

FROMM LAND AUCTION

+/-149.51 Surveyed Acres of Lura Township Grant County, SD Land

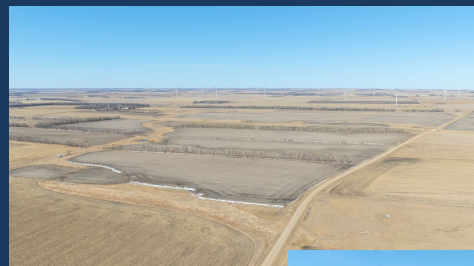
Located in Western Grant County, SD and West of I-29 and Close to the Nearby Counties of Codington, Day & Roberts County, SD –This Property is Inclusive of Productive Cropland, Established Tree Belts & Some Areas with Hunting & Recreational Opportunities

– BUYER TO RECEIVE IMMEDIATE POSSESSION OF THIS LAND FOR THE 2025 CROP YEAR!

We will offer the following real property at auction "On Site" at the Land – Located from the Twin Brooks, SD Exit #201 on I-29 – ½ Mile W. on 149th St. and 3 Miles So. On 457th Ave. From the South Shore Exit #193 on I-29, 4/10 Mile W. on Hwy. #20, then 4 ½ Miles N. on 457th Ave to the SE corner of the Land, From South Shore, SD – 6 ¾ Mile W. on Hwy. #20, then 4 ½ Miles N. on 457th Ave (1/2 Mile N. of St. John Lutheran Church on 457th Ave).

**THURSDAY
APRIL
17, 2025**

**SALE TIME:
11:00 AM**



**HEIRS OF HOWARD &
SANDRA FROMM
dba Fromm Property
Holdings, LLLP**



Auctioneers

Note:

Due to the multi-fractioned ownership in this land the Fromm Family Partnership have made the decision to offer this property at public auction This auction presents a great opportunity to purchase a parcel of land with a relatively high percentage tillable and some Tree Belts & Other Areas that may provide some hunting and recreational opportunities. To View the Survey, Drone Video, Aerial Maps & Other Information see www.suttonauction.com or contact the auctioneers for additional information. Please mark your calendars and make plans to inspect this property prior to the auction and make plans to attend this auction!

This surveyed +/- 149.51 acre farm will be offered as a unit. According to FSA information this +/- 149.51 surveyed acres has approx. 134.11 acres of cropland with a 46.60 acre corn base with a 188 bu. PLC yield, a 52.20 acre soybean base with a 34 bu. PLC yield, a 13 acre wheat base with a 51 bu. PLC yield and a 21.60 acre Sunflower base with a 1,188 lb. PLC yield. The general topography of this land is predominately level to gently rolling with some low lying pockets. According to the Grant County Assessor this farm is indexed in two property cards with a county soil rating on +108 acres of .748 and on +39 acres of .742; comparatively information obtained from Surety Agri-Data indicates this land has a soil index rating of 77.7. The 2024 RE taxes payable in 2025 on the property are \$2,395.94 and \$858.34 for a combined total of \$3,254.28. **The buyer will receive full possession of this land on sale day, with this land available to the buyer to farm or lease as they desire for the 2025 crop year!**

LEGAL DESC.:

The NE $\frac{1}{4}$ NW $\frac{1}{4}$, together with Gov't. Lots 1 and 2; All In Sec. 17, T. 120N., R. 51W., former Sisseton Wahpeton Indian Reservation, (Lura Twp.), Grant County, SD; Exc. A Parcel to be Platted As Tracts 1 and 2 of Fromm Addition in Government Lot 1 Thereof – Containing +/-149.41 Acres M/L according to the survey thereof.



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TERMS:

Cash - A 10% non-refundable earnest money payment on the day of the sale and the balance on or before May 30, 2025, with Immediate Possession on Sale Day to be awarded to the buyer to farm or lease as they desire for the 2025 crop year and Full Possession conveyed at closing. Marketable Title will be conveyed and an Owners Title Insurance Policy will be provided, with the cost of the owners' title ins. and closing agent's fees (Grant County Title Co.) to be divided 50-50 between the buyer & sellers. All of the 2024 RE taxes payable in 2025 will be paid by the sellers, with the buyer to be responsible for all of the 2025 RE taxes payable in 2026. The acres being sold are based on the acres as determined by a survey completed by Midwest Land Surveying, Inc., with the acres understood to be "more or less". All survey costs will be paid by the owners. The sellers do not guarantee that existing fences lie on the true and correct boundary and any new fencing, if any, will be the responsibility of the purchaser(s) pursuant to SD Law. FSA cropland acres, yields, bases, payments & other information are estimated and not guaranteed and are subject to County Committee Approval. Information contained herein is deemed to be correct but is not guaranteed. This 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 Grant County Zoning Ordinances. Some of the owners may desire to utilize this property in connection with a 1031 tax free exchange, and if so, the buyer will agree to cooperate, with any or all costs related to the exchange to be paid by the exchanging party(s). The RE licensees in this transaction are acting as agents for the sellers. Sold subject to confirmation of the Owners.

HEIRS OF HOWARD & SANDRA FROMM dba Fromm Property Holdings, LLLP



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

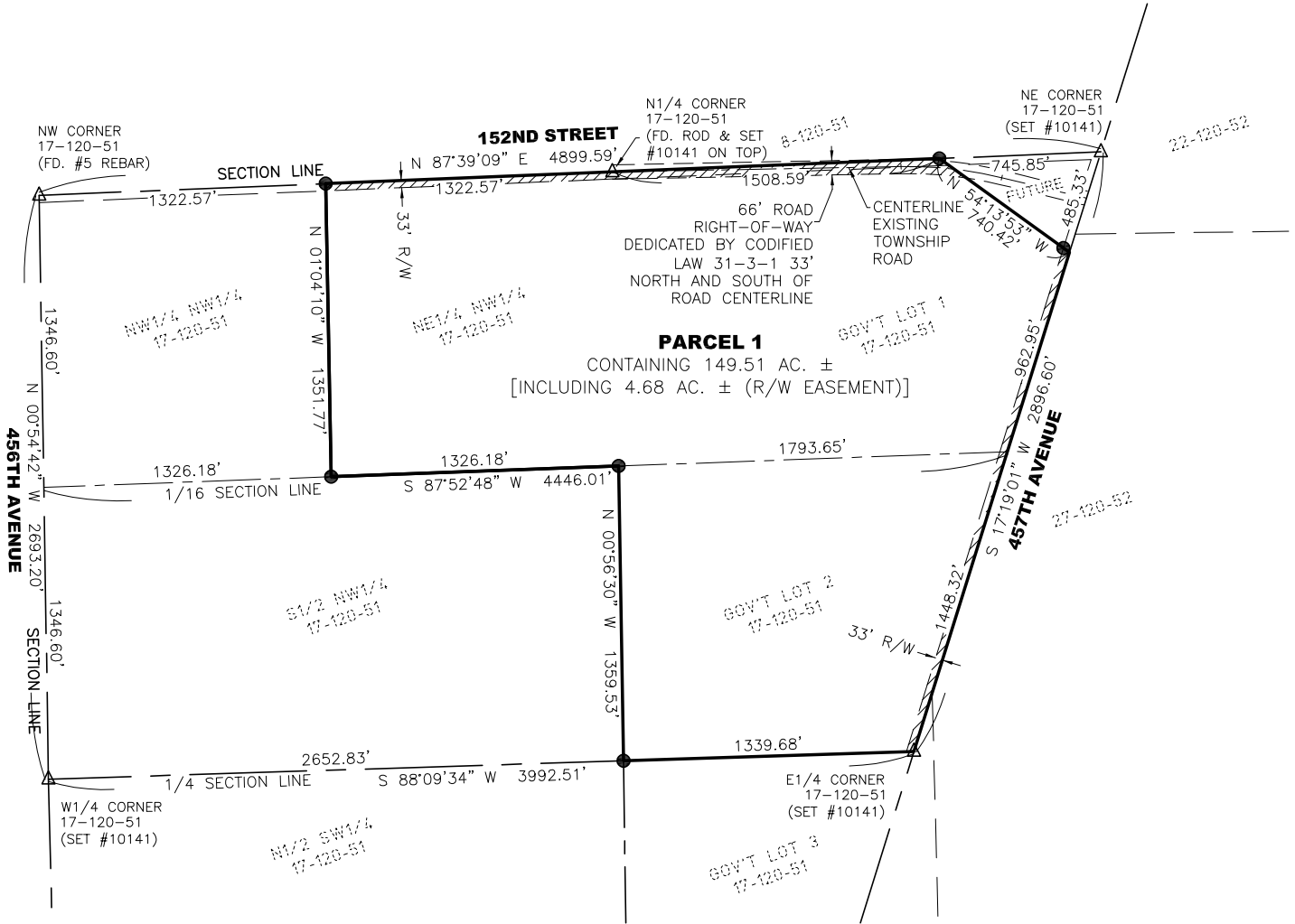
BURLAGE – PETERSON –
Auctioneers & Realtors
Brookings, SD – 605-692-7102

BURLAGE
PETERSON
Auctioneers & Realtors, LLC.

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SALE DRAWING - PARCEL 1

IN THE NORTH HALF OF SECTION 17, TOWNSHIP 120 NORTH, RANGE 51 WEST OF THE 5TH PRINCIPAL MERIDIAN, FORMER SISSETON WAHPETON INDIAN RESERVATION, GRANT COUNTY, SOUTH DAKOTA.



PARCEL 1 LEGAL DESCRIPTION:
 THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, TOGETHER WITH GOVERNMENT LOTS 1 AND 2; ALL IN SECTION 17, TOWNSHIP 120 NORTH, RANGE 51 WEST OF THE 5TH P.M., FORMER SISSETON WAHPETON INDIAN RESERVATION, GRANT COUNTY, SOUTH DAKOTA; EXCEPT A PARCEL TO BE PLATTED AS TRACTS 1 AND 2 OF FROMM ADDITION IN GOVERNMENT LOT 1 THEREOF.

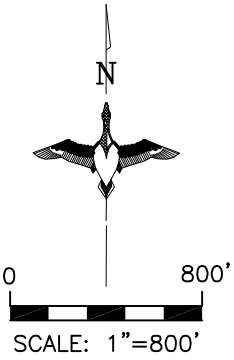
OWNERS: FROMM PROPERTY

CLIENT: SUTTON AUCTION SERVICE

LEGEND:

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

TOTAL ACRES FOR PARCEL 1
 149.51 ACRES±
 [INCLUDING 4.68 AC.± OF R/W (EASEMENT)]

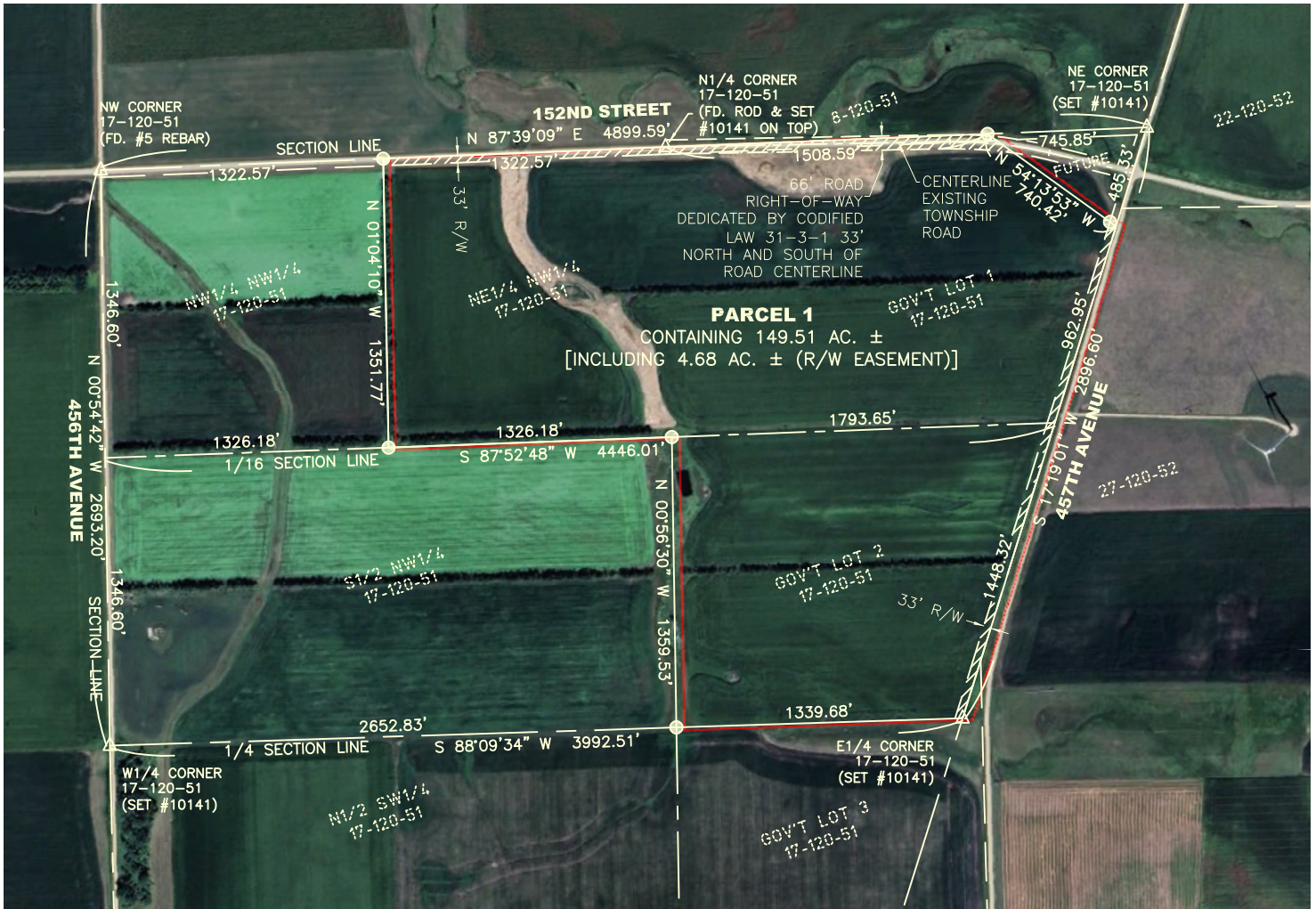


NOTES:
 BASIS OF BEARINGS IS
 UTM-ZONE 14.
 PROJECT #24-520
 DRAWN BY: JEB



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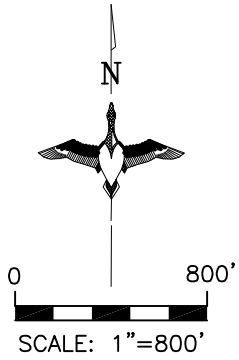
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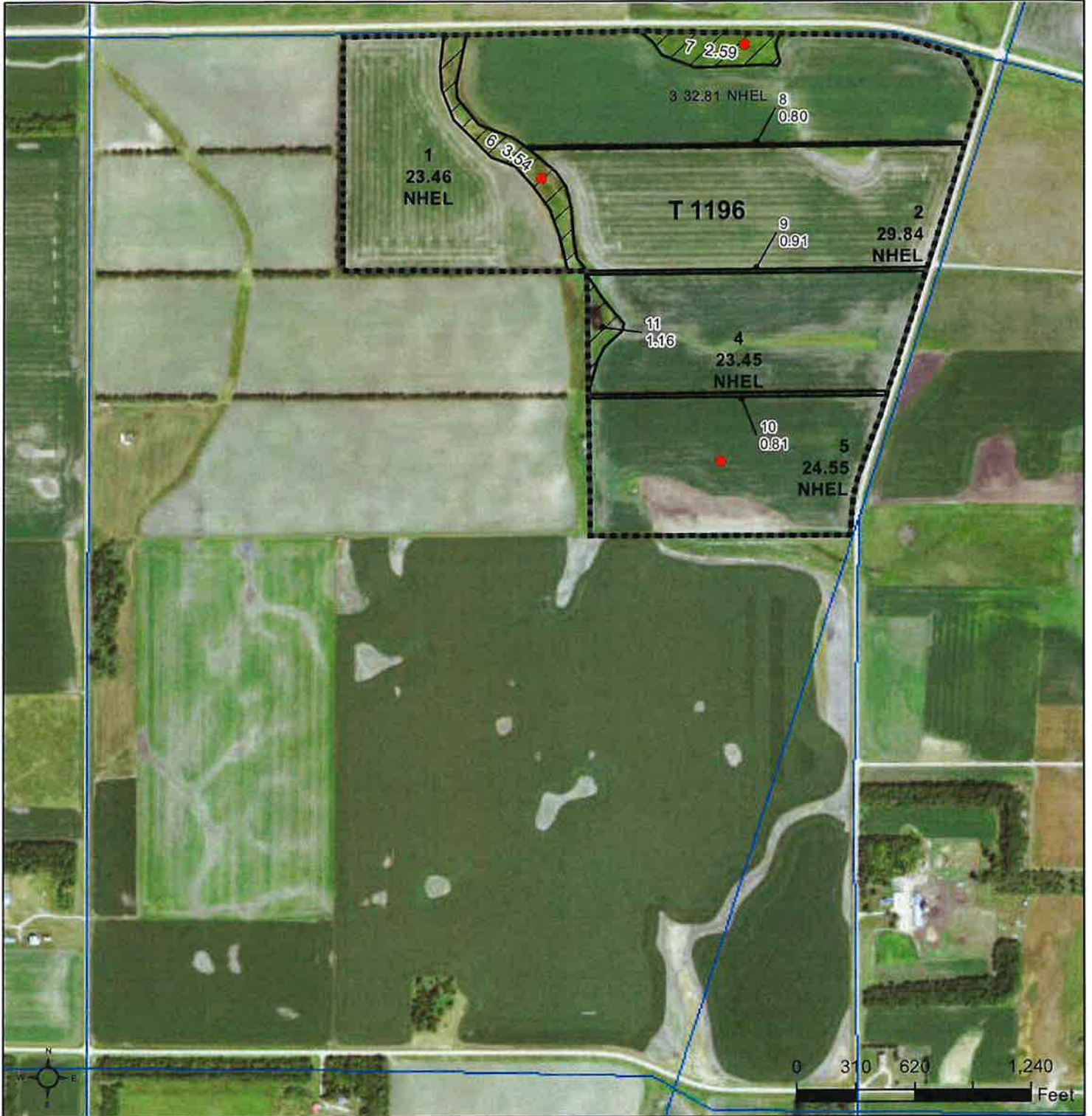
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United States
Department of
Agriculture

Grant County, South Dakota



Common Land Unit

- Tract Boundary
- Non-Cropland
- Cropland
- PLSS

Wetland Determination Identifiers

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

2023 Program Year

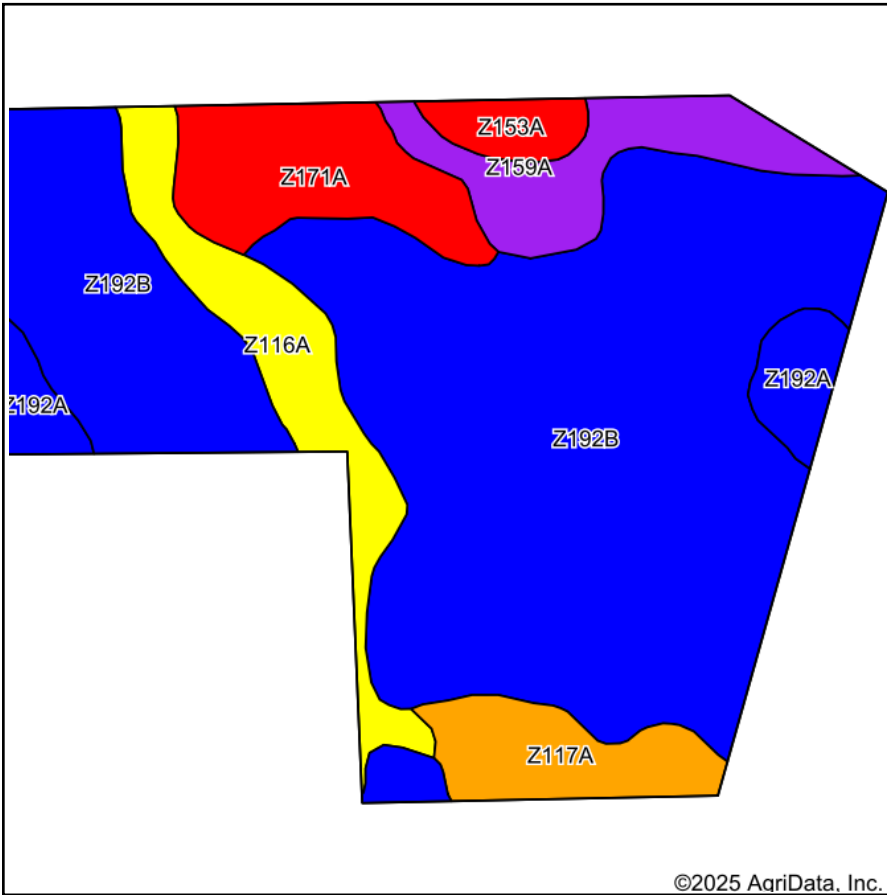
Map Created November 15, 2022

Farm 1274

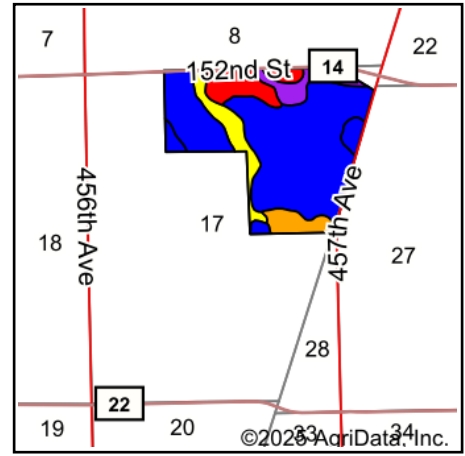
17-120R-51R-Grant

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Fromm Grant County Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Grant**
 Location: **17-120N-52W**
 Township: **Lura**
 Acres: **149.63**
 Date: **3/12/2025**



Maps Provided By:



Area Symbol: SD051, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
Z192B	Vienna-Brookings complex, 1 to 6 percent slopes	99.35	66.4%		Ile	86
Z116A	McKranz-Hidewood, frequently flooded, silty clay loams, 0 to 2 percent slopes	12.26	8.2%		IIs	67
Z171A	Renshaw-Fordville loams, coteau, 0 to 2 percent slopes	11.62	7.8%		IIIs	47
Z159A	Divide loam, 0 to 2 percent slopes, occasionally flooded	9.77	6.5%		IIIs	54
Z117A	Mckranz-Badger silty clay loams, 0 to 2 percent slopes	7.91	5.3%		IIs	79
Z192A	Vienna-Brookings complex, 0 to 2 percent slopes	5.81	3.9%		Is	90
Z153A	Lamoure-Rauville silty clay loams, channeled, 0 to 2 percent slopes, frequently flooded	2.91	1.9%		VIW	13
Weighted Average					2.18	77.7

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

Sutton Auction has been a trusted name in the auction industry, proudly serving clients since 1932. With decades of experience, we provide top-quality auction services, handling everything from real estate to farm equipment with professionalism and integrity. Whether buying or selling, our knowledgeable team ensures a seamless and successful auction experience every time. Let Sutton Auction's long-standing reputation work for you!



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