

# ACREAGE & PERSONAL PROPERTY AUCTION

+/-13.83 Acre Surveyed Acreage with Very Well Maintained 3 Bedroom Ranch Style Home Situated in a Pleasant Private Country Setting conveniently located between Baltic & Sioux Falls, SD! Personal Property including a 2011 JD 7230 Premium Tractor w/ only 600 Hours, 2023 Meteor 9' Snowblower, a 2019 Chevy Silverado 1500 Pickup with only 12,560 Miles, 2018 Polaris XP 900 Ranger, Cub Cadet Z Force S54 Lawn Mower, Lawn & Garden items, Shop Items & Tools, Antiques & More! Consigned items including a 2014 JD H160 Loader, JD #503 & Bush Hog #720 3 Pt. Mowers, Very Nice New Ida #314 2R Picker, Bradford Gravity Wagon, Very Nice JD 3 Row Adj. Planter, 3 Pt. Disk, Plow, & Tree Cult., & other Acreage Equipment!

**WEDNESDAY MAY 13, 2026**

**SALE TIMES: PERSONAL PROPERTY AT 4:00 PM WITH  
THE RE TO FOLLOW AT APPROX. 6:30 PM**

Live-Online Bidding on Major Personal Property Items at approx. 5:30PM

Real Estate Open House Dates: Wednesday April 29th from 5:00-6:30 PM, Sunday May 3rd from 1:00-3:00 PM, and Wednesday May 6th from 4:30-6:30 PM

We will offer the following Acreage & Personal Property at **25246 477th Ave. Baltic, SD.** From Baltic Corner – Jct. of Hwy#115/475th Ave & 250th St. – 2 Miles South on Hwy. #115, then 2 Miles East on 252nd St., & ½ Mile South on 477th Ave. From Cliff Ave Exit #399 – 6 ¾ Miles North on SD Hwy. #115, 2 Miles East on 254th St., then 1 ½ Miles N. on 477th Ave.

Lunch on Grounds.

**AUCTIONEER'S NOTE: ATTENTION ACREAGE PROSPECTS!** This auction awards the opportunity to purchase a well located +/- 13.83 Acre Acreage with a One Owner Ranch Style Home that was built in 1980. This home has had some attractive updates made during the current owner's tenure & offers privacy with a long driveway from the road & a pleasant rural setting! If you are in the market for well-maintained acreage with good location, make plans to attend the open houses & be in attendance at this Auction! Broker participation welcome!!

\*\*\* For Full Ad, Photos, & Additional Information see [www.suttonauction.com](http://www.suttonauction.com) or contact the auctioneers \*\*\*

**LEGAL DESC.:** Tract 2 of Schreurs Addn. in the S. ½ of the NW ¼ of Sec. 13, T. 103N., R. 49W., Sverdrup Twp., Minnehaha County, SD

**TERMS: Cash** – 5% non-refundable earnest money payment on sale day & balance on or before June 30, 2026. Title insurance provided with the cost of the owner's policy as well as title co. closing fee divided 50-50 between the buyer and seller. 2025 RE taxes payable in 2026 (\$3,262.52) will be paid by the Seller, 2026 RE taxes will be prorated to date of closing. Property is sold in "AS IS" condition w/ no contingencies whatsoever, subject to easements, restrictions, reservations or highways of record, any or all applicable zoning ordinances. Information contained herein is deemed to be correct but is not guaranteed. The RE licensees acting as agents for the seller. Property sold subject to confirmation of the seller.

**To Inspect the Acreage, Plan to Attend the Open Houses, or for an appointment contact the Auctioneers. Broker Participation Welcome, with a 2% commission payable to a licensed SD RE Broker who properly pre-registers and represents a successful purchaser at the auction and that meets the prescribed criteria for Broker Participation – for Information Broker's should contact Sutton Auctioneers & Land Brokers, LLC – ph. 605-336-6315.**

Personal property including a JD 7230 Premium Tractor & Attachments, 2019 Chevy Silverado Pickup w/ Only 12,560 Hours, Polaris Ranger, Cub Cadet Lawn Mower, Lawn & Garden Items, Generator, Livestock Related Items, Fuel Tanks, Shop Items & Tools, Antiques, Household & More! Consigned items including a 2014 JD H160 Loader, JD #503 & Bush Hog #720 3 Pt. Mowers, Very Nice New Idea #314 2R Picker, Very Nice JD 3 Row Adj. Planter, 3 Pt. Disk, Plow, & Tree Cult., & other Acreage Equipment!

**STEPHANIE L. SCHREURS, OWNER**

AUCTION CONDUCTED BY: SUTTON AUCTIONEERS & LAND BROKERS, LLC

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

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

WAYNE BESSMAN – RE & Pers. Property Auctioneer – Madison, SD – ph. 605-270-4980

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