

# LAND AUCTION

**+/-134.99 Surveyed Acres of Well Located Productive Lyons Twp.,  
Minnehaha County, SD Land – Located between Crooks  
and Lyons, SD and Adjacent to Co. Hwy. #126/256th  
Street with a High Percentage Tillable and 2 Remaining  
Housing Eligibilities**



**SALE DATE: WEDNESDAY OCTOBER 28, 2026**  
**Sale Time: 10:00 AM**

On behalf of the Heirs of Bill & Ruth Tyler, Sutton Auctioneers & Land Brokers, LLC will offer the following real property at auction at On Site at the Land located from Crooks, SD – approx. ½ mile north on Co. Hwy. #137 (470th Ave.) and approx. 2¼ miles west on 256th St. (Co. Hwy. 126) from Lyons, SD – approx. 3 miles south on Co. Hwy. #143 (467th Ave.) and ½ mile east on 256th St. (Co. Hwy. #126); or from the Renner-Crooks Exit #86 on I-29 – 4 miles west on 258th St. (Co. Hwy. #130), then 2 miles north on 468th Ave. (Co. Hwy. #141) and ¼ mile west on 256th St. (Co. Hwy. #126).

## HEIRS OF BILL & RUTH TYLER

**Kimberly Tyler & Renae Tyler  
Mack, Owners**



**ONLINE BIDDING AVAILABLE @ SUTTONLANDPROS.COM!**

**CHUCK SUTTON – Auctioneer & Land Broker – Sioux Falls, SD – Ph. 605-336-6315**  
**JARED SUTTON CAI – Auctioneer & RE Broker Associate – Flandreau, SD – Ph. 605-864-8527**  
**GAGE GULLICKSON – Auctioneer & RE Broker Associate - Flandreau, SD Ph. 605-651-3867**  
**TOM & TED SOUVIGNIER – Auctioneers & RE Broker Associates - Canton, SD – ph. 605-987-2404**

## **AUCTIONEERS NOTE:**

Attention Row Crop Operators, Investors and Individuals Seeking a Well Located Property with Housing Potential for Establishment of a Rural Acreage Site. This is an extremely well located parcel of land with a rolling terrain that lies adjacent to an oil highway and conveniently located to Crooks, Lyons, Sioux Falls, SD I-29 & other points of Interest. This auction presents a great opportunity to purchase a very well located parcel of land with a high percentage tillable. According to Minnehaha County Planning and Zoning this property has 2 remaining rural housing eligibilities.

---

This property consists of approximately 134.99 surveyed acres, which according to FSA information has approx. 129.27 acres of cropland with a 52.34 acre corn base with a 138 bu. PLC yield and a 30.53 acre soybean base with a 38 bu. PLC yield. According to the M'haha. Co. Assessor this property has an overall soil rating of .738, comparatively information obtained from Surety Agri-Data, Inc. indicates this land has an overall soil productivity index of 77.8. The general topography of this land is gently rolling to somewhat undulating. The terrain of this land could present some areas that could provide some attractive locations for potential future development and use of the 2 rural housing eligibilities assigned to this land by M'haha. County Planning and Zoning – both by conditional use – buyers are invited to contact M'haha. Co. P&Z for specifics concerning the housing eligibilities; additionally, highway approaches off of Co. Hwy. #126 (256th St.) will be subject to approval by the M'haha. Co. Highway Dept. or driveways off of the east side of the property from 468th Ave. will be subject to the approval of the Lyons Twp. Board. According to Minnehaha Community Rural Water nearby water availability may be somewhat limited, individuals interested in obtaining rural water should contact M'haha. Rural Water @ 605-910-5870 for specifics on availability and costs. The 2025 RE taxes payable in 2026 on this property were \$3,644.00. This is a very desirable parcel of land with housing possibilities that would make an excellent addition to an area row crop operation or investment.

---

## **LEGAL DESCRIPTION:**

The SE¼ of Sec. 32, T. 103N., R. 50W., (Lyons Twp.), Minnehaha Co., SD, Except Tyler's Tract #1 and Except Tyler's 2nd Addition, and except Lot H-1 Contained Therein.



[www.suttonlandpros.com](http://www.suttonlandpros.com)

## TERMS:

CASH - A 10% nonrefundable earnest money payment on the day of the sale and the balance on or before Dec. 15, 2026, with full possession for the 2027 crop year; possession will be subject to the existing tenant's rights under their current farm lease and their rights to harvest the 2026 standing crops. Marketable Title will be conveyed and an Owner's Title Insurance policy will be provided with the cost of the owner's policy and the closing agent's fee (Getty Midwest Title) divided 50-50 between the buyer and seller. The acres being sold are based on the acres as stated on recent survey as completed by Midwest Land Surveying, Inc., with the acres understood to be "more or less". 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 buyer(s) pursuant to SD Law. All of the 2025 RE taxes due in 2026 in the amount of \$3,644.00, as well as all of the 2026 RE taxes payable in 2027 will be paid by the sellers. This property is sold in "As Is Condition" and the information contained herein is deemed to be correct, but is not guaranteed. The RE licensees in this transaction are acting as agents for the seller. This property is sold subject to existing easements of record, including but not limited to a power line that runs east and west along the north side of the farm, as well as any restrictions, reservations or highways of record, if any, as well as any or all Minnehaha County Zoning Ordinances. Sold subject to confirmation of the owners.

To View Aerial Maps, Soils Information, Drone Video and other information see Sutton Auction website at [www.suttonlandpros.com](http://www.suttonlandpros.com). If you are unable to attend and desire to bid by phone or via online bidding see [www.suttonlandpros.com](http://www.suttonlandpros.com), or contact the auctioneers.

**HEIRS OF BILL & RUTH TYLER**  
**Kimberly Tyler & Renae Tyler Mack**  
**Owners**

**CHUCK SUTTON – Auctioneer & Land Broker –**

**Sioux Falls, SD – Ph. 605-336-6315**

**JARED SUTTON CAI – Auctioneer & RE Broker Associate –**

**Flandreau, SD – Ph. 605-864-8527**

**GAGE GULLICKSON – Auctioneer & RE Broker Associate -**

**Flandreau, SD Ph. 605-651-3867**

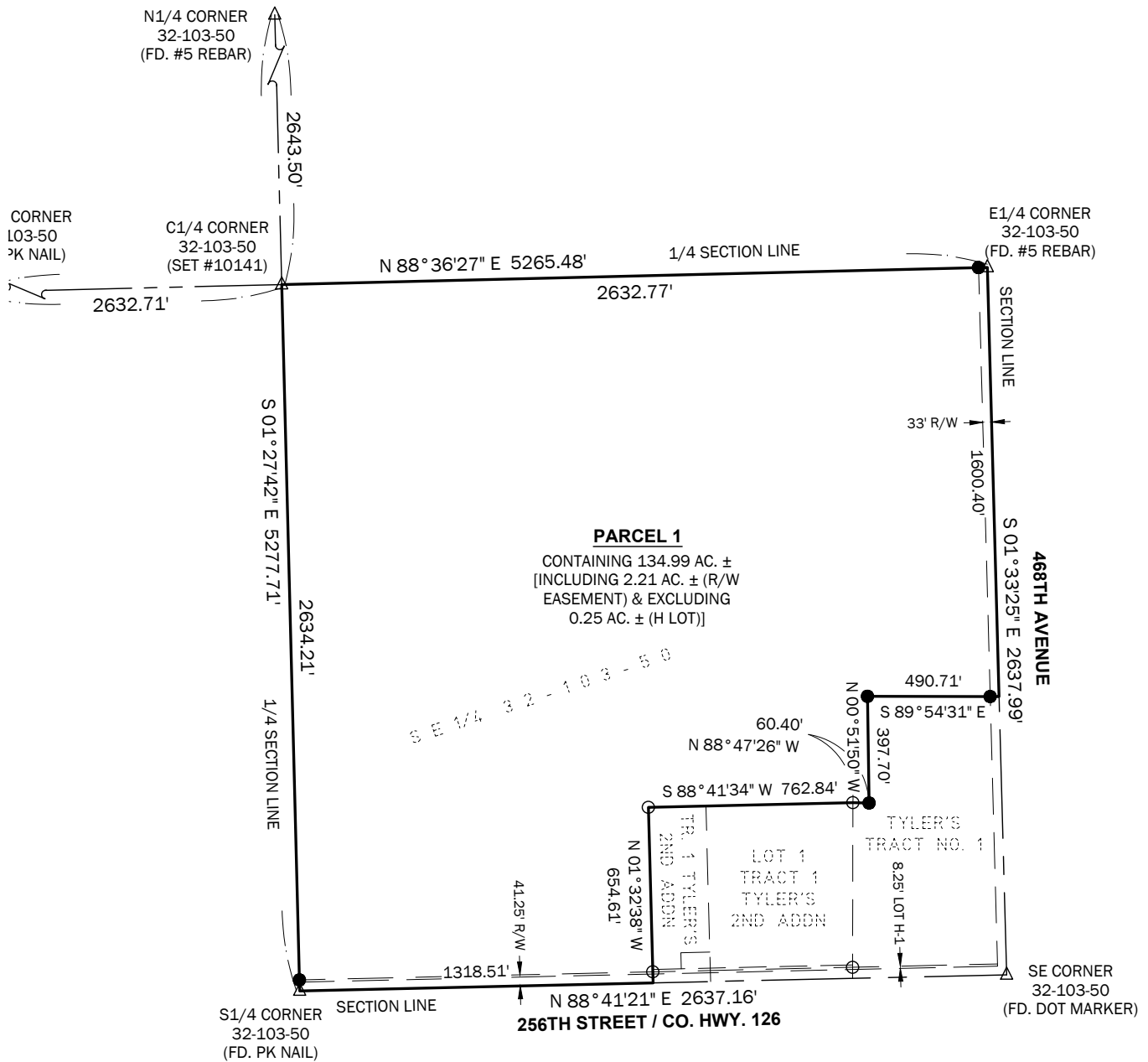
**TOM & TED SOUVIGNIER – Auctioneers & RE Broker Associates -**

**Canton, SD – ph. 605-987-2404**



**IN THE SOUTHEAST QUARTER OF SECTION 32, T103N, R50W, MINNEHAHA COUNTY, SOUTH DAKOTA.**

**IN THE SOUTHEAST QUARTER OF SECTION 32, T103N, R50W, MINNEHAHA COUNTY, SOUTH DAKOTA.**



**WITNESSES: KIMERLY TYLER AND RENAE MACK**

**DEFENDENT: CHUCK SUTTON**

**PARCEL 1 LEGAL DESCRIPTION:**

THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 103 NORTH, RANGE 50 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINNEHAHA COUNTY, SOUTH DAKOTA; EXCEPT TYLER'S TRACT NO. 1, EXCEPT TYLER'S 2ND ADDITION, AND EXCEPT LOT H-1 CONTAINED THEREIN.

**TOTAL ACRES FOR PARCEL 1**

134.99 ACRES±  
[INCLUDING 2.21 AC.± OF R/W (EASEMENT)  
& EXCLUDING 0.25 AC.± (H LOT)]

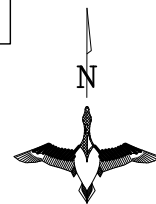
LEGEND:

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

:  
OF BEARINGS IS  
ONE 14.  
CT #26-447  
J BY: JJW

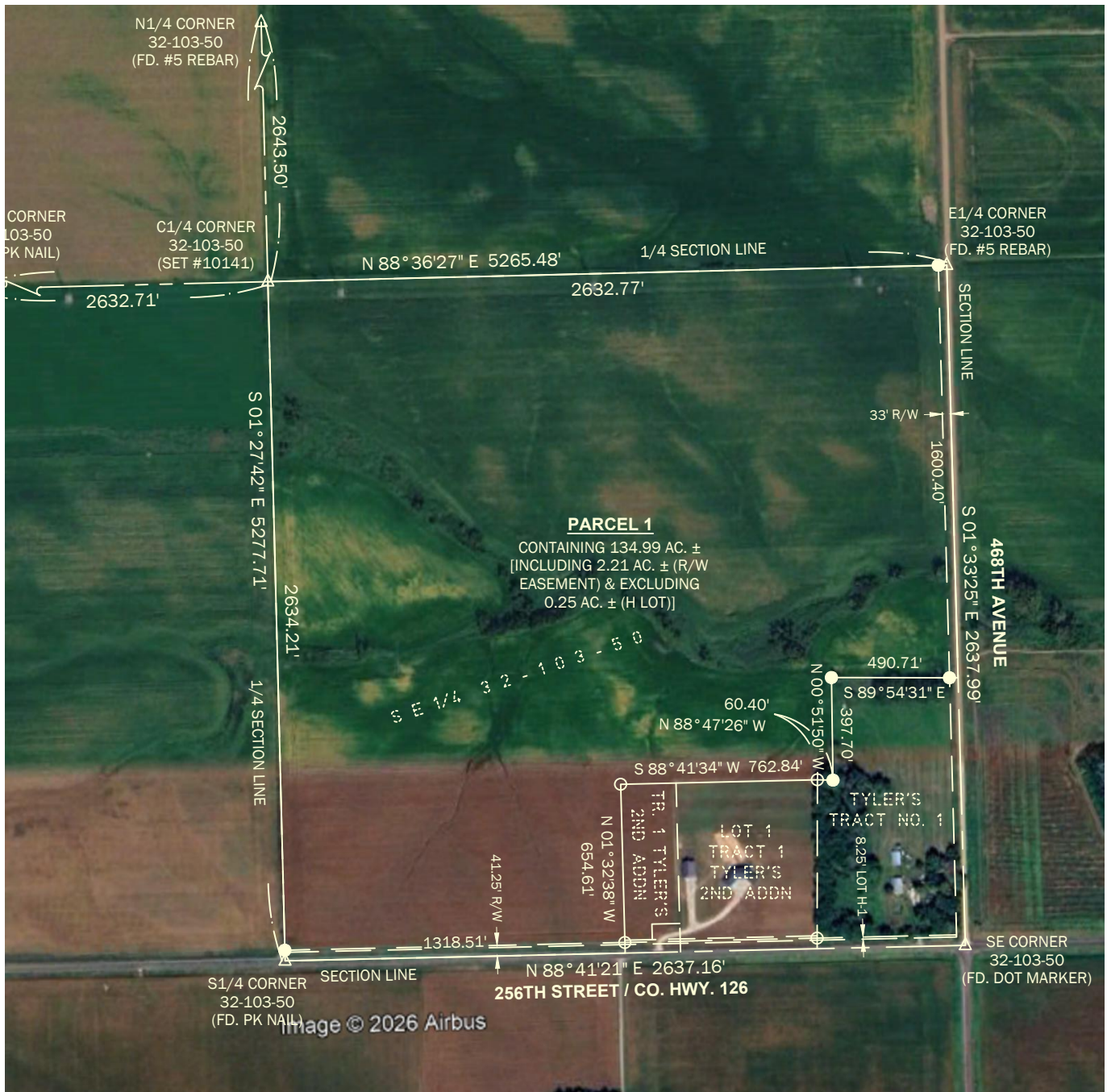


211 E. 14th street Sioux Falls SD 57104 | Phone: (605) 339-8901



# SALE DRAWING - PARCEL 1

IN THE SOUTHEAST QUARTER OF SECTION 32, T103N, R50W, MINNEHAHA COUNTY, SOUTH DAKOTA.



**BUYERS: KIMERLY TYLER AND RENAE MACK**  
**AGENT: CHUCK SUTTON**

## LEGEND:

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

OF BEARINGS IS  
ONE 14.  
CT #26-447  
BY: JJW

## PARCEL 1 LEGAL DESCRIPTION:

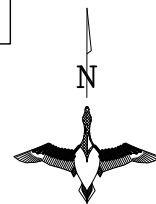
THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 103 NORTH, RANGE 50 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINNEHAHA COUNTY, SOUTH DAKOTA; EXCEPT TYLER'S TRACT NO. 1, EXCEPT TYLER'S 2ND ADDITION, AND EXCEPT LOT H-1 CONTAINED THEREIN.

## TOTAL ACRES FOR PARCEL 1

134.99 ACRES±  
[INCLUDING 2.21 AC.± OF R/W (EASEMENT)  
& EXCLUDING 0.25 AC.± (H LOT)]



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



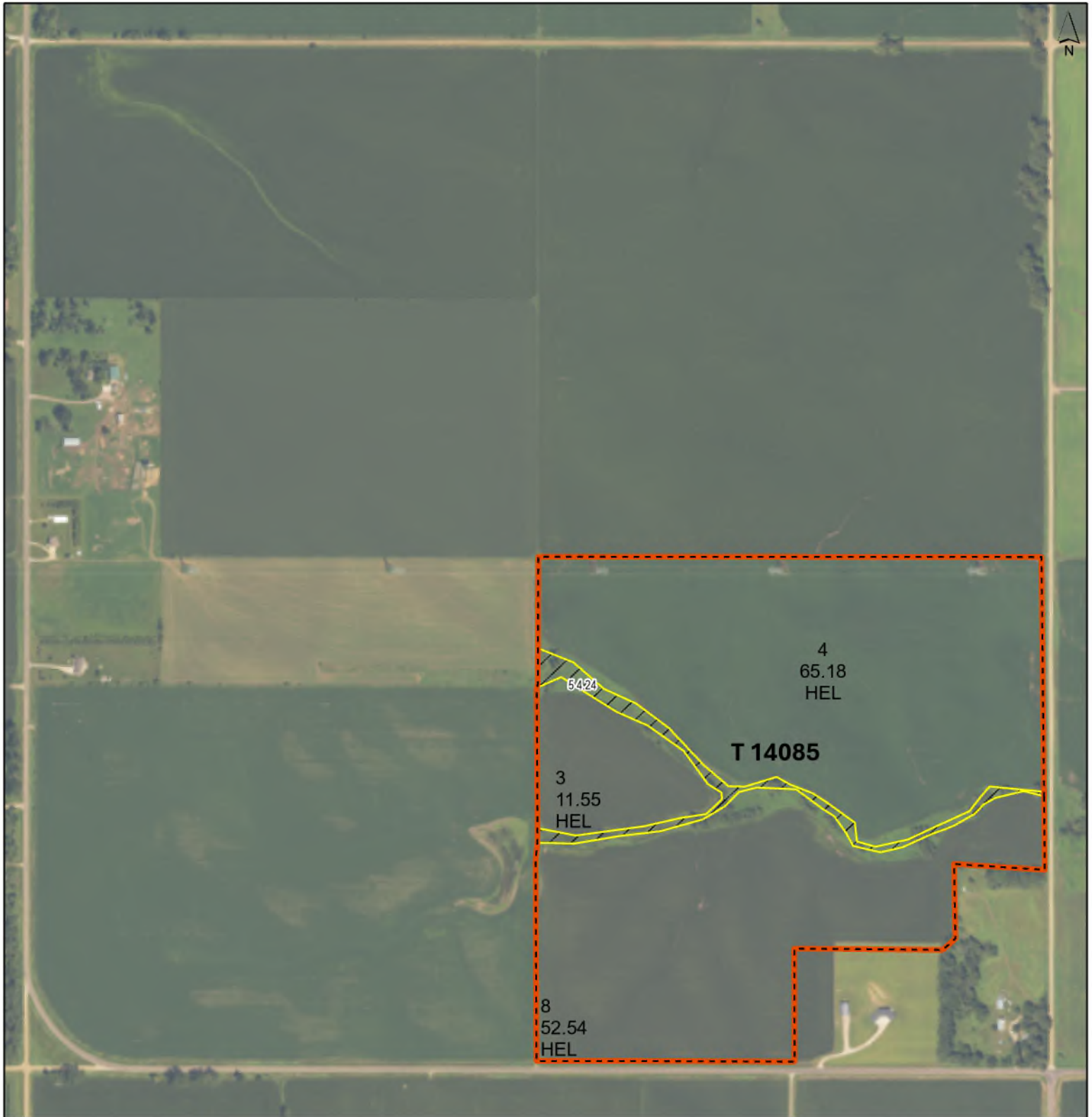
0 600'  
SCALE: 1"=600'



United States  
Department of  
Agriculture

Minnehaha County, South Dakota

Farm 14755



Tract Boundary Cropland  
 Noncropland

Wetland Determination Identifiers

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

Unless Otherwise Noted  
crops listed below are: Producer Initial \_\_\_\_\_  
Non-Irrigated  
Intended for Grain Date \_\_\_\_\_  
Corn = Yellow  
Soybeans = Common

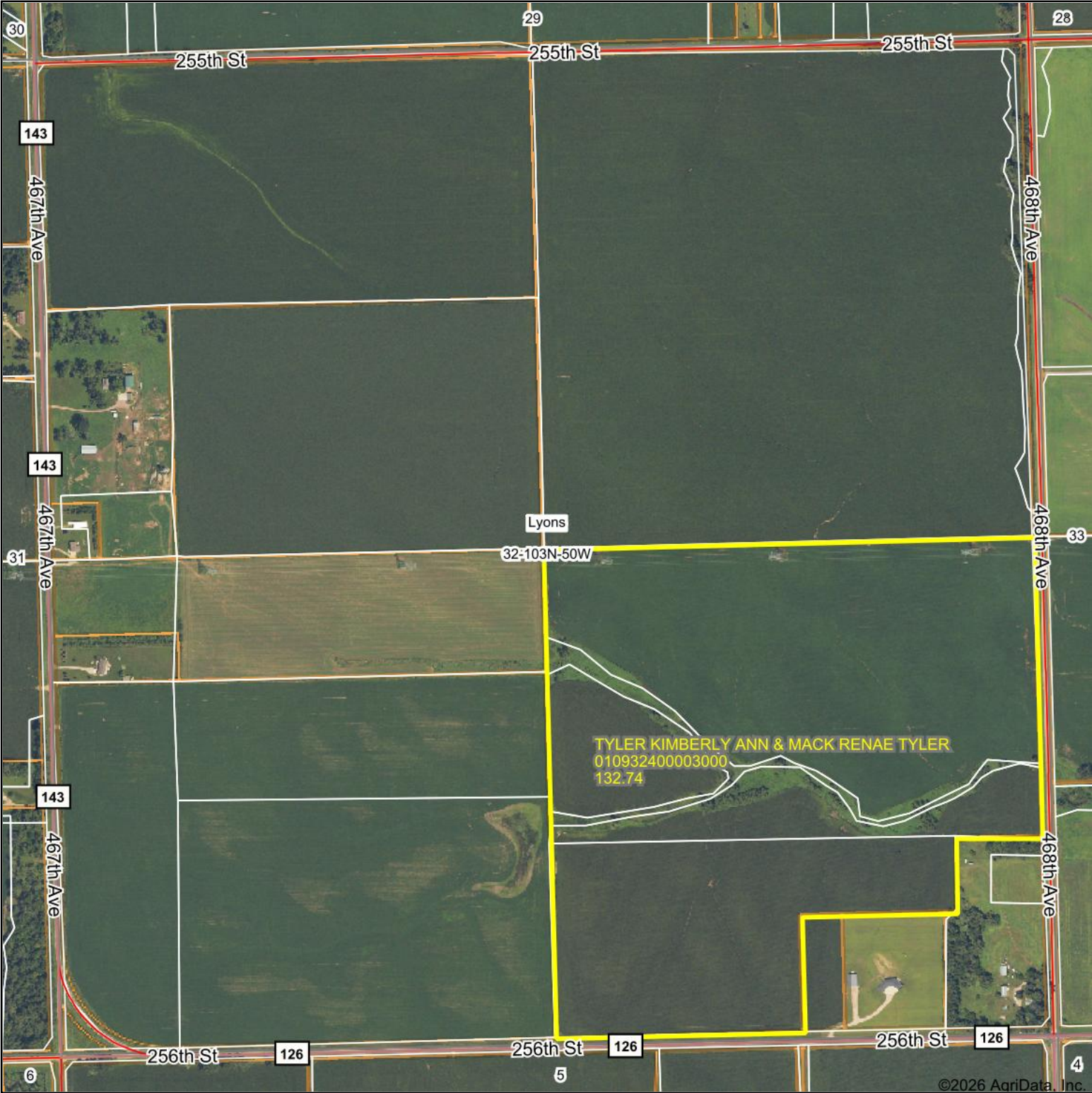
2026 Program Year  
Phy. County: Minnehaha  
2025 imagery  
**S32 T103N R050W**

0 340 680  
Ft

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). USDA is an equal opportunity provider, employer, and lender.

Map Created 05/20/2026

Aerial Map



©2026 AgriData, Inc.



Boundary Center: 43° 40' 40.27, -96° 51' 22.24

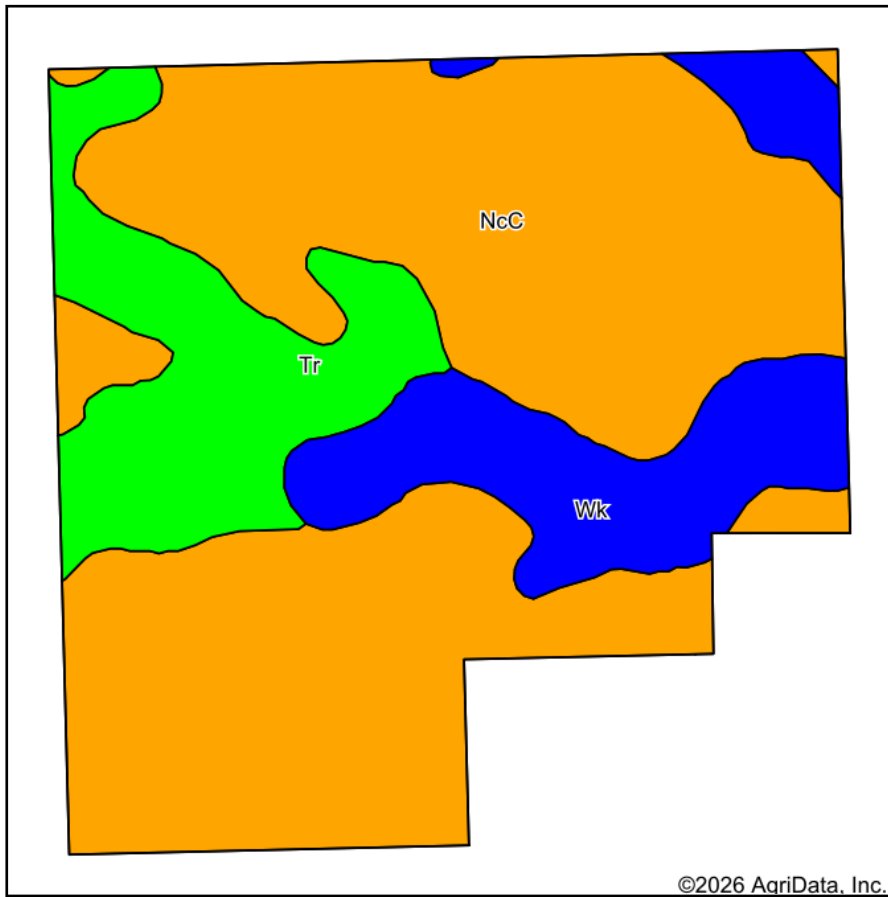
32-103N-50W  
Minnehaha County  
South Dakota



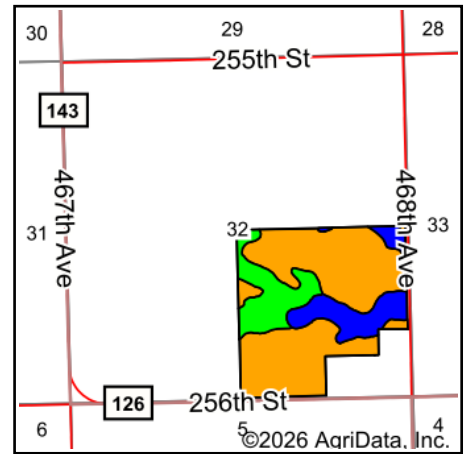
9/17/2026

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

# Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **Minnehaha**  
 Location: **32-103N-50W**  
 Township: **Lyons**  
 Acres: **132.74**  
 Date: **9/17/2026**



Maps Provided By:



© AgriData, Inc. 2025

www.AgriDataInc.com



| 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 |
| NcC                                       | Nora-Crofton complex, 6 to 9 percent slopes                            | 90.48 | 68.1%            |           | IIIe             | IVe          | 72                 |
| Tr                                        | Trent silty clay loam, 0 to 3 percent slopes                           | 21.71 | 16.4%            |           | I                | I            | 98                 |
| Wk                                        | Whitewood silty clay loam, 0 to 2 percent slopes, occasionally flooded | 20.55 | 15.5%            |           | IIw              |              | 82                 |
| Weighted Average                          |                                                                        |       |                  |           | 2.52             | *-           | 77.8               |

\*c: Using Capabilities Class Dominant Condition Aggregation Method

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



#### Email

[office@suttonauction.com](mailto:office@suttonauction.com)

#### Website

[www.suttonauction.com](http://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!

[www.suttonlandpros.com](http://www.suttonlandpros.com)

# Notes:

