

MINNEHAHA COUNTY, SD LAND AUCTION

**+/-133.36 Surveyed Acres of Red Rock Township Minnehaha County, SD Land
- Located Near Valley Springs, Brandon & Garretson, SD –
With “2” Rural Housing Eligibilities That Could Serve as a Great Addition
to an Area Farming Operation, Investment Property and/or Hobby Farm**

We will offer the following parcel of farmland at auction at or near the property - Located to the from the Valley Springs/Garretson SD Exit #410 on I-90 – then ½ mile north on Co. Hwy. 105 (486th Ave.) and 1 mile east on 260th St. to the NW Corner of the land at the Jct. of 260th St. and 487th Ave.; from Garretson, SD - 7 miles south on Co. Hwy. (486th Ave.), then 1 mile east on 260th Street; or from the Pipestone/Jasper Exit #1 on I-90 – ½ mile north on Hwy. #23 (20th Ave.) then turn west on 91st Street approx. 2 miles to the NW corner of the land at the Jct. of 260th St. & 487th Ave.

THURSDAY DECEMBER 4, 2025

SALE TIME: 10:00 AM

This auction presents an excellent opportunity to purchase a parcel of land that has been owned by the Laehle Family for over 60 years. This land would make a great addition to an area row crop farming operation or as an investment. This property consists of a 133.36 acre surveyed parcel of land, which according to Minnehaha. County Planning and Zoning has 2 remaining rural housing eligibilities. The exceptions from this property include 2 acreages and a portion of the SD Rest Area on I-90. Also, in association with the rest area there is a scenic easement on +/-54.24 acres lying north and northwest of the rest area granted to the State of South Dakota granted in 1971, which restricts construction within the easement area, as well as other provisions of said easement, although there are no restrictions on agricultural farming practices. The location of this property is unique in that the land is bordered on the south by I-90 with the SD Rest Area being located in an area in the southeast corner of this land with a portion of the Rest Area being carved out of this farm, additionally, this land is bordered on the west by 487th Ave. and on the north by 260th Street and is conveniently located between the Valley Springs-Garretson and the Pipestone-Jasper Exits on I-90 and is just ½ mile west of the Minnehaha County, SD & Rock County, MN State Line.



www.suttonauction.com

EDWARD LAEHLE, Owner

Successful Auction's don't just happen . . .

They're Planned!

Call us today to plan yours!

According to FSA information this property has approx. 131.37 acres of Farmland with approx. 129.87 acres of Cropland with an FSA 59.38 acre corn base with a 166 bu. PLC yield and a 64.82 acre soybean base with a 46 bu. PLC yield and has been enrolled under the ARC County election for corn and soybeans of the USDA farm program. The non-tillable acres in this farm are comprised primarily of small +/- 1.5 acre area comprised of some trees with a dugout located near the Northwest corner of the farm, with the remaining non-tillable acres comprised of a waterway and roads. According to the Minnehaha County Assessor currently this land is assessed in two parcels with parcel #013636 being 50 acres with a Soil rating of .629 and parcel #013637 being 82.83 acres with a soil rating of .562, comparatively information obtained from Surety Agri Data indicates this farm as a whole has a Soil Productivity Index of 62.2. The total real estate taxes for 2024 and payable in 2025 on this property were \$1,439.64 + \$1,005.66 for a combined total of \$2,445.30. This land has a high percentage tillable with a gently rolling to rolling topography. This land is conveniently located to I-90 and within a short drive to Brandon, Valley Springs, Garretson & Sioux Falls, SD and also Luverne, Pipestone, Jasper & Hills, MN, as well as a number of area grain terminals.

LEGAL DESC:

The NW¼, less exceptions, in Sec. 27, T. 102N., R. 47W., (Red Rock Twp.), Minnehaha County, SD.

TERMS: Cash – A 10% non-refundable earnest money payment on sale day and the balance on or before Jan. 22, 2026 with full possession for the 2026 crop year. 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. All of the 2024 RE taxes payable in 2025, as well as all of the 2025 RE taxes payable in 2026 will be paid by the sellers. This property is sold in accordance with the acres as stated on a survey as completed by Midwest Land Surveying, Inc., the county tax records, with the acres understood to be "more or less". The sellers do not warranty or guarantee that the existing fences lie on the on the true and correct boundary and new fencing, if any, will be the responsibility of the purchaser pursuant to SD law. FSA cropland acres, yields, bases, payments & other information are estimated and not guaranteed and if divided into multiple parcels will be subject to an FSA reconstitution & County Committee Approval and also are subject to pending action and implementation of the New Farm Bill. his 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 Minnehaha County Zoning Ordinances. The RE licensees in this transaction are acting as agents for the agent for the owners. Sold subject to confirmation of the owners.

To view aerial maps, soils data and other information concerning this property see www.suttonauction.com or to make arrangements for absentee bidding or other information contact the auctioneers.

CHUCK SUTTON – Auctioneer & Land Broker

Sioux Falls, SD – 605-336-6315

JARED SUTTON, CAI – RE Auctioneer & Broker Associate

Flandreau, SD – 605-864-8527

TOM SOUVIGNIER – Auctioneer & RE Broker Associate

Canton, SD – 605-987-2404

TED SOUVIGNIER – Auctioneer & RE Broker Associate

Canton, SD 605-660-3962

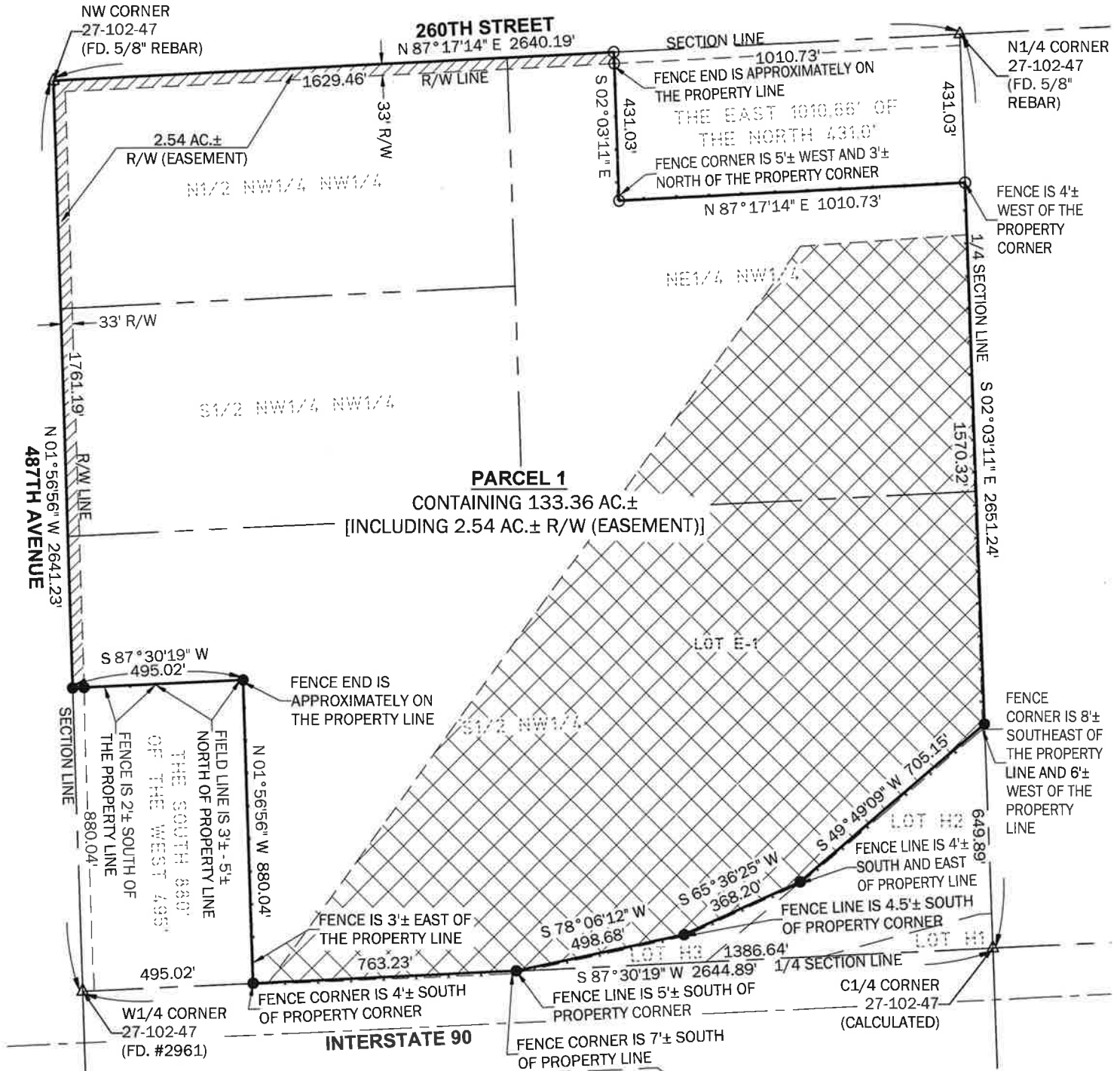
**GAGE GULLICKSON - RE Broker Associate w/Sutton Auctioneers
& Land Brokers, LLC - Flandreau, SD 605-651-3867**

EDWARD LAEHLE,
Owner



SALE DRAWING - PARCEL 1

IN THE NORTHWEST QUARTER OF SECTION 27, T102N, R47W, MINNEHAHA COUNTY, SOUTH DAKOTA.



OWNERS: EDWARD W. LAEHLE
CLIENT: SUTTON AUCTION SERVICE

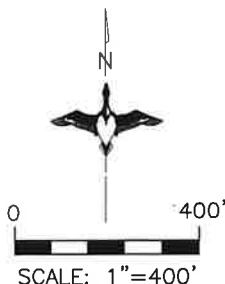
TOTAL ACRES FOR PARCEL 1

CONTAINING 133.36 AC.±
[INCLUDING 2.54 AC.± R/W (EASEMENT)]

LEGEND:

- SET PROPERTY CORNER
- △ SECTION CORNER
- AC. ACRES
- FD. FOUND
- R/W RIGHT OF WAY

NOTES:
BASIS OF BEARINGS IS
UTM-ZONE 14.
PROJECT #25-517
DRAWN BY: AJR



211 E. 14th street, Sioux Falls, SD 57104 | Phone: (605) 339-8901

PARCEL 1 LEGAL DESCRIPTION:

(AS PER GETTY ABSTRACT & TITLE COMPANY, COMMITMENT NO. SF103197)
THE NORTH HALF (N1/2) OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4), AND THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4), EXCEPT THE EAST 1,010.66 FEET OF THE NORTH 431.0 FEET OF THE NORTHWEST QUARTER (NW1/4) ALL IN SECTION TWENTY SEVEN (27), TOWNSHIP ONE HUNDRED TWO (102) NORTH, RANGE FORTY-SEVEN (47) WEST OF THE 5TH P.M., MINNEHAHA COUNTY, SOUTH DAKOTA; AND THE SOUTH HALF (S1/2) OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4), EXCEPT THE SOUTH 880 FEET OF THE WEST 495 FEET OF SAID SOUTH HALF (S1/2) OF THE NORTHWEST QUARTER (NW1/4), AND EXCEPT LOT H-1, H-2 AND LOT H-3 OF SAID SOUTH HALF (S1/2) OF THE NORTHWEST QUARTER (NW1/4) IN SECTION TWENTY SEVEN (27), TOWNSHIP ONE HUNDRED TWO (102) NORTH, RANGE FORTY SEVEN (47) WEST OF THE 5TH P.M., MINNEHAHA COUNTY, SOUTH DAKOTA.

IN THE NORTHWEST QUARTER OF SECTION 27, T102N, R47W, MINNEHAHA COUNTY, SOUTH DAKOTA.



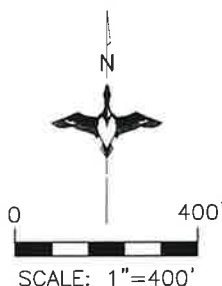
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H-3 OF SAID SOUTH HALF (S1/2) OF THE NORTHWEST QUARTER
(NW1/4) IN SECTION TWENTY SEVEN (27), TOWNSHIP ONE HUNDRED
TWO (102) NORTH, RANGE FORTY SEVEN (47) WEST OF THE 5TH
P.M., MINNEHAHA COUNTY, SOUTH DAKOTA.



United States
Department of
Agriculture

Minnehaha County, South Dakota



Common Land Unit  Tract Boundary
 Non-Cropland
 Cropland

PLSS

Wetland Determination Identifiers

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

2025 Program Year

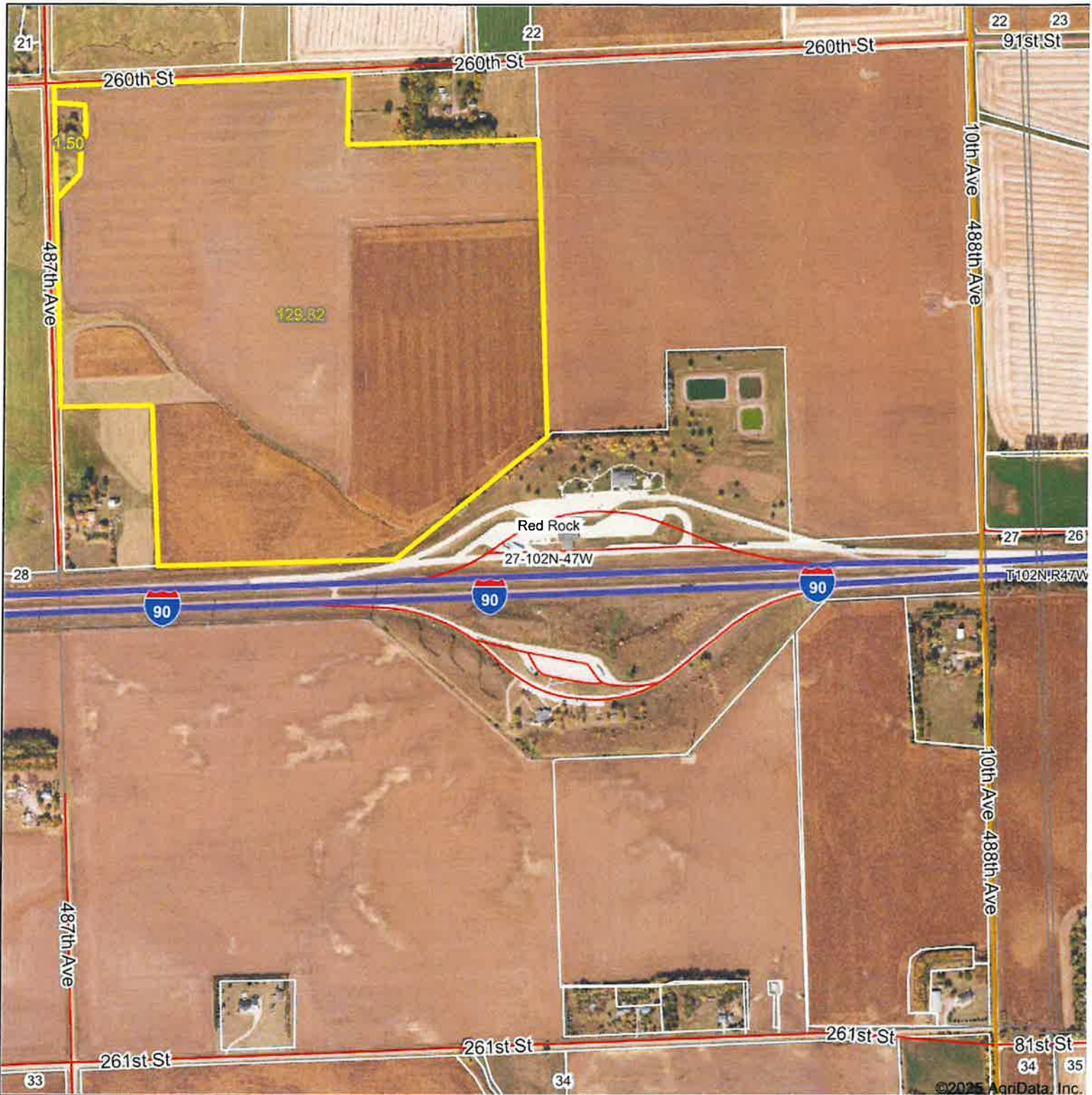
Map Created January 13, 2025

Farm 10508

27-102N-47W-Minnehaha

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).

Laehle Aerial Map



Maps Provided By:



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Boundary Center: 43° 36' 46.73, -96° 28' 1.84

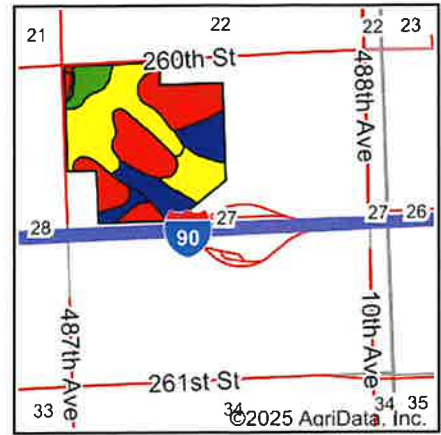
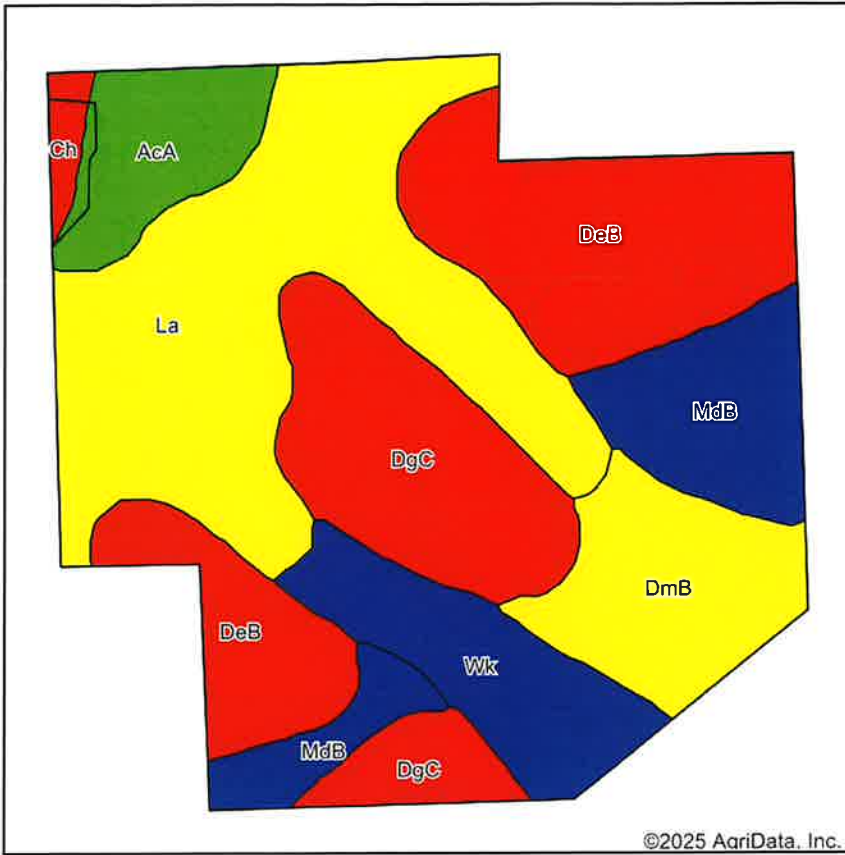
27-102N-47W
Minnehaha County
South Dakota

0ft 838ft 1676ft



11/6/2025

Soils Map



State: **South Dakota**
 County: **Minnehaha**
 Location: **27-102N-47W**
 Township: **Red Rock**
 Acres: **131.32**
 Date: **11/6/2025**



Soils data provided by USDA and NRCS.

Area Symbol: SD099, Soil Area Version: 29							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
La	Lamo silty clay loam, cool, 0 to 2 percent slopes, occasionally flooded	36.90	28.1%		IIw	IIw	70
DeB	Delmont-Enet loams, 2 to 6 percent slopes	27.65	21.1%		IVs		44
DgC	Delmont-Talmo complex, 6 to 9 percent slopes	20.16	15.4%		IVe		34
MdB	Moody silty clay loam, cool, 2 to 6 percent slopes	13.45	10.2%		Ile		87
DmB	Dempster silt loam, 2 to 6 percent slopes	12.67	9.6%		Ile		63
Wk	Whitewood silty clay loam, 0 to 2 percent slopes, occasionally flooded	11.19	8.5%		IIw		82
AcA	Alcester silty clay loam, cool, 0 to 2 percent slopes	7.90	6.0%		I	I	94
Ch	Chaska loam, channeled, 0 to 3 percent slopes, frequently flooded	1.40	1.1%		VIw		35
Weighted Average					2.71	*-	62.2

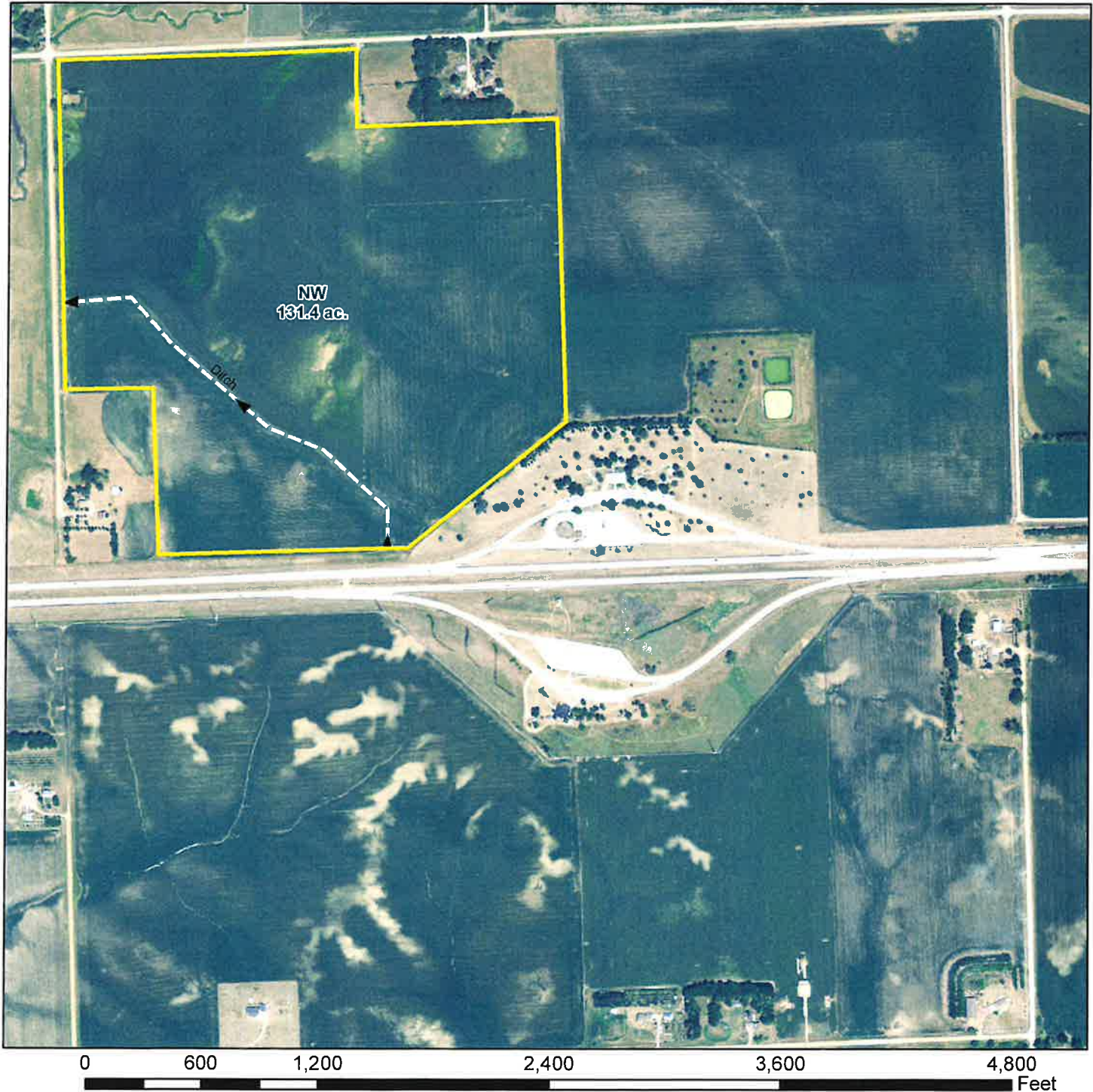
*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Certified Wetland Determination

Field Office: Sioux Falls Field Office
Certified By: Ryan Ransom
Legal Description: NW4 27-102-47

Agency: USDA-NRCS
Certified Date: 4/1/2020
Tract: 12358



Minnehaha County

1:9,000 1 inch = 750 feet





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!

Experience

Our company boasts a solid history of achievement, having facilitated the sale of more than 304,000 acres and generated over 1.3 billion dollars in land transactions in the last decade. Furthermore, we have successfully managed numerous auctions for agricultural machinery, construction tools, and various personal assets. Through our reliable and comprehensive services, we consistently deliver results that enhance value for our clients.

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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Notes:

