

LAND AUCTION



**+/-465.55 ACRES OF WELL LOCATED
ALTAMONT TOWNSHIP, DEUEL COUNTY, SD
PASTURE**

**ATTENTION – CATTLE PRODUCERS and/or
ACREAGE BUYERS!**

**To Be Offered in Multiple Parcels &
Combinations of Parcels**

**- All of this Land Is Available for the
2024 Grazing Season!**

We will offer the following real property at auction “On Site” at the land located from Altamont, SD (Jct. of SD Hwy. #15 Jct./476th Ave. & 175th St./Deuel Co. Hwy. #309) – approx. 1 ¾ miles north on Hwy. #15 to the SALE SITE on PARCEL #1; from Clear Lake, SD - approx. 7 ¾ miles north on SD Hwy. #15; or from Watertown, SD (Exit #177 on I-29) – approx. 11 ½ miles east on Hwy. #212 to Tunerville, then 1 mile south on SD Hwy. #15 (476th Ave.).



These +/-465.55 Surveyed Acres will be offered as - PARCEL #1 – +/-58.28 Acres w/Remnants of a Former Farmstead w/Rural Water and Existing Pasture; PARCEL #2 - +/-164.23 Acres of Pasture – Both Located in Sec. 10; and

PARCEL #3 - +/-243.04 Acres in Sec. 15; or PARCELS #1 & #2 Combined – +/- 222.51 Acres; PARCELS #2 & #3 Combined - +/- 407.27 Acres; or PARCELS #1, #2 & #3 Combined –

The Entire +/-465.55 Acres. In Combinations, these parcels may have potential to provide excellent opportunities for rotational grazing.

**FRIDAY
MAY
17
2024
10:00 AM**



**Heirs of Howard & Sandra Fromm
dba Fromm Property Holdings, LLP**

www.suttonauction.com

AUCTIONEER'S NOTE:



The Cattle Market has been strong and sizeable parcels of eastern South Dakota grass are difficult to find, thus this auction provides a great opportunity for cattle producers seeking pastureland to utilize to either maintain or grow the size of their livestock operations. If you're in the market for pastureland, then make plans to inspect these parcels and be in attendance at this Auction! **SPECIAL NOTE – This Pasture is Available for the Use of the Buyer for the 2024 Grazing Season, with immediate possession on sale day!**

PARCEL #1 - +/- 58.28 Surveyed Acres

Legal Desc.: Tract #1 of Fromm Addition in the NE $\frac{1}{4}$ of Sec. 10, T. 116N., R. 49W., (Altamont Twp.) Deuel Co., SD

Parcel #1 is an "L" Shaped parcel which could be a very nice location for an acreage/hobby farm. This parcel has remnants of an old abandoned farmstead with rural water on site, thus this could be an excellent location as a site for construction of a new home, especially since this parcel has a great location lying adjacent to SD Hwy. #15 and also being just $\frac{1}{2}$ mile south of Tunerville at the Jct. of Highways #212 & SD Hwy. #15 and conveniently located to Clear Lake, SD, Watertown, SD and other area communities and points of interest. Currently this entire parcel is being utilized as pastureland and could be an excellent pasture for bulls or a few head of breeding heifers, horses or other livestock. This property is subject to a US Fish & Wildlife Wetland Easement, which allows for row cropping or grazing at any time, although prohibiting filling, burning or draining of any of the designated wetland areas on the property. There also is an existing Wind Easement on the property with Southern Power Company on +/-415 acres in Sec. 10 which currently is paying approx. \$15.00 per acre which will be prorated in accordance with calculations as determined by Southern Power and Debra Fromm of the Fromm Family and thereafter assigned and a succession agreement executed between Southern Power and the buyer. Currently there is a hydrant and rural water service provided by the Brookings-Deuel Rural Water System.

PARCEL #2—+/-164.23 Surveyed Acres of Pasture

Legal Desc.: Tract 3 of Fromm Addition in the E $\frac{1}{2}$ and the SW $\frac{1}{4}$ of Sec. 10, T. 116N., R. 49W., (Altamont Twp.), Deuel County, SD. – With the southeast corner of Parcel #2 located from the Jct. of SD Hwy #15/476th Ave. and 174th St. – approx. 1 mile north of Altamont, SD.

Parcel #2 is an "L" Shaped parcel which could be an excellent parcel of East River SD pasture, especially well suited for the cow-calf producer. This parcel appears to have a combination of native and tame grass, with water provided by a combination of stock dams/dugouts, ponds and seasonal waterways. Within this parcel there are two fields which together include 26.69 acres which have been utilized as hayland and pasture. This land has a rolling to somewhat hilly topography. All of this land is subject to a combination of US Fish & Wildlife Grassland and Wetland Easements and as such is essentially permanent pasture with row cropping of any portion prohibited. This parcel is subject to an existing Wind Easement on the property with Southern Power Company on +/-415 acres in Sec. 10 which currently is paying approx. \$15.00 per acre which will be prorated in accordance with calculations as determined by Southern Power and Debra Fromm of the Fromm Family and hereafter assigned and a succession agreement between Southern Power and the buyer.

SUTTON AUCTION—Where Successful Auctions Don't Just Happen . . . They're Planned!

PARCEL #3—+/- 243.04 Surveyed Acres of Pasture

Legal Desc.: The NW¼ and the W½ NE¼ of Sec. 15, T. 116N., R. 49W., (Altamont Twp.), Deuel County, SD. – Located from Altamont, SD – approx. 1 mile north of Hwy. #15/476th Ave. and ¼ mile west on 174th St. – also lying just south and southwest of Parcel #2.

Parcel #3 is an excellent parcel of East River SD pasture, especially well-suited for the cow-calf producer. This parcel has a well established stand of what appears to be a combination of native and tame grass, with water provided by a combination of stock dams/dugouts, ponds and seasonal creeks/waterways. This land has a rolling to somewhat hilly topography. All of this land is subject to a combination of US Fish & Wildlife Grassland and Wetland Easements, and as such is essentially permanent pasture with row cropping of any portion prohibited. This is an excellent stand alone parcel of pastureland, which would make an excellent parcel for rotational grazing if purchased in combination with Parcel #2. There is no wind easement on this property. In addition to the pasture and grazing opportunities, this parcel may have some added hunting prospects, as the west side of this land lies adjacent to a SD Game Fish & Parks Wildlife Production Area. The 2023 RE Taxes payable in 2024 on this property are \$1,311.08.

TERMS

Cash - A 15% non-refundable downpayment with immediate possession of the land on the day of the sale, with the balance due and payable on or before July 1, 2024. All of this land is subject to a US Fish and Wildlife Wetland Easement with Parcels #2 & #3 also being subject to a Perpetual Grassland Easement. There is an existing Wind Lease and Easement Agreement in place on this parcels situated in Section 10 (Parcels #1 & #2) with Invenergy Wind Development, LLC/Southern Power Company, which was executed in 2016 with the sellers to retain any and all payments attributable to 2023 and paid in arrears in 2024, and also for a portion of 2024 for the period from January 1, 2024 to the date of closing - which currently pays approx. \$15.00 per acre, with actual payments to be prorated in accordance with a percentage of the acres outlined in that contract, furthermore there presently are NO towers in place on the property, although provisions of the easement prescribe compensation for construction of each wind tower and a per megawatt amount subsequent to construction, as well as other compensation as prescribed within the agreement, with the buyer to be bound to the length and terms of the Wind Lease and Easement Agreement. Subsequent to closing the new purchaser will be obligated to provide deeds/documents to Southern Power for assignment of the seller's rights to the respective purchasers in order to receive subsequent payments in 2024 and thereafter for the remaining term of the contract which appears to be scheduled to run for the initial term of 30 years from the effective date in 2016 and through Feb. 2046 with extension options thereafter until Feb. 2066. Marketable Title will be conveyed and an owner's title insurance policy will be provided with the cost of the owner's policy and closing agents fee to be divided 50-50 between the buyer and seller. All of the RE taxes for 2023 payable in 2024 will be paid by the sellers, with the buyer to be responsible for 100% of the 2024 RE taxes payable in 2025. The acres in these properties are based on the acres as determined by a survey as completed by Midwest Land Surveying, Inc., with the acres to be understood to be "more or less". The sellers do not guarantee that the existing fences lie on the true and correct boundary and any new fencing will be the responsibility of the purchaser pursuant to SD Law. Information contained herein is deemed to be correct but is not guaranteed. This property is sold in "AS IS Condition" and is sold subject to existing easements, restrictions, reservations or highways of record, if any, as well as any or all applicable zoning ordinances. The RE licensees in this transaction stipulate that they are acting as agents for the sellers. Sold subject to confirmation of the owners.

To view drone video of the property and other information in the auction packet see www.suttonauction.com or for additional information contact the auctioneers.

To make arrangements for absentee bidding contact Sutton Auction.



www.suttonauction.com

**BURLAGE
PETERSON**
Auctioneers & Realtors, LLC.

HEIRS OF HOWARD & SANDRA FROMM

dba

Fromm Property Holdings, LLLP - Owner

AUCTIONEERS:

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

JARED SUTTON - RE Auctioneer & Broker Associate
Flandreau, SD - ph. 605-864-8527

and **BURLAGE & PETERSON - Auctioneers & Realtors -**
Brookings, SD - 605-692-7102



The Sale of your property may be a once in a lifetime event...

Our company has been serving the auction needs of clients since 1932 & presently we are licensed real estate brokers in SD, MN, IA, & NEB. Our firm has grown to be recognized as industry leaders in the Auction Industry.

In the last 10 years our firm has sold over 260,000 acres of Property including Ag Land, Acreages & Development Property. We have also sold numerous Farm Equipment, Construction Equipment & other Personal Property Auctions.

"Successful Auctions Don't Just Happen They're Planned" - The Sale of your property may be a once in a lifetime event, so it is important that you rely on an auctioneer with experience, knowledge, education, marketing & promotional skills, established contacts with numerous qualified prospective buyers and last but not least - a track record of success! Our auction company has been serving the auction needs of clients since 1932 and currently we are licensed RE Brokers in South Dakota, Minnesota, Iowa and Nebraska. Our firm has grown to be recognized as a leader in the auction industry. Furthermore, auctions have become ***the marketing method of choice for farmland***, being the most tried and true method of marketing with a proven record of results surpassing such methods as sealed bids and negotiated sales, ***with auctions providing the "Ultimate Marketplace" - by maximizing the number of prospective buyers and also allows the seller to set the terms of sale and puts all buyers on an equal playing field, where all parties have a fair and equal opportunity to bid and buy.***

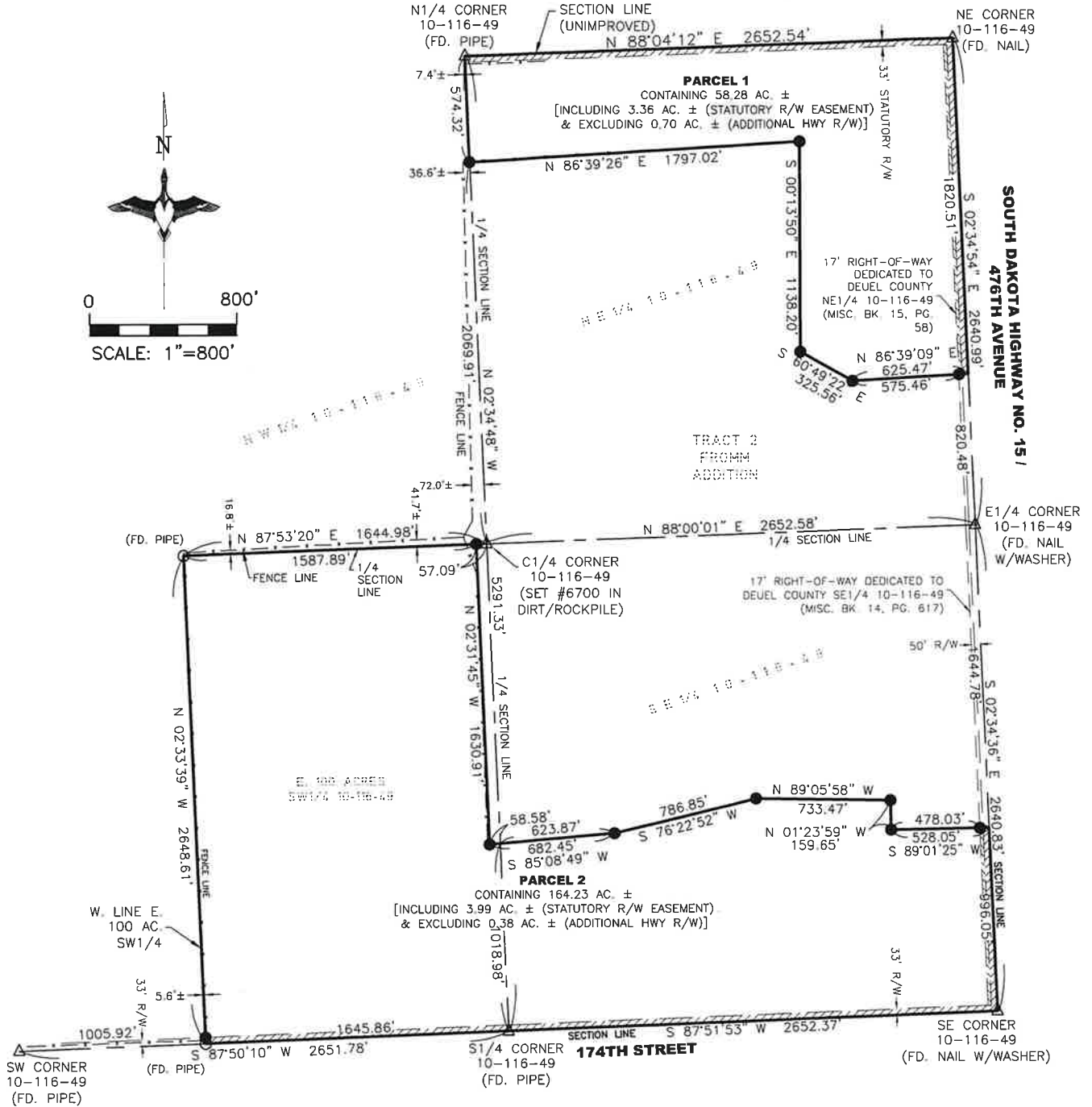
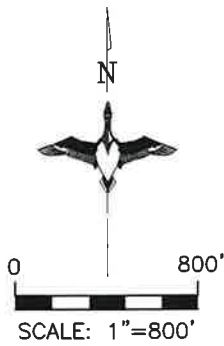
If you are considering the sale of your land, contact, Chuck Sutton or Jared Sutton at Sutton Auctioneer & Land Brokers, LLC or any of our other affiliated offices, and let them and their professional associates put their years of experience to work for You!!

"Remember, Successful Auctions Don't Just Happen, They're Planned!!"

www.suttonauction.com

SALE DRAWING - PARCELS 1 AND 2

IN THE EAST HALF AND IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 116 NORTH, RANGE 49 WEST OF THE 5TH PRINCIPAL MERIDIAN, DEUEL COUNTY, SOUTH DAKOTA.



OWNERS: FROMM PROPERTY HOLDINGS, LLLP

CLIENT: SUTTON AUCTION SERVICE

LEGEND:

- SET PROPERTY CORNER
- △ SECTION CORNER
- AC. ACRES
- R/W RIGHT-OF-WAY
- PREVIOUSLY PLATTED LINE
- RIGHT OF WAY LINE

NOTES:
BASIS OF BEARINGS IS UTM-ZONE 14.
PROJECT #24-032
DRAWN BY: JEB

TOTAL ACRES FOR PARCEL 1
58.28 AC. ± [INCLUDING 3.36 AC. ± (STATUTORY R/W EASEMENT) & EXCLUDING 0.70 AC. ± (ADDITIONAL HWY R/W)]

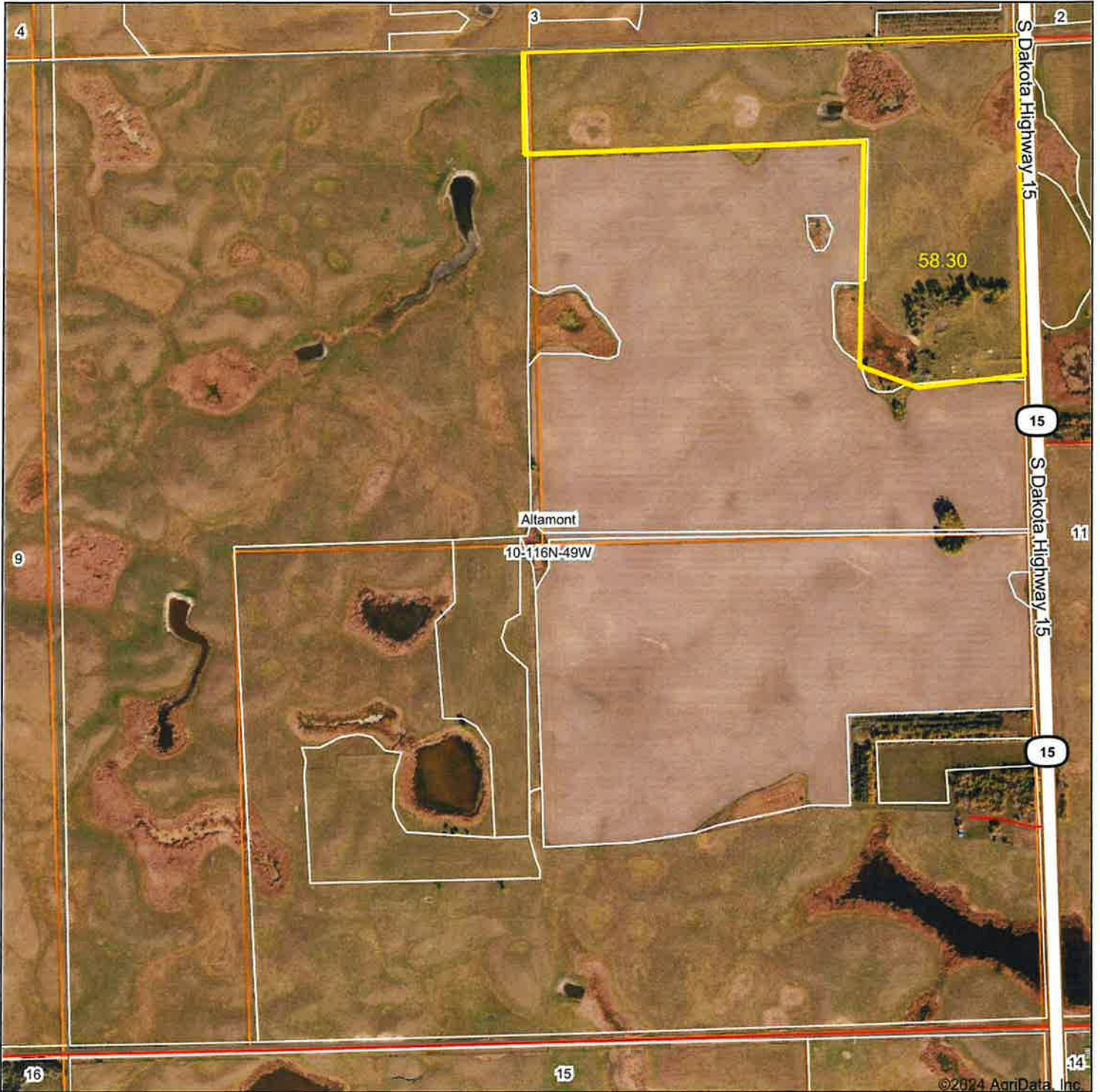
TOTAL ACRES FOR PARCEL 2
164.23 AC. ± [INCLUDING 3.99 AC. ± (STATUTORY R/W EASEMENT) & EXCLUDING 0.38 AC. ± (ADDITIONAL HWY R/W)]

PARCEL 1 LEGAL DESCRIPTION:
TO BE PLATTED AS: TRACT 1 OF FROMM ADDITION IN THE EAST HALF AND IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 116 NORTH, RANGE 49 WEST OF THE 5TH PRINCIPAL MERIDIAN, DEUEL COUNTY, SOUTH DAKOTA.

PARCEL 2 LEGAL DESCRIPTION:
TO BE PLATTED AS: TRACT 3 OF FROMM ADDITION IN THE EAST HALF AND IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 116 NORTH, RANGE 49 WEST OF THE 5TH PRINCIPAL MERIDIAN, DEUEL COUNTY, SOUTH DAKOTA.



Aerial Map - PARCEL #1 (Not Survey Accurate)



Maps Provided By:



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Boundary Center: 44° 52' 28.39, -96° 41' 16.27

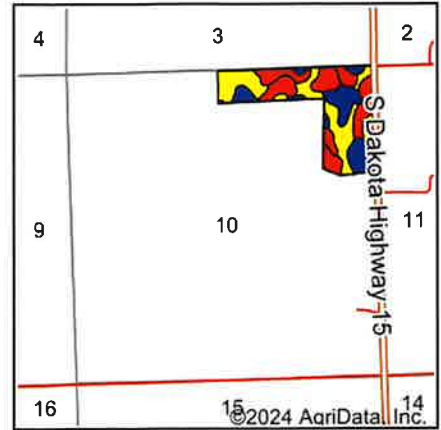
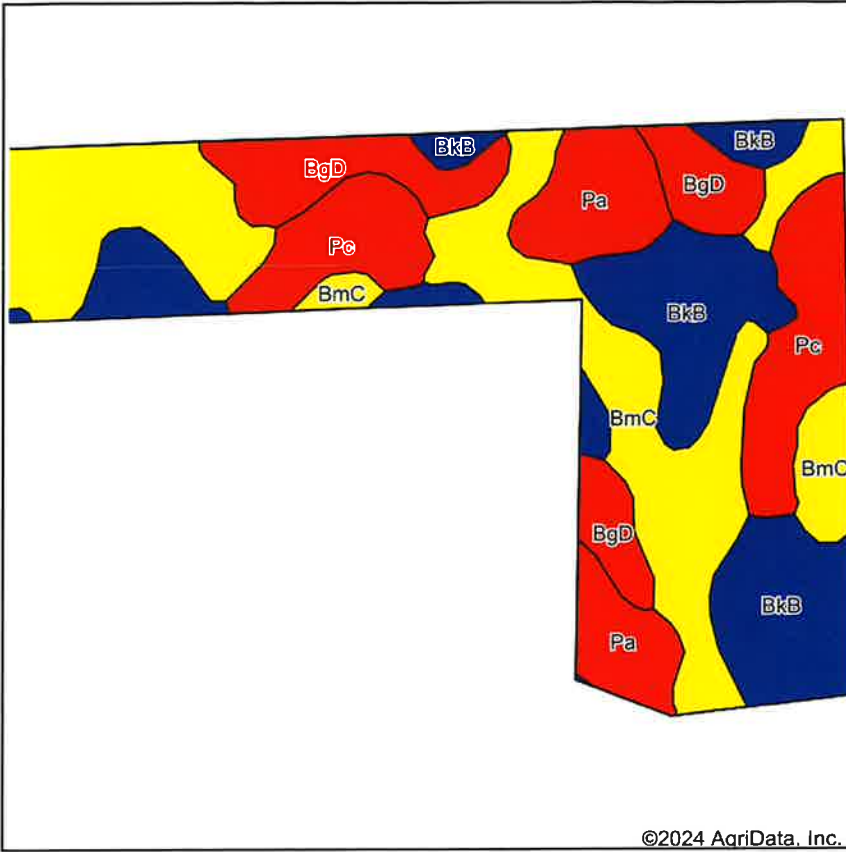
0ft 832ft 1663ft

10-116N-49W
Deuel County
South Dakota



4/17/2024

Soils Map - PARCEL #1



State: **South Dakota**
 County: **Deuel**
 Location: **10-116N-49W**
 Township: **Altamont**
 Acres: **58.3**
 Date: **4/17/2024**



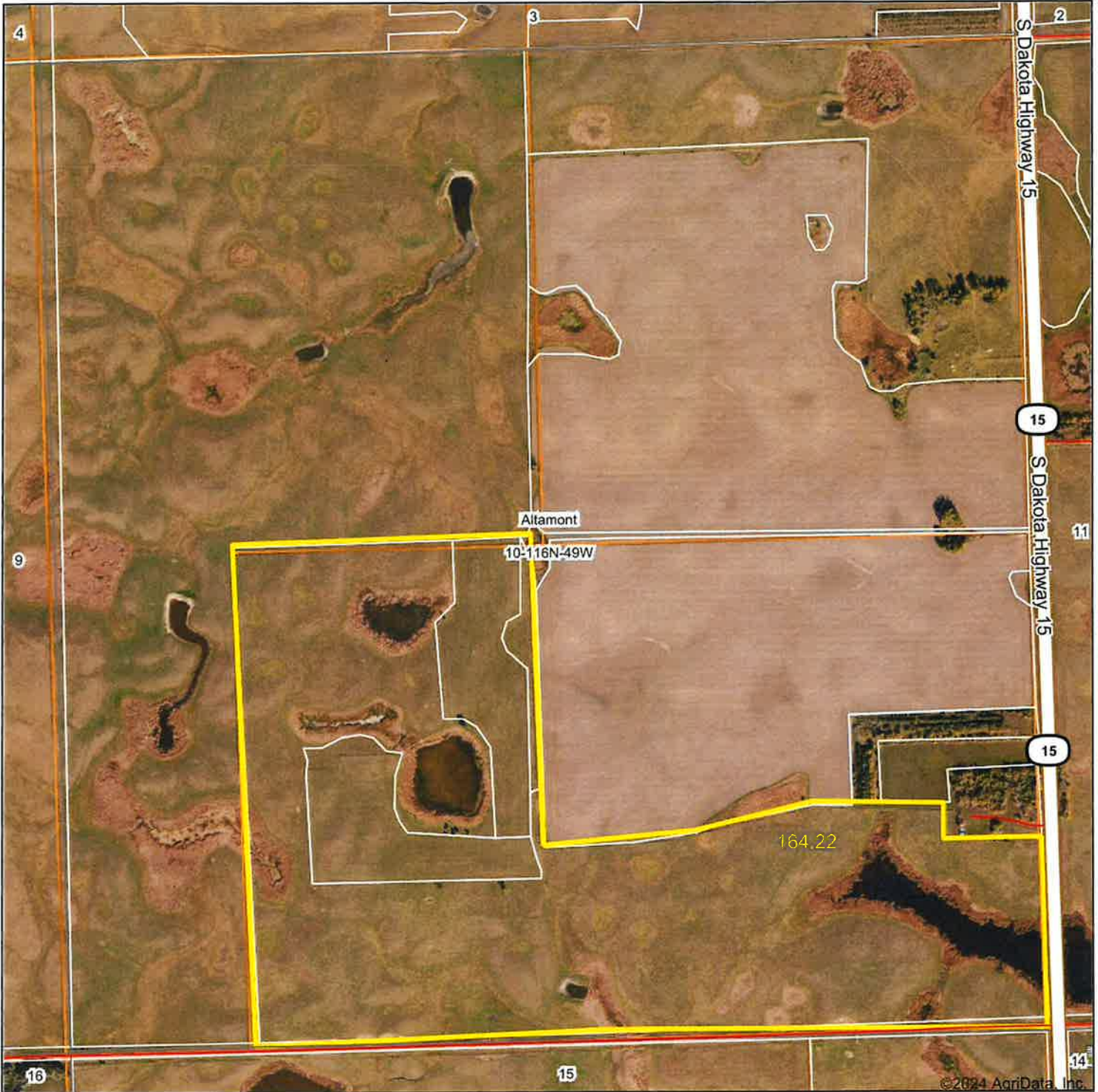
Soils data provided by USDA and NRCS.

Area Symbol: SD039, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
BmC	Barnes-Svea-Buse loams, 2 to 9 percent slopes	21.39	36.7%		IIIe	64
BkB	Barnes-Svea loams, 1 to 6 percent slopes	14.73	25.3%		IIe	83
Pc	Parnell-Vallers complex	8.54	14.6%		Vw	40
BgD	Barnes-Buse-Svea loams, 2 to 15 percent slopes	7.45	12.8%		IVe	50
Pa	Parnell silty clay loam	6.19	10.6%		Vw	30
Weighted Average					3.38	59.9

*c: Using Capabilities Class Dominant Condition Aggregation Method

Aerial Map - PARCEL #2 (Not Survey Accurate)



Boundary Center: 44° 51' 58.69, -96° 41' 27.44

0ft 832ft 1663ft

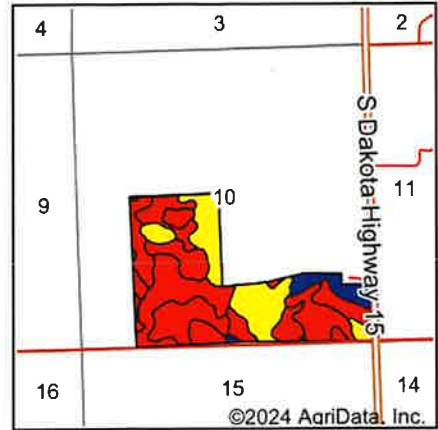
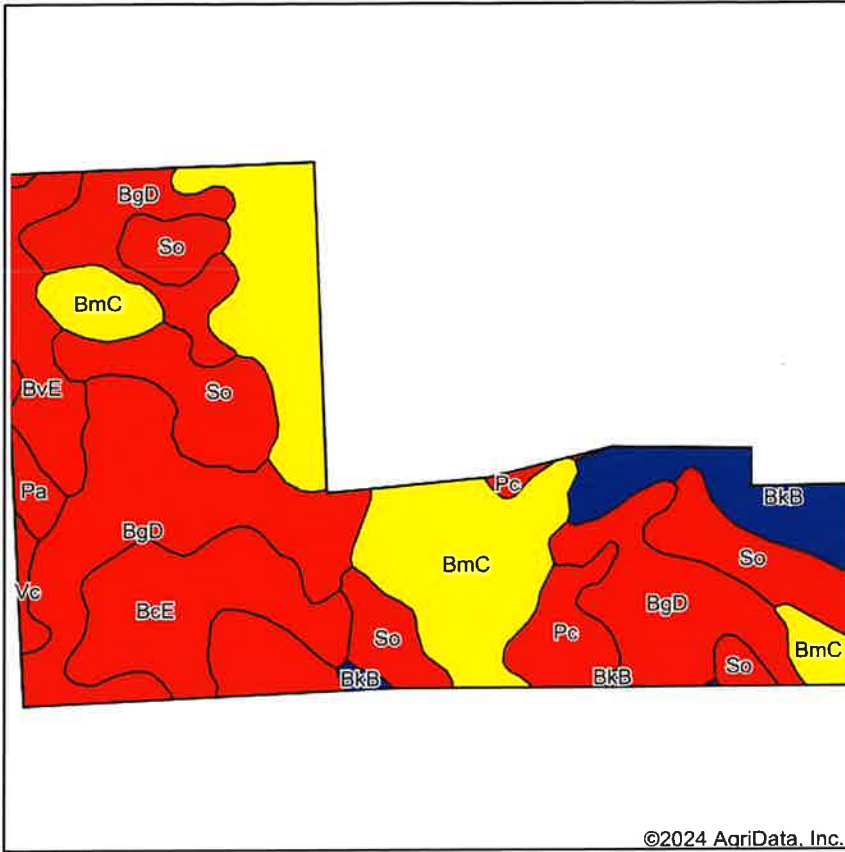
10-116N-49W
Deuel County
South Dakota



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4/17/2024

Soils Map - PARCEL #2



State: **South Dakota**
 County: **Deuel**
 Location: **10-116N-49W**
 Township: **Altamont**
 Acres: **164.22**
 Date: **4/17/2024**



Soils data provided by USDA and NRCS.

Area Symbol: SD039, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
BgD	Barnes-Buse-Svea loams, 2 to 15 percent slopes	53.45	32.5%		IVe	50
BmC	Barnes-Svea-Buse loams, 2 to 9 percent slopes	39.86	24.3%		IIIe	64
So	Southam silty clay loam, 0 to 1 percent slopes	25.93	15.8%		VIIIw	10
BcE	Barnes-Buse loams, 15 to 25 percent slopes	16.17	9.8%		VIe	23
BkB	Barnes-Svea loams, 1 to 6 percent slopes	10.45	6.4%		IIe	83
BvE	Buse-Barnes loams, 9 to 40 percent slopes, very stony	8.82	5.4%		VIIIs	6
Pc	Parnell-Vallers complex	6.37	3.9%		Vw	40
Pa	Parnell silty clay loam	1.92	1.2%		Vw	30
Vc	Vallers loam	1.25	0.8%		IVw	49
Weighted Average					4.67	43.5

*c: Using Capabilities Class Dominant Condition Aggregation Method

SALE DRAWING - PARCEL 3

IN THE NORTHWEST QUARTER AND WEST HALF OF THE NORTHEAST QUARTER OF SECTION 15, T116N, R49W, DEUEL COUNTY, SOUTH DAKOTA.



OWNERS: FROMM PROPERTY HOLDINGS

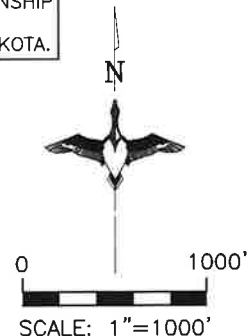
CLIENT: SUTTON AUCTION SERVICE

PARCEL 3 LEGAL DESCRIPTION:
 THE NORTHWEST QUARTER AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 116 NORTH, RANGE 49 WEST OF THE 5TH PRINCIPAL MERIDIAN, DEUEL COUNTY, SOUTH DAKOTA.

- LEGEND:**
- SET PROPERTY CORNER
 - △ SECTION CORNER
 - AC. ACRES
 - R/W RIGHT-OF-WAY
 - PREVIOUSLY PLATTED LINE
 - RIGHT OF WAY LINE

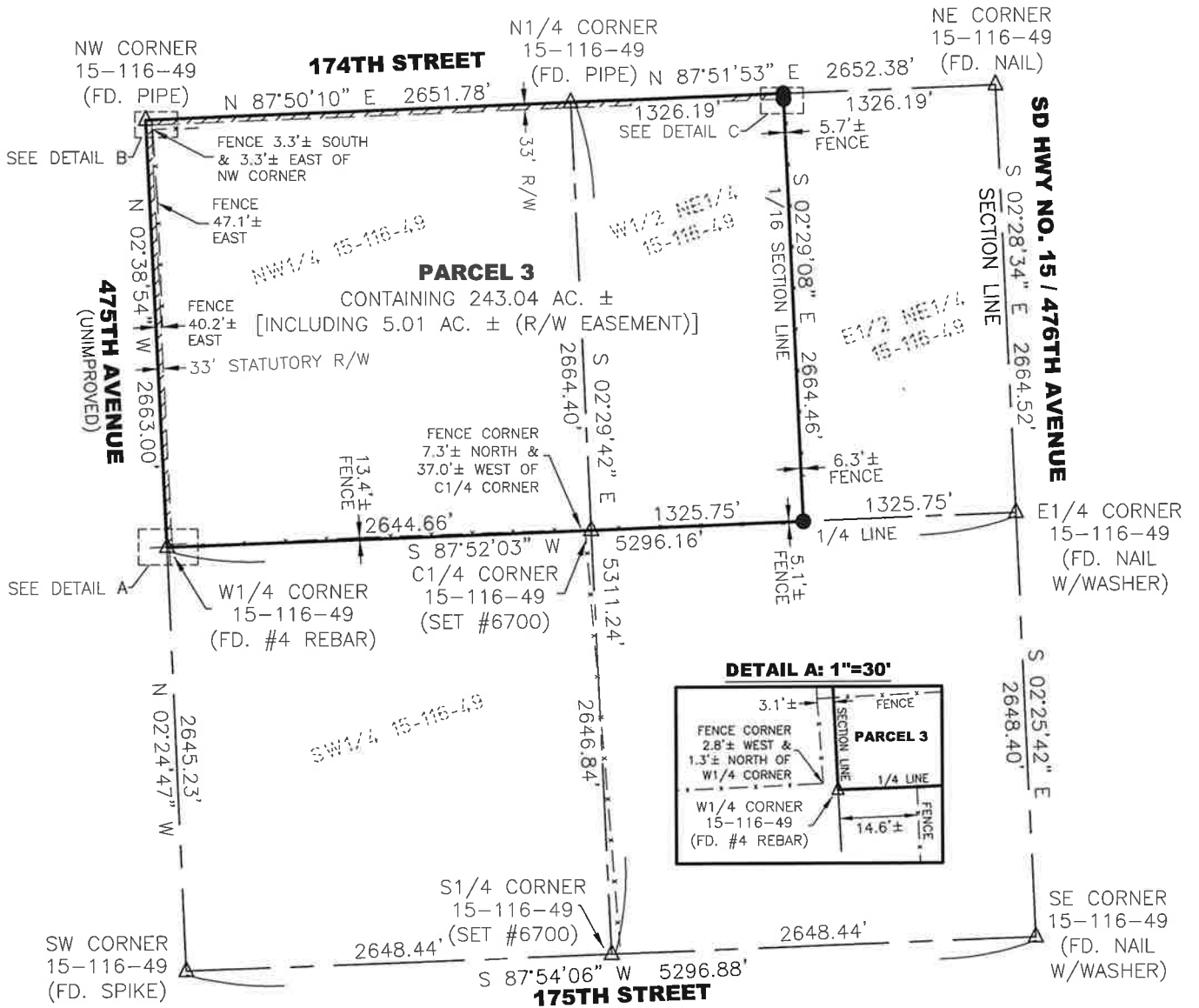
TOTAL ACRES FOR PARCEL 3
 243.04 ACRES±
 [INCLUDING 5.01 AC.± OF R/W (EASEMENT)]

NOTES:
 BASIS OF BEARINGS IS
 UTM-ZONE 14.
 PROJECT #24-043
 DRAWN BY: JEB



SALE DRAWING - PARCEL 3

IN THE NORTHWEST QUARTER AND WEST HALF OF THE NORTHEAST QUARTER OF SECTION 15, T116N, R49W, DEUEL COUNTY, SOUTH DAKOTA.



OWNERS: FROMM PROPERTY HOLDINGS

CLIENT: SUTTON AUCTION SERVICE

LEGEND:

- SET PROPERTY CORNER
- △ SECTION CORNER
- AC. ACRES
- R/W RIGHT-OF-WAY
- PREVIOUSLY PLATTED LINE
- RIGHT OF WAY LINE

PARCEL 3 LEGAL DESCRIPTION:

THE NORTHWEST QUARTER AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 116 NORTH, RANGE 49 WEST OF THE 5TH PRINCIPAL MERIDIAN, DEUEL COUNTY, SOUTH DAKOTA.

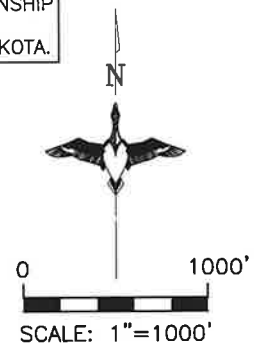
TOTAL ACRES FOR PARCEL 3

243.04 ACRES ±
[INCLUDING 5.01 AC. ± OF R/W (EASEMENT)]

NOTES:
BASIS OF BEARINGS IS
UTM-ZONE 14.
PROJECT #24-043
DRAWN BY: JEB



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



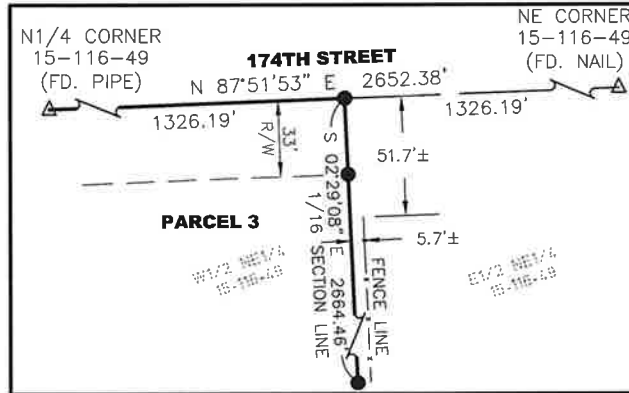
SALE DRAWING - PARCEL 3

IN THE NORTHWEST QUARTER AND WEST HALF OF THE NORTHEAST QUARTER OF SECTION 15, T116N, R49W, DEUEL COUNTY, SOUTH DAKOTA.

DETAIL B: 1"=80'



DETAIL C: 1"=80'



OWNERS: FROMM PROPERTY HOLDINGS

CLIENT: SUTTON AUCTION SERVICE

LEGEND:

- SET PROPERTY CORNER
- △ SECTION CORNER
- AC. ACRES
- R/W RIGHT-OF-WAY
- PREVIOUSLY PLATTED LINE
- RIGHT OF WAY LINE

PARCEL 3 LEGAL DESCRIPTION:

THE NORTHWEST QUARTER AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 116 NORTH, RANGE 49 WEST OF THE 5TH PRINCIPAL MERIDIAN, DEUEL COUNTY, SOUTH DAKOTA.

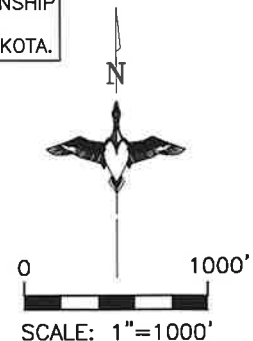
TOTAL ACRES FOR PARCEL 3

243.04 ACRES±
[INCLUDING 5.01 AC.± OF R/W (EASEMENT)]

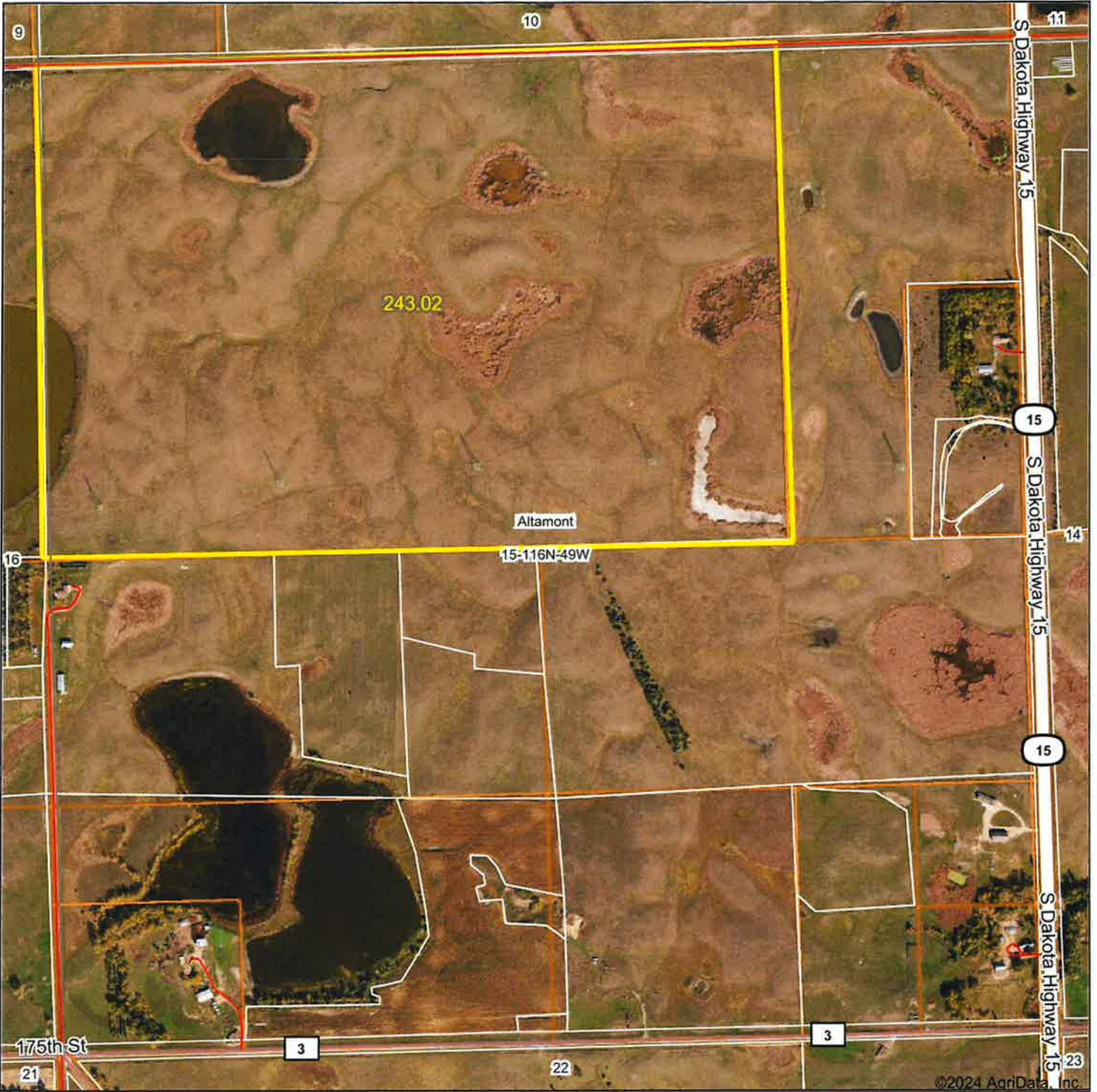
NOTES:
BASIS OF BEARINGS IS
UTM-ZONE 14.
PROJECT #24-043
DRAWN BY: JEB



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



Aerial Map - PARCEL #3 (Not Survey Accurate)



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Boundary Center: 44° 51' 32.15, -96° 41' 42.97

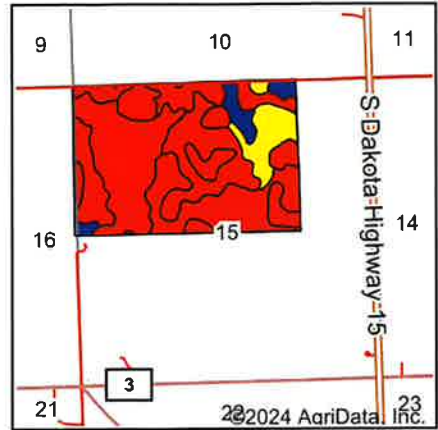
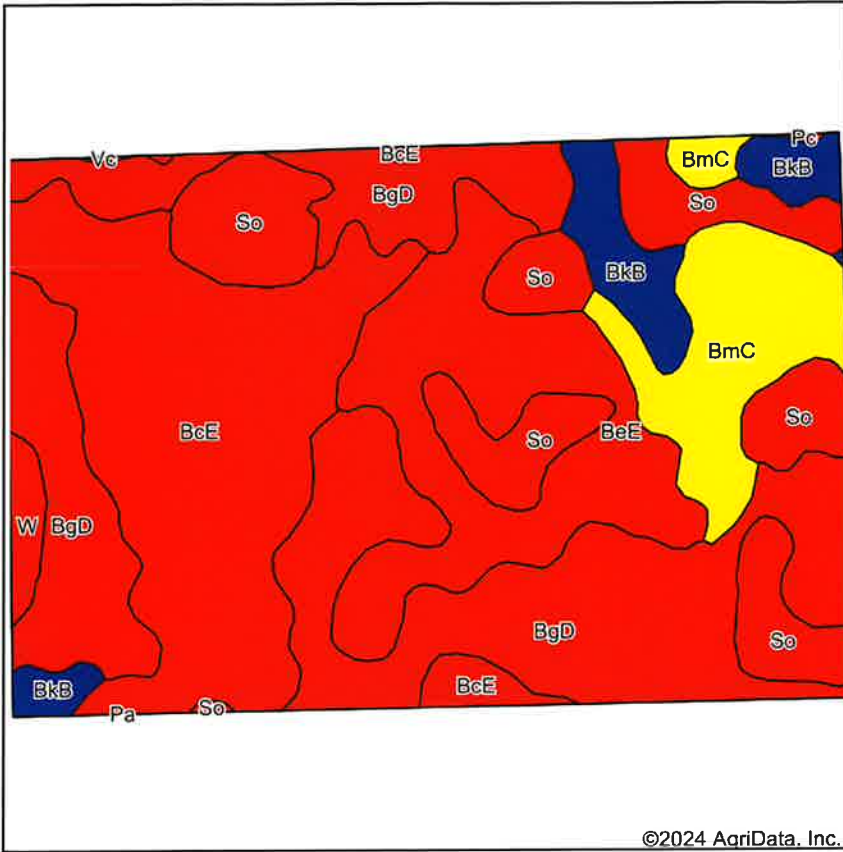
15-116N-49W
Deuel County
South Dakota

0ft 832ft 1664ft



4/17/2024

Soils Map - PARCEL #3



State: **South Dakota**
 County: **Deuel**
 Location: **15-116N-49W**
 Township: **Altamont**
 Acres: **243.02**
 Date: **4/17/2024**



Soils data provided by USDA and NRCS.

Area Symbol: SD039, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
BgD	Barnes-Buse-Svea loams, 2 to 15 percent slopes	76.57	31.5%		IVe	50
BcE	Barnes-Buse loams, 15 to 25 percent slopes	58.40	24.0%		Vle	23
So	Southam silty clay loam, 0 to 1 percent slopes	36.15	14.9%		VIIIw	10
BeE	Barnes-Buse-Southam complex, 0 to 25 percent slopes	35.86	14.8%		IVe	28
BmC	Barnes-Svea-Buse loams, 2 to 9 percent slopes	20.99	8.6%		IIIe	64
BkB	Barnes-Svea loams, 1 to 6 percent slopes	12.05	5.0%		IIe	83
W	Water	2.67	1.1%		VIII	0
Vc	Vallers loam	0.17	0.1%		IVw	49
Pc	Parnell-Vallers complex	0.16	0.1%		Vw	40
Weighted Average					4.93	36.6

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Notes:

