

KING ESTATE ACREAGE & LAND AUCTION



**Extremely Well Located Acreage/Hobby Farm with a Superb Location
Situating within 1/2 Mile of Mitchell, SD –
To be Offered as a +/-5 Acre Improved
Acreage/Hobby Farm
with a 1½ Story 3+ Bedroom Home &
Outbuildings; +/-68.87 Acres of Adjacent
Land which has Potential for Utilization
as Cropland, Hayland and or Pasture; or
as a Combined +/-73.87 Acre Hobby Farm/
Acreage as a Combined Unit – Situated in
Mitchell Township in Davison County, SD**

We will offer the following acreage & land at public auction to be held "On Sight" at the property located at 2124 W. 8th Ave., Mitchell, SD; located from I-90 Exit 330 & Hwy. #37 Bypass at Mitchell, SD, go 1 ½ miles north on Hwy. #37 and ½ mile west on W. 8th Ave.; or from Vern Eide Ford in Mitchell, SD – 1½ miles SW on Hwy. #37 and ½ mile west on W. 8th Ave. or Just SW of the CHS Elevator at Mitchell, SD.

SATURDAY NOVEMBER 22, 2025 Sale Time: 10:00 AM

OPEN HOUSE DATES TO VIEW THE ACREAGE :

**Sunday Nov. 9th from 1:00 to 3:00 PM
& Wed. Nov. 12th from 3:00 to 5:00 PM,
Sunday Nov. 16th from 1:00 to 3:00 PM
or Shown by Appointment Arranged with Terry Haiar
Auctioneer – ph. 605-239-4626**



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

**TERRY HAIAR – RE & Pers. Property
Auctioneer – Alexandria, SD – 605-239-4626**

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

**BERTHA JEAN KING ESTATE
Robert King and Cindy Miiller –
Co-Personal Representatives
Micayla Bamberg - Morgan-Theeler, LLP
Law Firm - Attorney for the Estate –
Mitchell, SD**

AUCTIONEERS NOTE:

This auction awards the opportunity to purchase property with an extremely well located acreage/hobby farm with a 1½ story home and other improvements that are inclusive of some older small livestock and equipment storage buildings and land which has cropland potential, although the owners have utilized the land primarily as hayland/pasture for livestock. This property is conveniently located within ½ mile of Mitchell, SD, and within a close proximity to other nearby area points of interest. The home is in need of some repairs and cosmetic updates, but has potential for the handyman or individual in the market for an affordable acreage and adjacent hayland/pasture. If you are in the market for a rural acreage-hobby farm near Mitchell, SD, then take advantage of this rare opportunity to purchase an acreage that has not been available for purchase for many decades, as the King Family purchased and resided in this property for a few years prior and since purchased in 1959. If you are in the market for an acreage, bare land or a hobby farm near Mitchell, SD, then make plans to inspect this property

This property has recently been surveyed and will be offered as Lot A – a 5 Acre Improved Acreage, Lot B - +/-68.87 Acres of Cropland/Hayland/Pasture or as Lots A & B Combined the +/-73.87 Acre Improved Acreage & Adjacent Land as a Combined Unit.



This auction presents rare and excellent opportunity to purchase a very well located rural acreage and the adjacent Cropland/hayland/pasture, which together makes a great hobby farm for individuals with a few head horses, cattle or other livestock. The improvements on this property include a 1½ story 3+ bedroom home which according to the Davison County Assessor has approx. 1,120 sq. ft. the main level. Even though this home may not appear to be overly large – the King's raised 6 girls and 4 boys in this home. The main level of the home is comprised of a north entrance to an entryway which accesses both the main and basement levels of the home and also an additional east entrance to the kitchen; and a 3rd entrance from an enclosed south porch and an interior front door entrance which has an entry door with ornate beveled glass door; with the main level comprised of living room & dining room which are divided by an archway with pocket doors, a main floor bedroom w/closet, a kitchen with oak cabinets and a dining area and appliances including a Kenmore side by side refrig. w/water in the door, Kenmore natural gas stove, and a built-in Whirlpool microwave and a full bath w/tub-shower unit; a second story has a bedroom w/closet & dormer storage, a south bedroom w/closet, a trunk closet/small bedroom and a hall w/closet & dormer storage; this home has a basement with a laundry area and includes a Westinghouse natural gas furnace w/central AC, gas HW heater and a 100 amp fused electrical service. Other improvements on the property include a cement block dbl. garage w/1 elec. door opener, a barn with a red & white steel exterior and includes a loafing area for livestock, 2 box stalls and an old hand milking area w/4stanchions and an adjacent lean-to which has a non-operational overhead door; a small sheep-pony-goat livestock barn w/concrete floor & galv. steel exterior; 2 small galv. steel clad machine shed/stg. buildings – the west bldg. with a concrete floor, work bench, electrical and an OH door w/elec. opener and the east bldg.. has a dirt floor and electricity; additionally, there are some livestock yards, outside concrete and automatic livestock fountains and hydrants at various locations. Additionally, there is an established lawn, landscaping and trees throughout the farmstead, as well as an established tree grove on the north and west of the acreage, and also a vinyl fence along the roadway and an asphalt driveway from the hard surfaced road into the acreage. This property is serviced with Davison Rural Water, NW Energy electricity & natural gas and a septic system servicing the house. This acreage has a home and older outbuilding which may be in need of some updates and repairs, but truly is a property that must be seen to be fully appreciated! The area surveyed as Lot B consists of +/-68.87 acres of bare agricultural land that has been primarily utilized by the King family as hayland-pasture, although according to Surety Agri-Data, Inc, this land has a soil productivity index of a 75.7, thus it appears that this bare land could be suitable for use as agricultural cropland with a level to gently rolling topography. The 2024 RE taxes payable in 2025 on this property prior to the survey in their entirety were \$3,643.70.

LEGAL DESC.:

Lot A (+/-5 Acres) and Lot B (+/-68.87 Acres), a Subdivision of Lot 1 of the SE ¼ of Sec. 17, T. 103N., R. 60W. of the 5th PM, Davison County, SD.

TERMS ON ANY OR ALL PARCELS:

Cash – A 10% non-refundable earnest money payment sale day and the balance on or before Jan. 9, 2026. Full Possession of the acreage site and land at closing. A Personal Representative's Deed(s) 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 (The Title Company) will be divided 50-50 between the buyer and seller. All of the 2025 RE taxes payable in 2026 will be paid by the seller, with the buyer to be responsible for 100% of the 2026 RE taxes payable in 2027. The acres being sold are based on the acres as determined by a survey as completed by SPN & Associates Engineers & Surveyors, with the acres understood to be "more or less". The seller does not guarantee that existing fences lie on the true and correct boundary and any new fencing, if any, will be the responsibility of the buyer pursuant to SD Law. FSA cropland, yields, bases & other information, if any, is estimated and not guaranteed and are subject to county committee approval. This property is sold in "As Is Condition" with no contingencies whatsoever. 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 Davison County Zoning Ordinances. The RE licensees in this transaction are acting as agents for the seller. Sold subject to confirmation of the Personal Representative(s).



This property has potential to fulfill the needs of a variety of buyers, especially those seeking a well located rural acreage/hobby farm near Mitchell, SD. To view Photos, Aerial Maps, Soils Data and Other Information concerning this property see www.suttonauction.com. To make arrangements for absentee bidding or other information contact the auctioneers. To Inspect the Acreage, Plan to Attend the Open Houses, or for an appointment contact Terry Haiar – Auctioneer @ 605-239-4626. Broker's Cooperation Welcome, with a 2% commission available to a licensed RE Broker who properly registers a successful buyer and meets the criteria for broker participation.



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Co-Personal Representatives
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Law Firm -
Attorney for the Estate – Mitchell, SD



1 Inch = 400 Feet

LEGEND

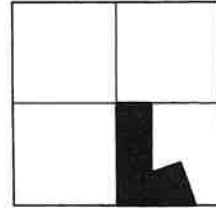
- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 13714
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- = SET NAIL
- ▲ = FOUND SURVEY SPIKE
- △ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- ◇ = SET 3/8" X 12" SPIKE W/WASHER JAW-13714
- WM = WITNESS MONUMENT

PREPARED BY: JEREMY A. WOLBRINK, R.L.S.
2100 NORTH SANBORN BLVD. - P.O. BOX 398
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7761

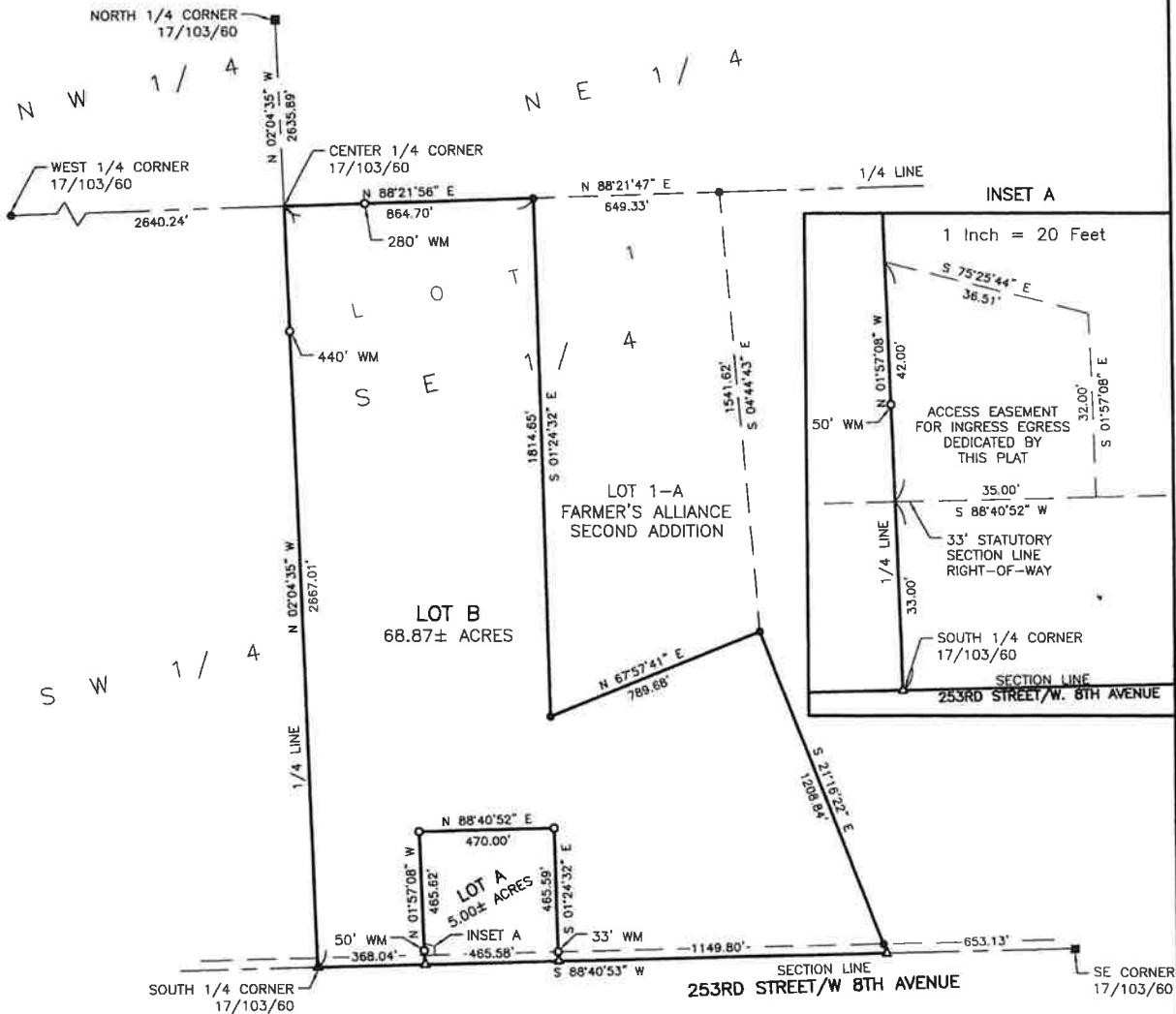
COORDINATE SYSTEM IS SOUTH DAKOTA SOUTH ZONE,
STATE PLANE - NORTH AMERICAN
DATUM 1983 - GEOID 18.
GRID BEARINGS AND GROUND DISTANCES ARE SHOWN.

NOTE:
THIS SURVEY WAS PERFORMED WITHOUT
THE BENEFIT OF A TITLE REPORT OR TITLE
COMMITMENT. EASEMENTS OF RECORD WERE
NOT RESEARCHED AND ARE NOT SHOWN
UNLESS OTHERWISE NOTED.

SEC. 17, T 103 N, R 60 W



LOCATION MAP
SCALE: 1" = 3000'



A PLAT OF LOTS A AND B, A SUBDIVISION OF LOT 1 OF THE SE 1/4 OF SECTION 17, T 103 N, R 60 W OF THE 5th P.M., DAVISON COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

I, Jeremy A. Wolbrink, the undersigned, do hereby certify that I am a Registered Land Surveyor in the State of South Dakota. At the request of Cindy Miller and Robert King, as Personal Representatives of the Estate of Bertha Jean King, and under their direction for purposes indicated therein, I did on or prior to April 15, 2025, survey those parcels of land described as follows: LOTS A AND B, A SUBDIVISION OF LOT 1 OF THE SE 1/4 OF SECTION 17, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.

In my professional opinion and to the best of my knowledge, information and belief, the within and foregoing plat is true and correct.

Dated this 23rd day of April, 2025.

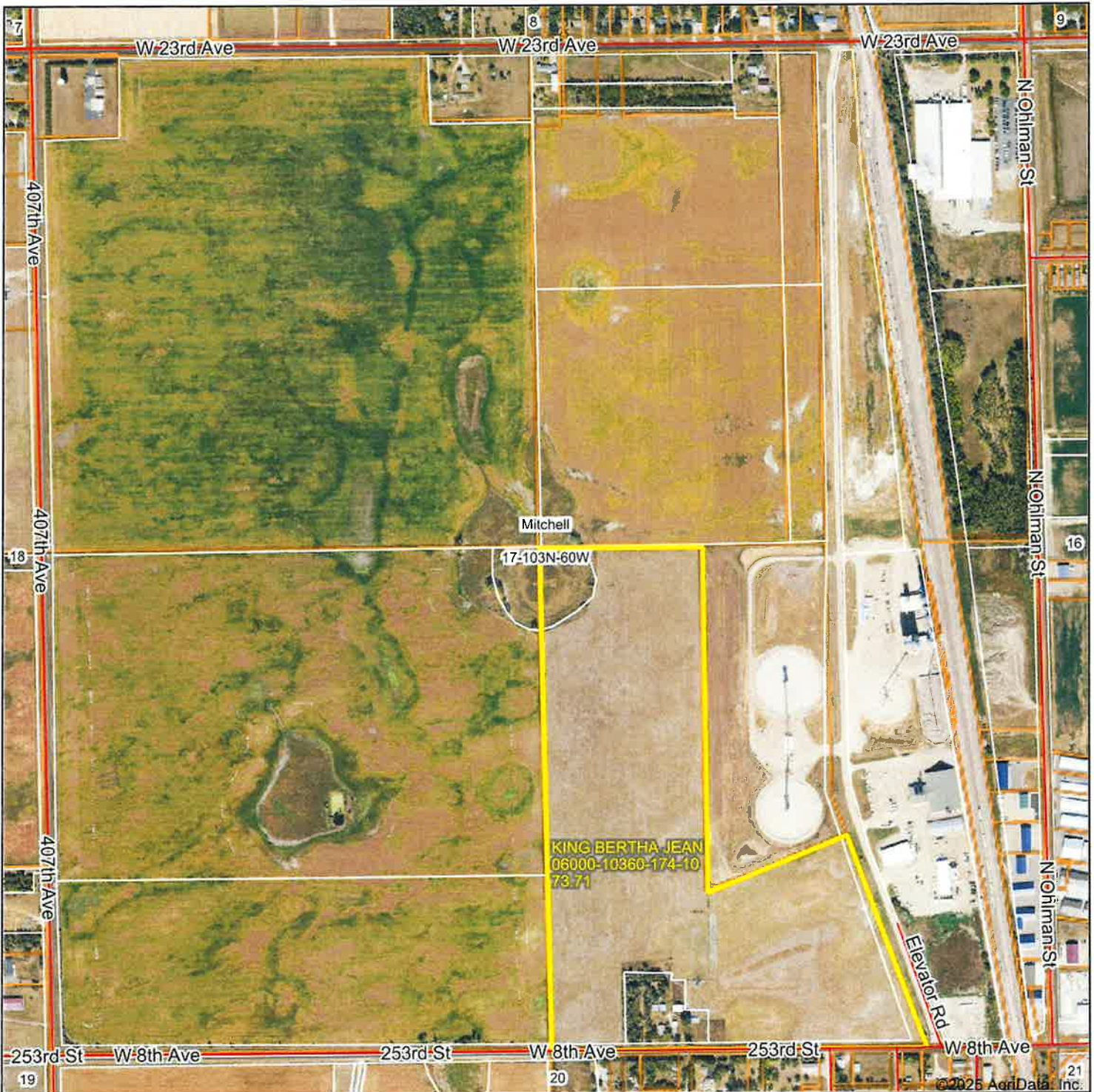
Jeremy A. Wolbrink
Registered Land Surveyor #SD13714



SPN

& Associates
Engineers, Planners and Surveyors
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015

Aerial Map



Boundary Center: 43° 43' 12.32, -98° 3' 12.12

17-103N-60W
Davison County
South Dakota

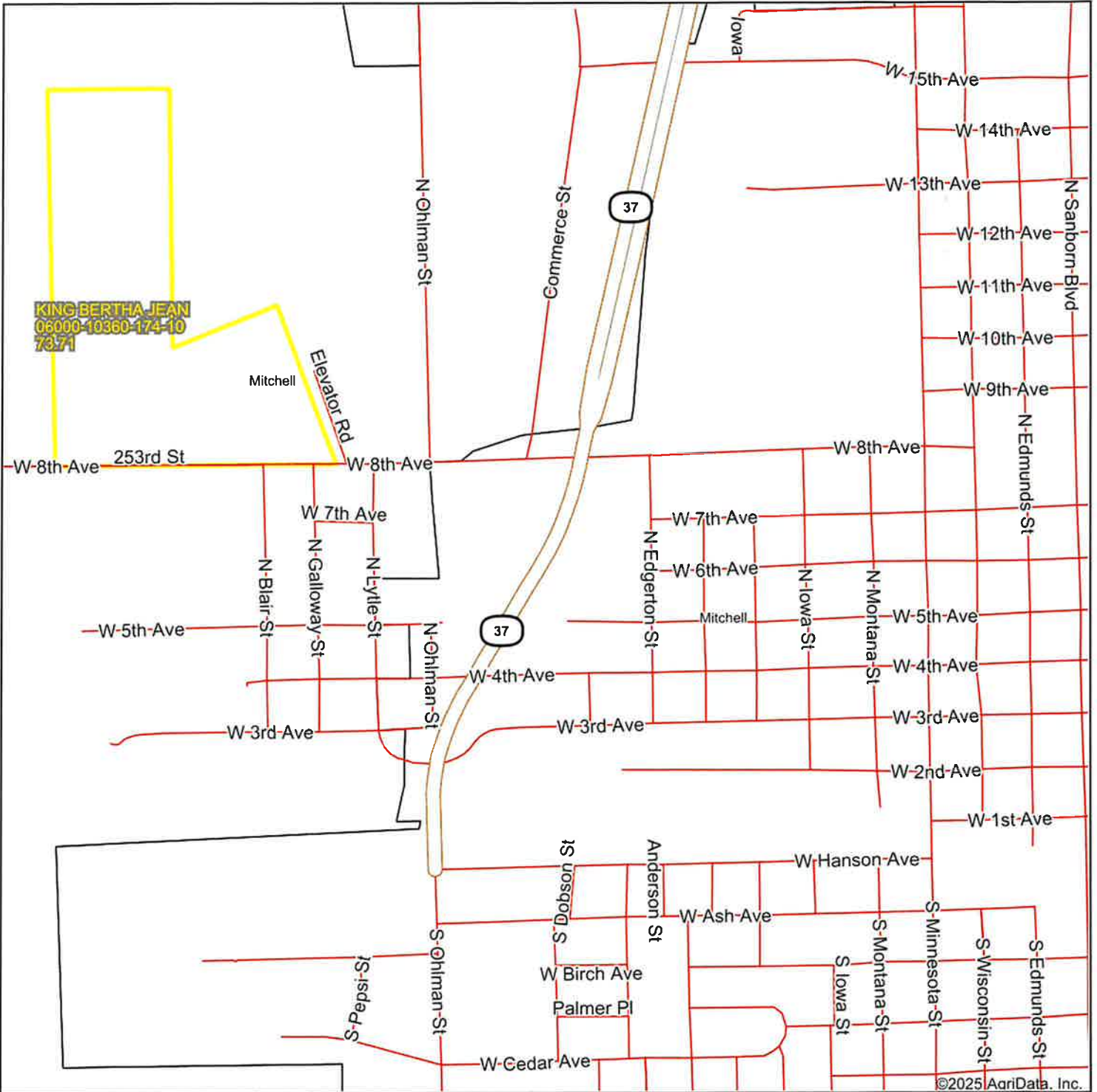
0ft 819ft 1638ft



9/24/2025

Field borders provided by Farm Service Agency as of 5/21/2008.

Overview Map



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SUTTON
AUCTIONEERS &
LAND BROKERS LLC

Maps Provided By:



surety®
CUSTOMIZED ONLINE MAPPING

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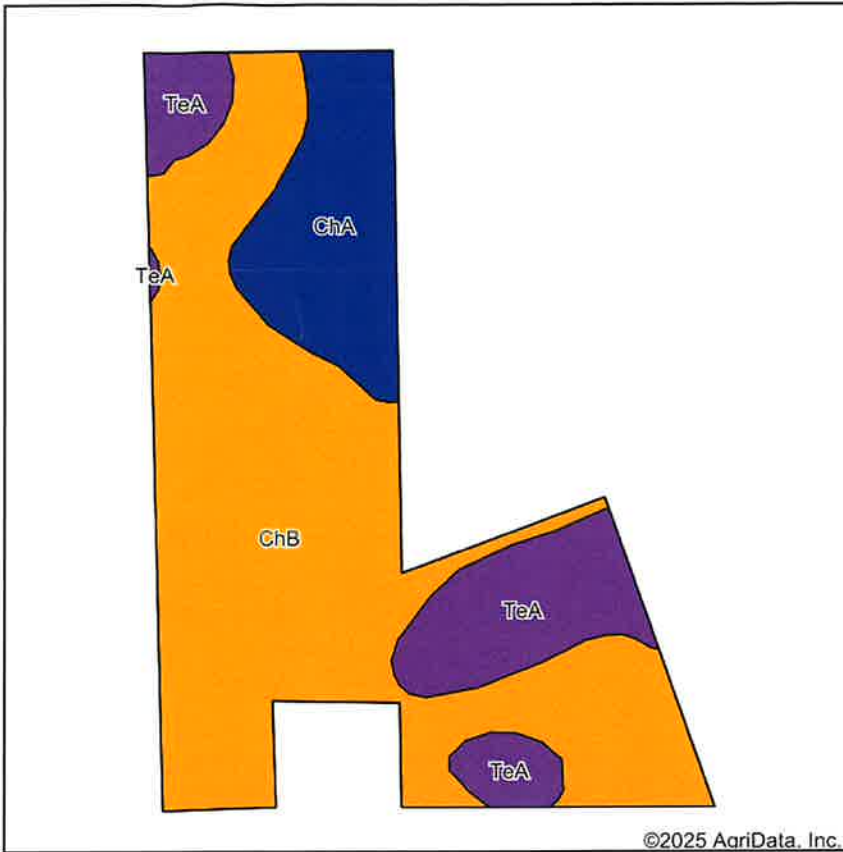
Map Center: 43° 42' 53.17, -98° 2' 38.32

0ft	1095ft	2190ft
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10/9/2025

Soils Map



State: **South Dakota**
 County: **Davison**
 Location: **17-103N-60W**
 Township: **Mitchell**
 Acres: **67.16**
 Date: **9/24/2025**

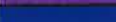


Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: SD035, Soil Area Version: 28						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
ChB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	44.50	66.2%		Ile	78
TeA	Tetonka silt loam, 0 to 1 percent slopes	11.94	17.8%		IVw	56
ChA	Clarno-Bonilla loams, 0 to 2 percent slopes	10.72	16.0%		IIc	88
Weighted Average					2.36	75.7

*c: Using Capabilities Class Dominant Condition Aggregation Method



Email

office@suttonauction.com

Website

www.suttonauction.com

Address

1116 N. West Ave.
Sioux Falls, SD 57104



**Remember:
Successful
Auctions don't just
happen - They're
Planned! Call us
today to plan your
successful
auction!**

SUTTON AUCTIONEERS & LAND BROKERS, LLC

The sale of your land may be a once in a lifetime event . . .

Since 1932, Sutton Auction has established itself as a reliable leader in the auction sector, dedicated to serving clients with excellence. Our extensive experience allows us to offer exceptional auction services, managing everything from real estate to agricultural machinery with utmost professionalism and honesty. Whether you're buying or selling, our expert team guarantees an efficient and successful auction process each time. Trust in Sutton Auction's enduring legacy!

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Successful auctions are not mere coincidences; they require careful planning. Selling your property might be a unique opportunity! It's essential to have expertise, marketing acumen, and a solid history of success. Since 1932, our auction company has been at the forefront of the industry, assisting clients throughout South Dakota, Minnesota, Iowa, and Nebraska. Auctions are the favored approach for farmland transactions, consistently yielding results that exceed those of sealed bids and negotiated sales, as they draw in more qualified buyers and foster a competitive, equitable marketplace. Allow us to leverage our auction expertise for your benefit!

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