

NOTICE OF SALE

The South Dakota Department of Transportation will offer the following property for sale at a 1:00 p.m. public auction on Wednesday, May 27th, 2026.

Lot C1 in the SW1/4 of Section 30, Township 93 North, Range 48 West of the 5th P.M., Union County, South Dakota. (contains 7.21 acres)

Minimum Bid: \$6,000

The sale will be held at the property site located on the south side of Hwy 48 west of both the Big Sioux River and Akron, Iowa.

Lot C1 is irregularly shaped flatland heavily populated with mature trees. Because of location in a FEMA 100 Floodplain, live trees cannot be removed and no improvements are allowed on the property.

The property does not contain developed utilities, but rural water and electric are in the area. Zoning is "A" Agricultural District. DOT will allow future access to Hwy 48 if requested, but will not participate in the cost of access construction.

A \$3,000 down payment must be submitted by the successful bidder and the balance is to be paid within sixty days. The property will not be sold for less than the minimum bid value and the State reserves the right to reject any and all bids. Final closing and conveyance will be by Quit Claim Deed.

Additional information can be obtained by viewing property sales at the website: dot.sd.gov/programs-services/programs/property-sales or contact Scott Pretzer at: phone (605)773-3710; email: scott.pretzer@state.sd.us.

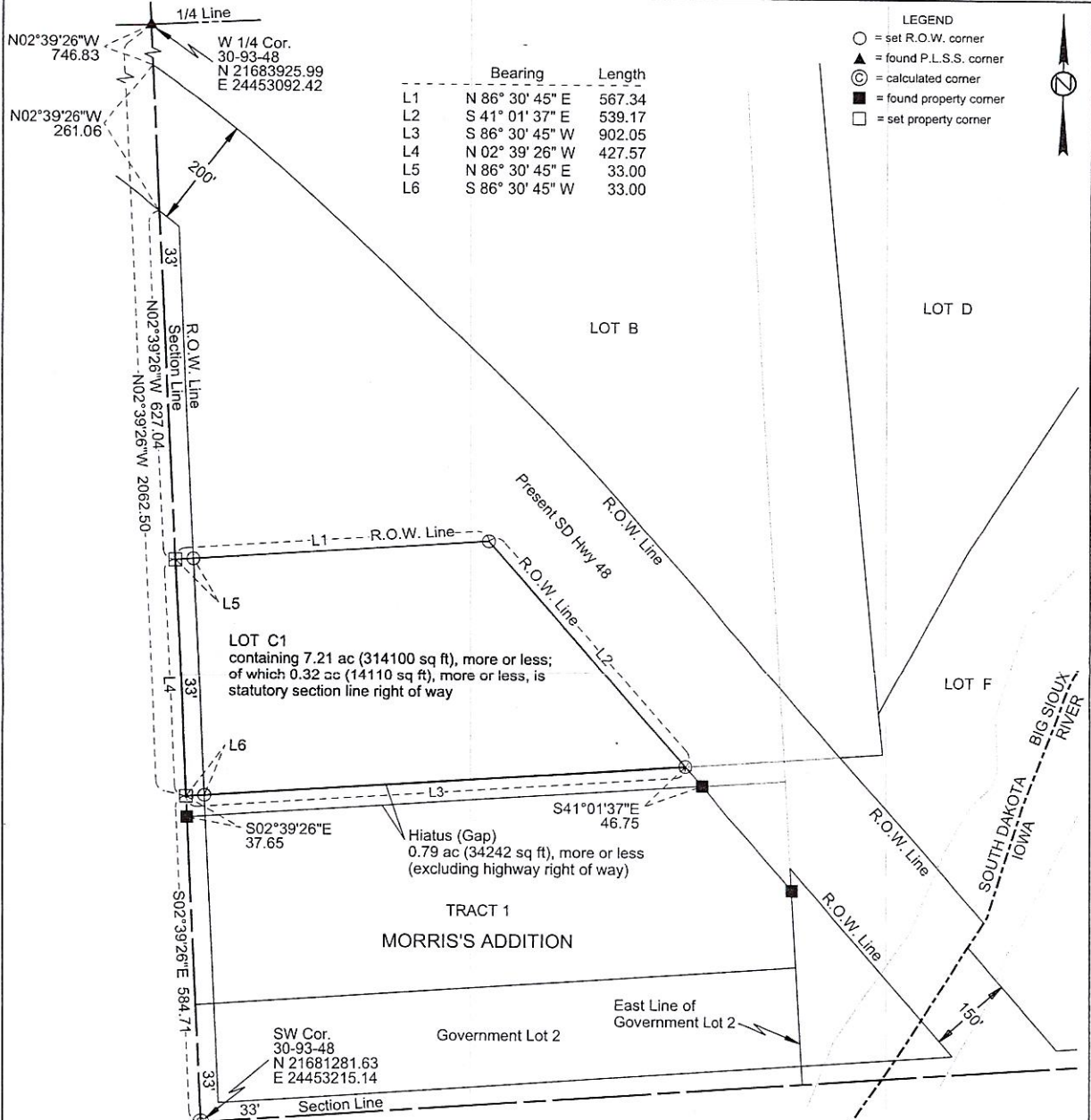
Joel Jundt, Secretary
South Dakota Department of Transportation

PLAT OF LOT C1

in the SW1/4 of Section 30 - Township 93 North - Range 48 West of the 5th P.M.

UNION COUNTY, SOUTH DAKOTA

Showing a parcel of land
Scale: 1 inch = 200 feet



- LEGEND**
- = set R.O.W. corner
 - ▲ = found P.L.S.S. corner
 - ⊙ = calculated corner
 - = found property corner
 - = set property corner

	Bearing	Length
L1	N 86° 30' 45" E	567.34
L2	S 41° 01' 37" E	539.17
L3	S 86° 30' 45" E	902.05
L4	N 02° 39' 26" W	427.57
L5	N 86° 30' 45" E	33.00
L6	S 86° 30' 45" W	33.00

LOT C1
containing 7.21 ac (314100 sq ft), more or less;
of which 0.32 ac (14110 sq ft), more or less, is
statutory section line right of way

S02°39'26"E
37.65

Hiatus (Gap)
0.79 ac (34242 sq ft), more or less
(excluding highway right of way)

S41°01'37"E
46.75

TRACT 1
MORRIS'S ADDITION

SW Cor.
30-93-48
N 21681281.63
E 24453215.14

Government Lot 2

East Line of Government Lot 2

Note 1: The coordinates, bearings, distances and areas shown on this plat are based on the South Dakota State Plane Coordinate System Grid South - South Zone NAD 83(2011) epoch 2010.00 Geoid 12A CSF=0.9999457569 U.S. Survey Feet

Note 2: All monumentation will be set upon project completion.

Drawn By Joe Poppenga Date 6/03/2025
Checked By Kim McLaury Date 6/04/2025

SURVEYOR'S CERTIFICATE

I, JOSEPH A. POPPENGA, Registered Land Surveyor, in and for the State of South Dakota, do hereby certify that as ordered by the South Dakota Department of Transportation the parcel of land as shown on this plat has been surveyed at my direction and under my control, and such tract of land shall be hereafter known by the lot number designated herein. The location and dimensions of the parcel are shown on this plat.

In witness whereof, I have set my hand and seal this 5th day of June, A.D., 2025.

Joseph A. Poppenga
Registered Land Surveyor
Registration No. 10140



OFFICE OF REGISTER OF DEEDS

State of South Dakota
County of Union ss
Filed for record the 7th day of July, A.D., 2025, at 10:07AM., and recorded in Books of Plats 42 on Page 38 therein.

251496

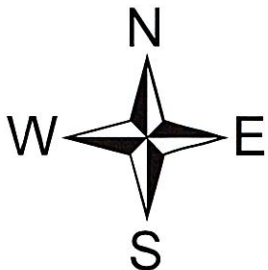
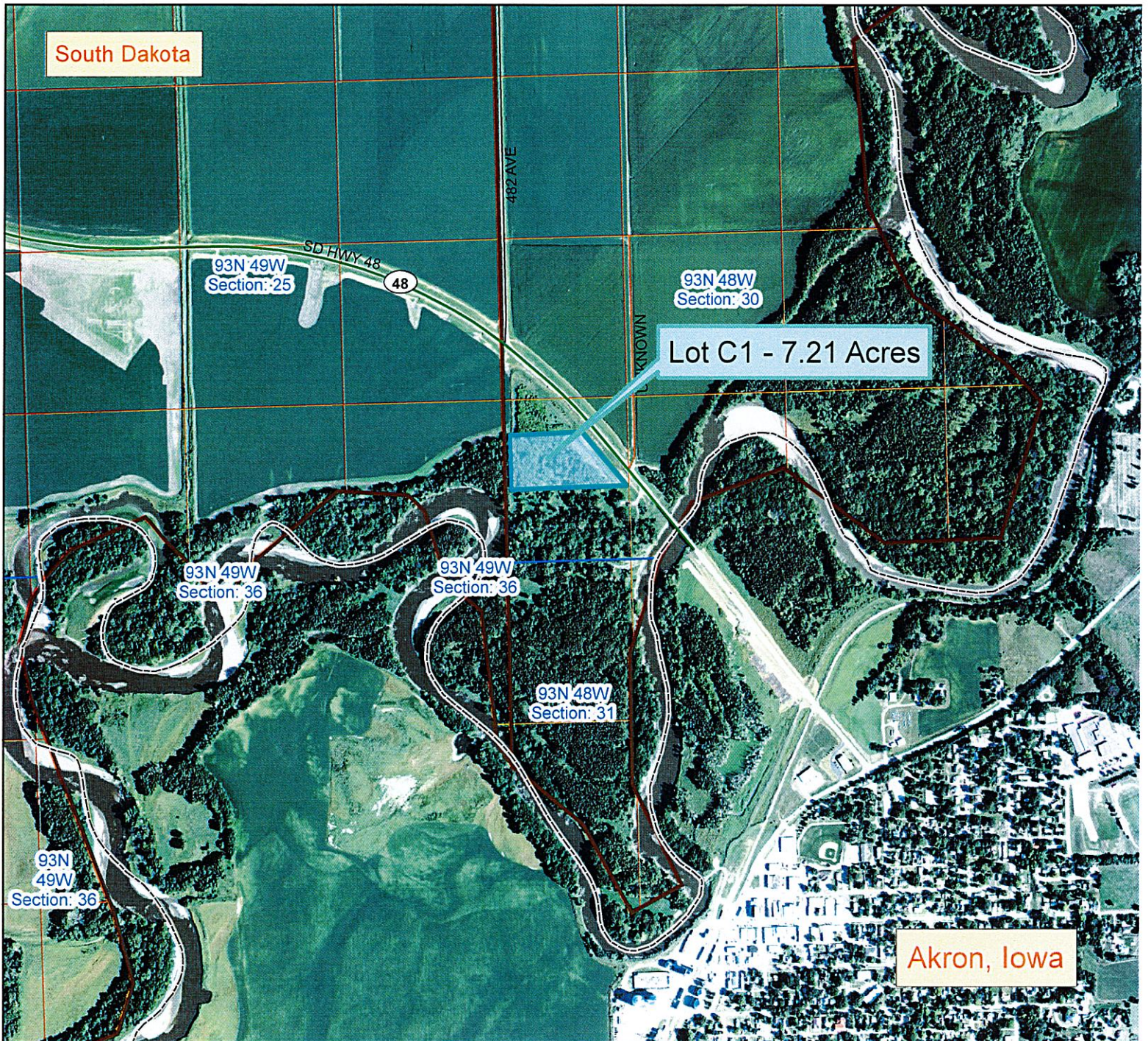


Debra Swenson
Register of Deeds

by _____ Deputy

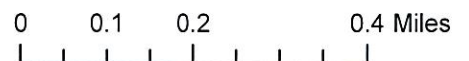
COPY

ROW Item # Proposed Disposal Union County

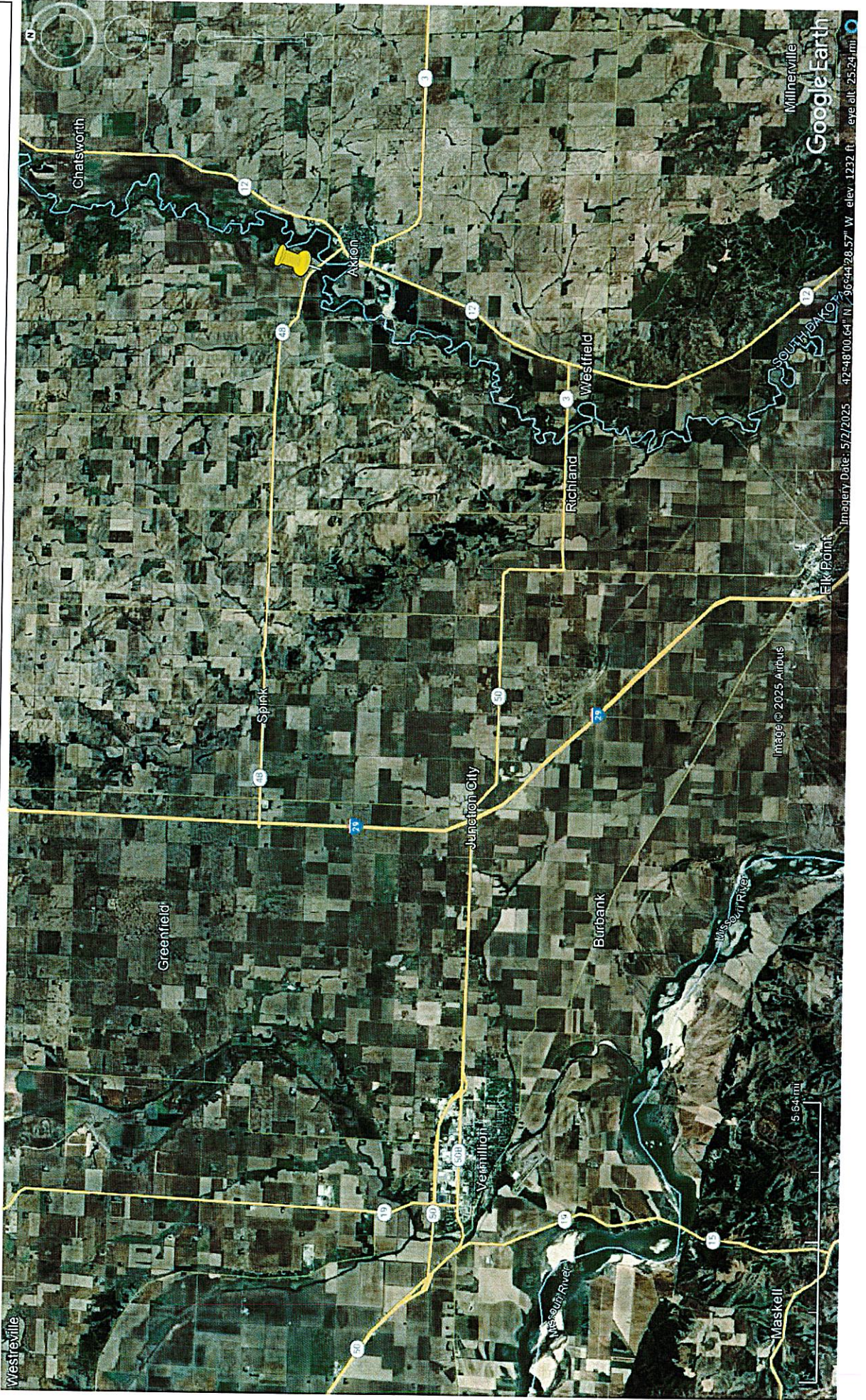


Legend

 Commission Items

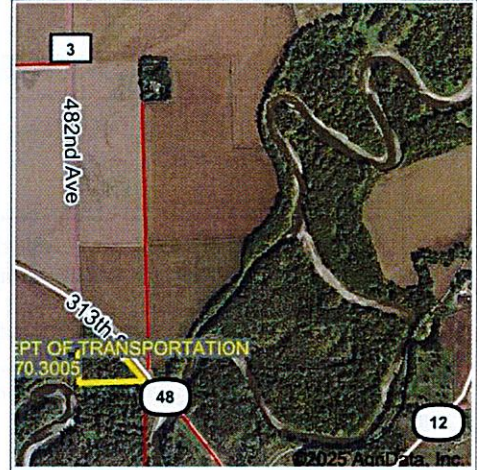
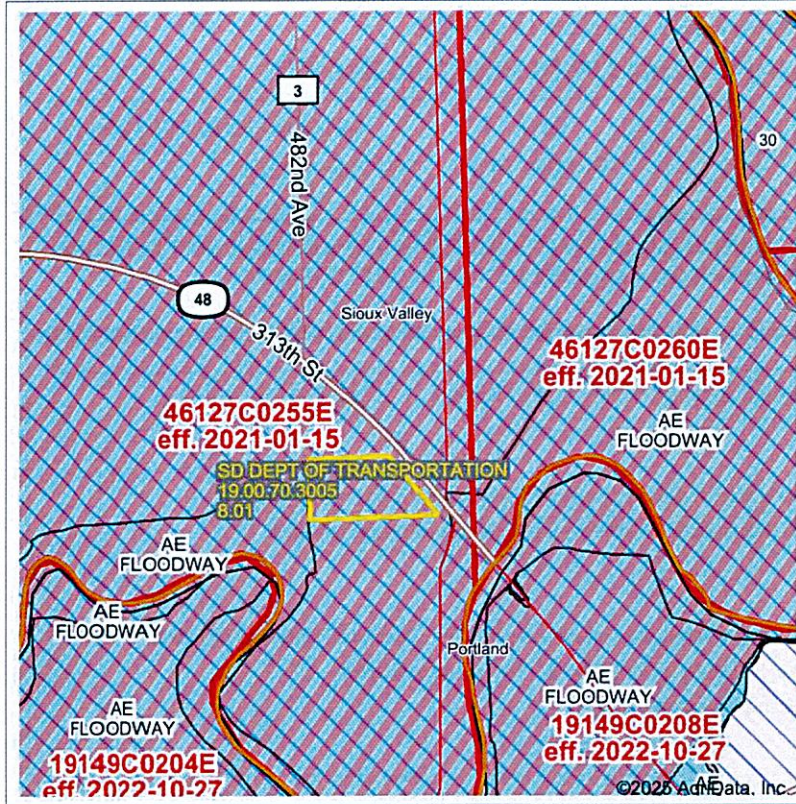


ROW Item # Proposed Disposal Union County Overview



Flood Map

FEMA Report



Map Center: 42° 50' 27.14, -96° 33' 51.31
 State: IA Acres: 8.01
 County: Union Date: 3/10/2025
 Location: 30-93N-48W
 Township: Sioux Valley



Maps Provided By:



Name	Number	County	NFIP Participation	Acres	Percent
Union County	460242	Union	Regular	8.01	100%
Total				8.01	100%
Map Change	Date	Case No.	Acres	Percent	
No			0	0%	
Zone	SubType	Description	Acres	Percent	
AE	FLOODWAY	100-year Floodplain	8.01	100%	
Total				8.01	100%
Panel	Effective Date	Acres	Percent		
46127C0255E	1/15/2021	8.01	100%		
Total		8.01	100%		

Flood related information provided by FEMA