilities. The 2024 RE Taxes payable in 2025 on this land are \$1,428.08. If you are in the market for a well-located parcel of land in the tightly held Dell Rapids Township area, make plans to inspect this property & be in attendance at this auction!

LEGAL DESC.: The SW ¼ of Sec. 6 together with Outlot A in the NW ¼ of Sec. 7, T. 104N., R. 49W., Exc. The W. 1321' & Exc. Tr. 1A of Michel's Addition, & Exc. Hansen Tract 1, all in Dell Rapids Twp., Minnehaha County, SD.

TERMS: Cash – A 10% non-refundable earnest money payment sale day & the balance on or before Dec. 1, 2025, with full possession for the 2026 crop year. Title insurance & closing fee to be split 50-50 between buyer & seller. Total acres based on recent survey. The RE licensees in this transaction stipulate that they are acting as agents for the seller. Sold subject to confirmation of the owners. To make arrangements for absentee bidding or other information, see www.suttonauction.com or contact the auctioneers.

MARC A. MICHEL & TRACY A. MICHEL, OWNERS

AUCTION CONDUCTED BY SUTTON AUCTIONEERS & LAND BROKERS, LLC

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