

ESTATE ACREAGE & LAND AUCTION

Extremely Well Located Acreage/Hobby Farm with a Superb Location

Situated 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 1½ 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

AUCTIONEER'S 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 prior to the auction and plan to be in attendance at this auction.

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 t/he 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/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 information obtained from 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.

BERTHA JEAN KING ESTATE

Robert King and Cindy Miller – Co-Personal Representatives

Micayla Bamberg - Morgan-Theeler, LLP Law Firm - Attorney for the Estate – Mitchell, SD

CHUCK SUTTON – Auctioneer & Land Broker – Sioux Falls, SD – ph. 605-336-6315
or Flandreau, SD – ph. 605-997-3777

TERRY HAIAR – RE & Pers. Property Auctioneer – Alexandria, SD – ph. 605-239-4626
JARED SUTTON, CAI – Auctioneer & RE Broker Assoc. – Flandreau, SD – ph. 605-864-8527