



# THORPE REALTY & AUCTION

## RESIDENTIAL DEVELOPMENT LAND AUCTION

### Online Auction Only

**Bidding Opens: Monday, June 14, 2021 – 10:00 a.m.**

**Bidding Begins to Close: Monday, June 28, 2021 – 2:00 p.m.**

Visit [ThorpeRealtyAuction.HiBid.com](https://ThorpeRealtyAuction.HiBid.com) to register and bid online!

**Property Note:** Outstanding opportunity to purchase residential development land within the city of Aberdeen, SD. Halstead's 1<sup>st</sup> Subdivision consists of 21.589 acres of which 11.223 acres are lots, 5.651 acres is a pond, and 4.715 acres is dedicated for streets. Located adjacent to 15<sup>th</sup> Avenue NE and very close to a recreation trail. The property is zoned R-2 Medium Density Residential. It is currently platted into 32 lots and ready for further development. It appears only the four outside corner pins have been placed. There appears no evidence the interior pins are in place. Full possession will be delivered upon closing. Since no individual lots have been sold previously successful purchaser could vacate the current plat and plat to their own idea. 2020 Real estate taxes are \$2,163.

**Legal Description:** Lots One through Twelve (1 - 12) in Block One (1), Lots One through Four (1 - 4) in Block Two (2), Lots One through Twelve (1 - 12) in Block Three (3), Lots One through Three (1 - 3) in Block Four (4) and Block Five (5), all in Halstead's First Subdivision to the City of Aberdeen, Brown County, SD, subject to easements, restrictions and reservations of record.

Complete terms and conditions can be found at [ThorpeRealtyAuction.com](https://ThorpeRealtyAuction.com) or  
[ThorpeRealtyAuction.HiBid.com](https://ThorpeRealtyAuction.HiBid.com)



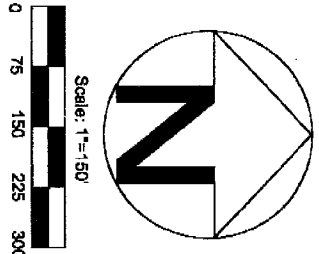
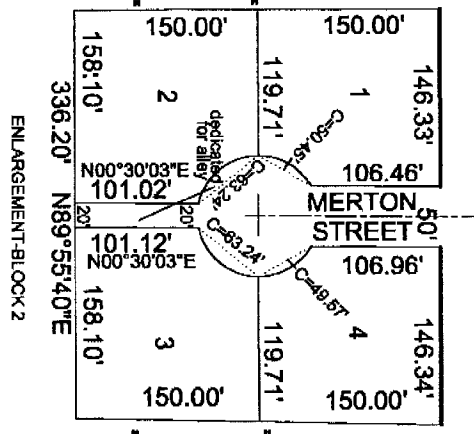
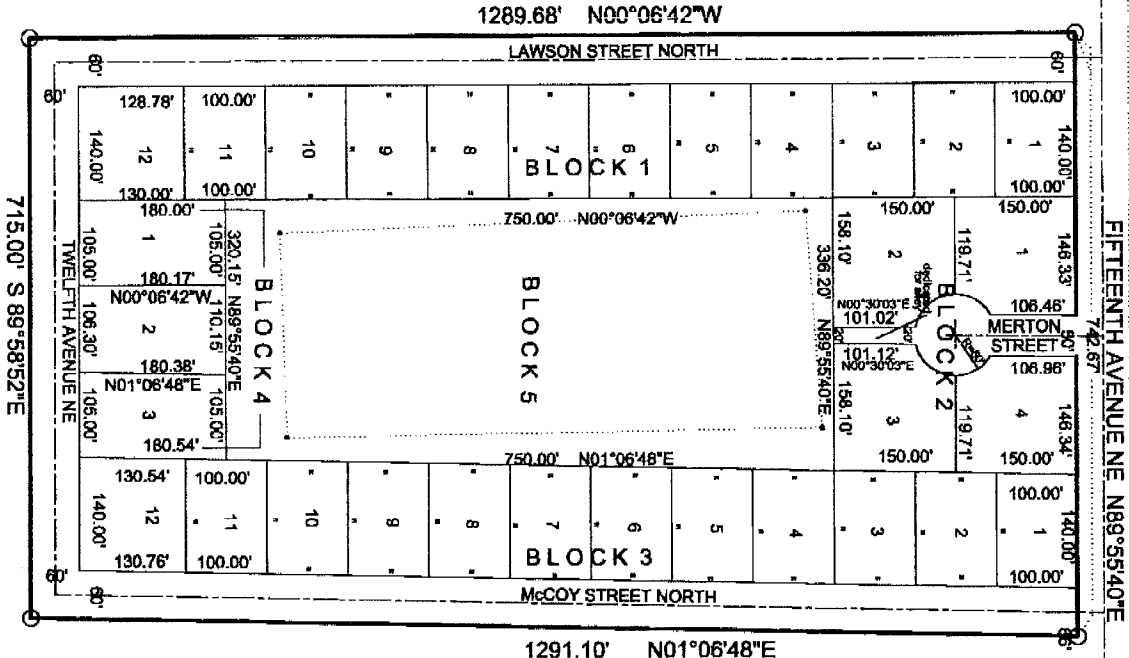
**Jim Thorpe**  
Broker/Auctioneer  
605-216-7776

**Peggy Thorpe**  
Broker  
605-216-1309

**Thorpe Realty &  
Auction**  
1002 S Lawson St  
Aberdeen, SD 57401

Office: 605-225-7776 [www.ThorpeRealtyAuction.com](https://www.ThorpeRealtyAuction.com)



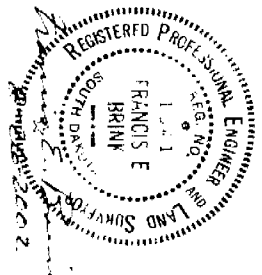


**HALSTEAD'S 1st SUBDIVISION  
IN  
ABERDEEN, SOUTH DAKOTA**

Monuments Found:  
 ○ Rebar w/cap SD1641

**CORNER MONUMENTATION NOTE:**  
 ALL LOT CORNER MONUMENTS  
 WILL BE MARKED WITH 5/8" dia. REBAR  
 W/CAP SD1641 WITHIN 90 DAYS AFTER  
 PLAT RECORDING

**UTILITY EASEMENTS**  
 5' on all side lot lines  
 10' on all rear lot lines



**TABLE OF AREAS**

Block	Lot	Area (Ac.)	Block	Lot	Area (Ac.)
BLOCK 1	Lots 1-11	14,000	BLOCK 3	Lot 1-11	14,000
	Lot 12	18,185		Lot 12	18,281
	TOTAL	172,185		TOTAL	172,281
BLOCK 2	Lot 1	21,061	BLOCK 4	Lot 1	18,909
	Lot 2	22,406		Lot 2	18,508
	Lot 3	22,422		Lot 3	18,948
	Lot 4	21,129		Lot 4	18,948
TOTAL	87,020	TOTAL	57,366		
BLOCK 5	246,145	5,851 Ac.			
TOTAL BLOCKS 1-5	16,874 Ac.				
TOTAL STREETS	4,716 Ac.				
TOTAL AREA	21,589 Ac.				

HALSTEAD'S 1<sup>ST</sup> SUBDIVISION IN ABERDEEN, SOUTH DAKOTA

Sheet 2 of 2

**OWNER'S CERTIFICATE**

We, Richard H. Halstead and Richard S. Halstead, Joint Tenants with rights of survivorship, hereby certify that we are the owners of Lot 1, Evans First Subdivision in Aberdeen, South Dakota and are vacating said plat and did authorize a survey and replat of said described land which shall hereafter be known as "HALSTEAD'S 1<sup>ST</sup> SUBDIVISION IN ABERDEEN, SOUTH DAKOTA", as shown on the attached plat, and that development of this land shall conform to all existing applicable zoning, subdivision and sediment control regulations. Land shown as dedicated for Lawson, Merton, and McCoy Streets and Twelfth Avenue NE are made to the perpetual use of the public. Utility Easements noted are dedicated for the perpetual use of public and private utilities. The Utility and Access Easement to Block 5 is made to the public for installation and maintenance of a storm sewer line into Block 5 and ground maintenance. Utility easements shown are dedicated for the perpetual use of public and private utilities.

Signed this, the 30<sup>th</sup> day of September, 2002

Richard H. Halstead  
Richard H. Halstead

Richard S. Halstead  
Richard S. Halstead

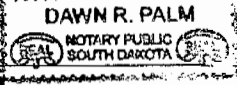
**ACKNOWLEDGEMENT OF OWNERS**

STATE OF SOUTH DAKOTA )  
COUNTY OF \_\_\_\_\_

On this, the 30<sup>th</sup> day of September, 2002, before me, Dawn R Palm, a Notary Public, appeared Richard H. Halstead and Richard S. Halstead, personally known to me or satisfactorily proven to me to be the individuals named above and signed the above OWNER'S CERTIFICATE for the purposes therein contained.

My Commission Expires: 4/06/2006

Dawn R Palm  
Notary Public, State of South Dakota



**SURVEYOR'S CERTIFICATE**

I, Francis E. Brink, Licensed Land Surveyor, do hereby certify that at the request of the Owners shown above, have surveyed and platted "HALSTEAD'S 1<sup>ST</sup> SUBDIVISION IN ABERDEEN, SOUTH DAKOTA" as shown on the attached plat, have shown monuments found or set as indicated thereon, and to the best of my knowledge, said survey and plat are true and correct.

Signed this 26<sup>th</sup> day of August, 2002

Francis E. Brink  
South Dakota Licensed Land Surveyor No. SD1641

**CITY PLANNING COMMISSION CERTIFICATE**

I hereby certify that the following is a correct copy of the resolution duly passed by the Planning Commission of the City of Aberdeen, South Dakota, at a meeting held on the 15<sup>th</sup> day of October, 2002.

Karl White  
Finance Officer, Aberdeen, South Dakota

"Be it resolved by the City Planning Commission of Aberdeen, South Dakota, that the plat showing "HALSTEAD'S 1<sup>ST</sup> SUBDIVISION IN ABERDEEN, SOUTH DAKOTA" having been examined, is hereby approved in accordance with the provisions of SDCL of 1967, Chapter 11-6, and any amendments thereof.

**CITY COMMISSION APPROVAL**

I hereby certify that the following is a correct copy of the resolution duly passed by the City Commission of Aberdeen, South Dakota, at a meeting held on the 22<sup>nd</sup> day of October, 2002.

Karl White  
Finance Officer, Aberdeen, South Dakota

"Be it resolved by the City Commission of Aberdeen, South Dakota, that the plat showing "HALSTEAD'S 1<sup>ST</sup> SUBDIVISION IN ABERDEEN, SOUTH DAKOTA", having been examined, is hereby approved in accordance with the provisions of SDCL of 1967, Chapter 11-3, and any amendments thereof."

**TREASURER'S CERTIFICATE**

I hereby certify that all taxes which are liens upon any of the lands included in the above plat are shown by the records of my office to be fully paid.

Signed this 16<sup>th</sup> day of Sept, 2002.

Shelia Erdman  
County Treasurer, Brown County, South Dakota

**DIRECTOR OF EQUALIZATION'S CERTIFICATION**

I hereby certify that I have received a copy of this plat this 24 day of October, 2002.

Linda J. Warren, Deputy  
Director of Equalization, Brown County, South Dakota

**REGISTER OF DEED'S CERTIFICATION**

Filed for record this 24<sup>th</sup> day of October, 2002, at 1:14 o'clock A.M., and duly recorded in Book of Plats No. 1779 H.

Carol Sherman, Deputy  
Register of Deeds, Brown County, South Dakota

EDJH  
10/24/02