

“There has never been a better time, a better location or a better opportunity to purchase and develop this 156.43 acre, 54-lot development.”

Andy Harr



Broker • Auctioneer 605-201-1559



— PORTER'S —
EAGLE RIDGE
— ESTATES —



156.43 Acres
54 Scenic Lots

Lake Alvin
Lincoln County, SD

— PORTER'S — EAGLE RIDGE — ESTATES —



156.43 Acres
54 Scenic Lots

Lake Alvin
Lincoln County, SD



TOTAL
AUCTIONS & REAL ESTATE

Maps Provided By



CUSTOMIZED ONLINE MAPPING

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Map Center: 43° 26' 5.97", -96° 36' 46.1"

34-100N-49W
Lincoln County
South Dakota

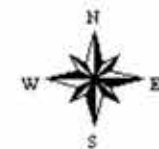
ROAD ACCESS:

Paved road (<0.1 miles)
Highway 11 (1.5 miles)
I-29 Interstate (8.5 miles)

UTILITIES:

Electric - Xcel & Southeastern Electric Cooperative
Natural Gas - NorthWestern Energy
Internet - Alliance Communications, Clarity Telecom
(Vast Broadband), Midcontinent Communications

0ft 1937ft 3874ft



3/12/2021

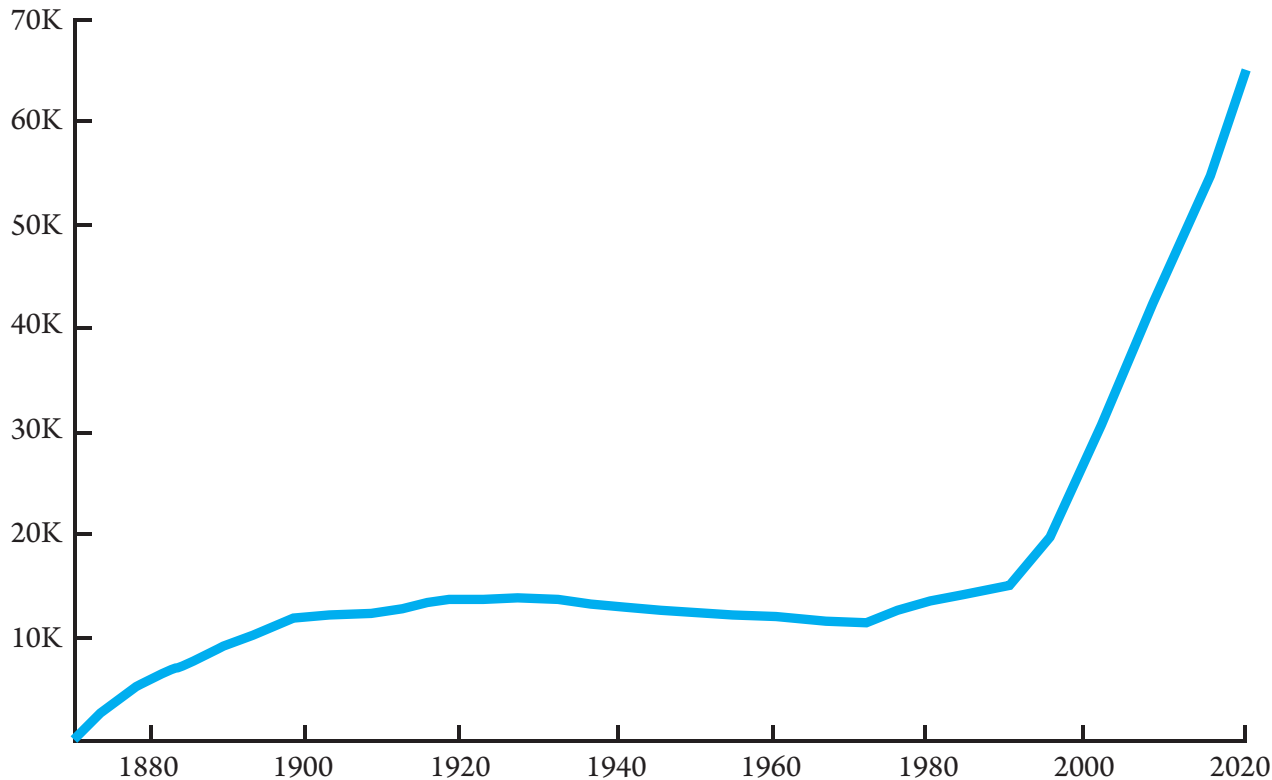
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Lincoln County, SD Population Growth



Sources:
<https://data.census.gov>
<https://worldpopulationreview.com/us-counties/sd/lincoln-county-population>

ANALYSIS

- Fast population growth (45.62% since 2010)
- Average family household income of \$127, 825 (+27.68% since 2010)
- High demand for houses outside of the city
- High demand for property near bodies of water
- Nearby amenities are less than a 10-minute drive on paved roads

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AMENITIES:

Childcare: 7-15 Minutes

Tiger Tots
Snicklefritz Early Childhood Campus
Canton Area Preschool & Daycare

Schools: 7-15 Minutes

Canton School District
Harrisburg School District
Sioux Falls Christian

Groceries: 7-15 Minutes

Fareway: Harrisburg and
SE Sioux Falls
Hy-Vee: SE Sioux Falls

Drug Stores: 7-15 Minutes

Lewis Drug: Harrisburg (coming soon)
Walgreens: SE Sioux Falls
Hy-Vee: SE Sioux Falls

Fitness: 7 Minutes

GreatLIFE: SE Sioux Falls
GreatLIFE: Harrisburg

Golf: 3-15 Minutes

Spring Creek
Prairie Green: Sioux Falls
Grand Falls Casino: Larchwood
Bakker's Crossing: Harrisburg
Hiawatha Golf Club: Canton

Shopping: 13-21 Minutes

Dawley Farms: SE Sioux Falls
Empire Mall: Sioux Falls

Outdoor Rec.: 3-5 Minutes

Lake Alvin
Big Sioux River
Blood Run

* Local ISP has showed intent to provide fiber optic to the door for the development.

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PRELIMINARY SUBDIVISION PLAN
PORTER'S EAGLE RIDGE ESTATES
LINCOLN COUNTY, SOUTH DAKOTA
2021



SOUTH DAKOTA

PROJECT LOCATION



E 1/4 COR SEC 34-100-49

SHEET INDEX

- 1 TITLE SHEET
- 2 ZONING LAYOUT
- 3-7 LOT & BLOCK LAYOUT
- 8 PRELIMINARY GRADING & DRAINAGE PLAN
- 9 SWPP PLAN
- 10 UTILITY PLAN

CERTIFICATES OF APPROVAL

COUNTY PLANNING COMMISSION APPROVAL
 APPROVAL OF THE PRELIMINARY PLAN OF PORTER'S EAGLE RIDGE ESTATES ADDITION IS HEREBY GRANTED BY THE LINCOLN COUNTY PLANNING COMMISSION ON THIS _____ DAY OF _____ 2021.

 CHAIR, COUNTY PLANNING COMMISSION
 LINCOLN COUNTY, SOUTH DAKOTA

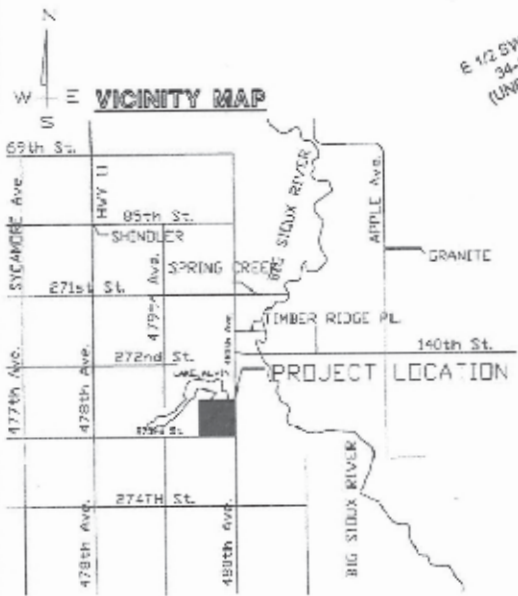
BOARD OF COUNTY COMMISSIONERS APPROVAL
 I HEREBY CERTIFY THAT THE PRELIMINARY PLAN OF PORTER'S EAGLE RIDGE ESTATES ADDITION WAS DULY SUBMITTED TO THE LINCOLN COUNTY BOARD OF COUNTY COMMISSIONERS, AND THAT AFTER DUE CONSIDERATION THE BOARD APPROVED, ON THIS _____ DAY OF _____ 2021.

 COUNTY AUDITOR
 LINCOLN COUNTY, SOUTH DAKOTA

OWNER/DEVELOPER:
CAROLYN M. PORTER LIVING TRUST
 28183 WEST AVENUE
 CANTON, SD 57013
 (605) 351-3752 DAWN.KROGER@GMAIL.COM



08 JAN 2021



VICINITY MAP

E 1/2 SW 1/4 SEC 34-100-49 (UNPLATTED)

SW 1/4 SEC 35-100-49 (UNPLATTED)

S 1/4 COR SEC 34-100-49

W 1/2 GOVT LOTS 1&2 NE 1/4 SEC 3-99-49

E 1/2 GOVT LOTS 1&2 NE 1/4 SEC 3-99-49

SE COR SEC 34-100-49

PROPERTY DESCRIPTION

SE 1/4 SECTION 34, TOWNSHIP 100 NORTH, RANGE 48 WEST OF THE 5TH PRINCIPAL MERIDIAN, LINCOLN COUNTY SOUTH DAKOTA

RURAL RESIDENTIAL LOTS = 54
 DEVELOPMENT SIZE = ±141 ACRES

ENGINEERING BY:

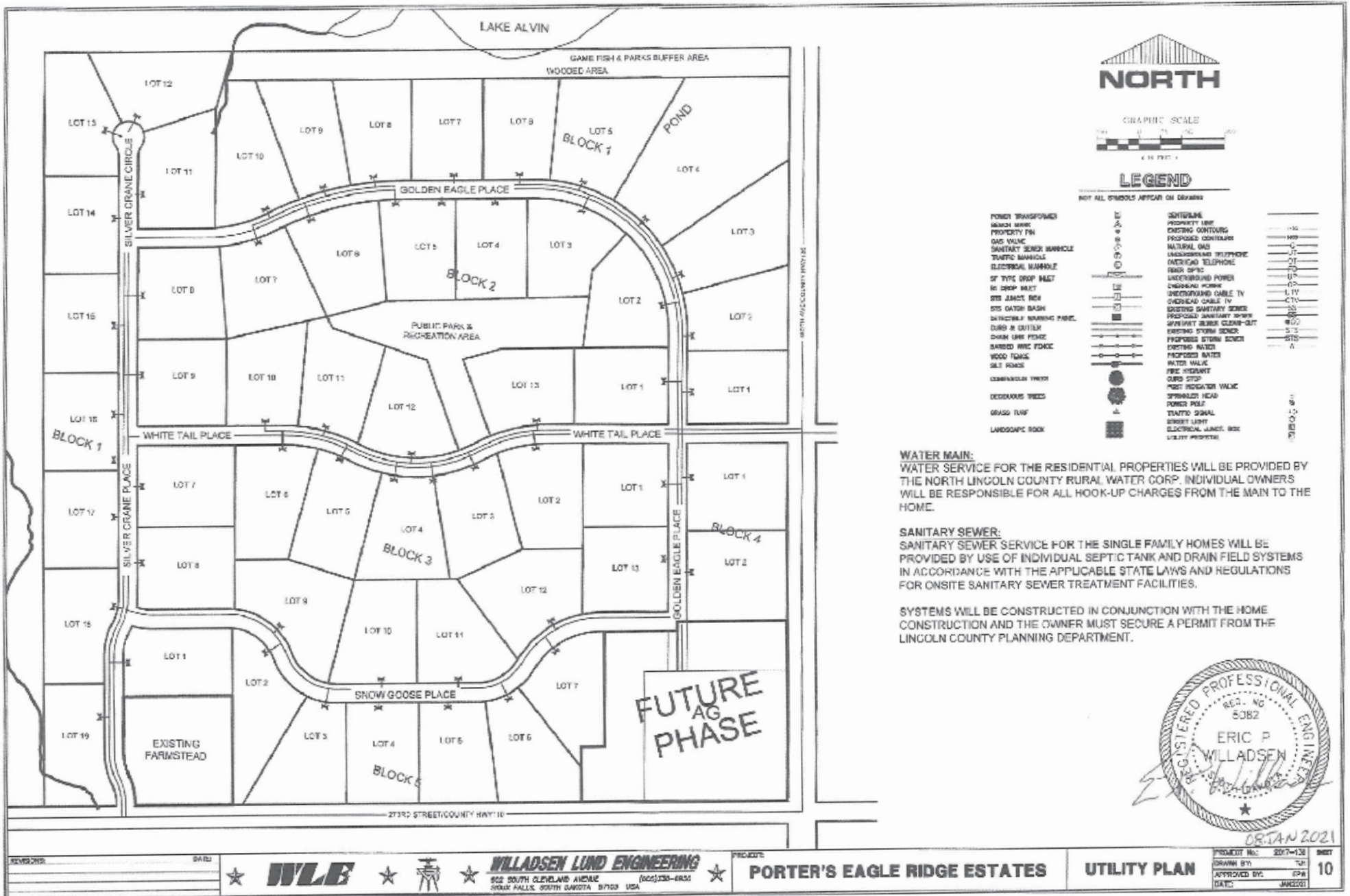
WILLADSEN LUND ENGINEERING
 902 SOUTH CLEVELAND AVENUE
 SIOUX FALLS, SOUTH DAKOTA 57103 USA
 (605) 338-6950
 ERIC.WLE@MIDCONETWORK.COM

I, ERIC P. WILLADSEN, P.E., HEREBY ACKNOWLEDGE THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF SOUTH DAKOTA.

— PORTER'S —
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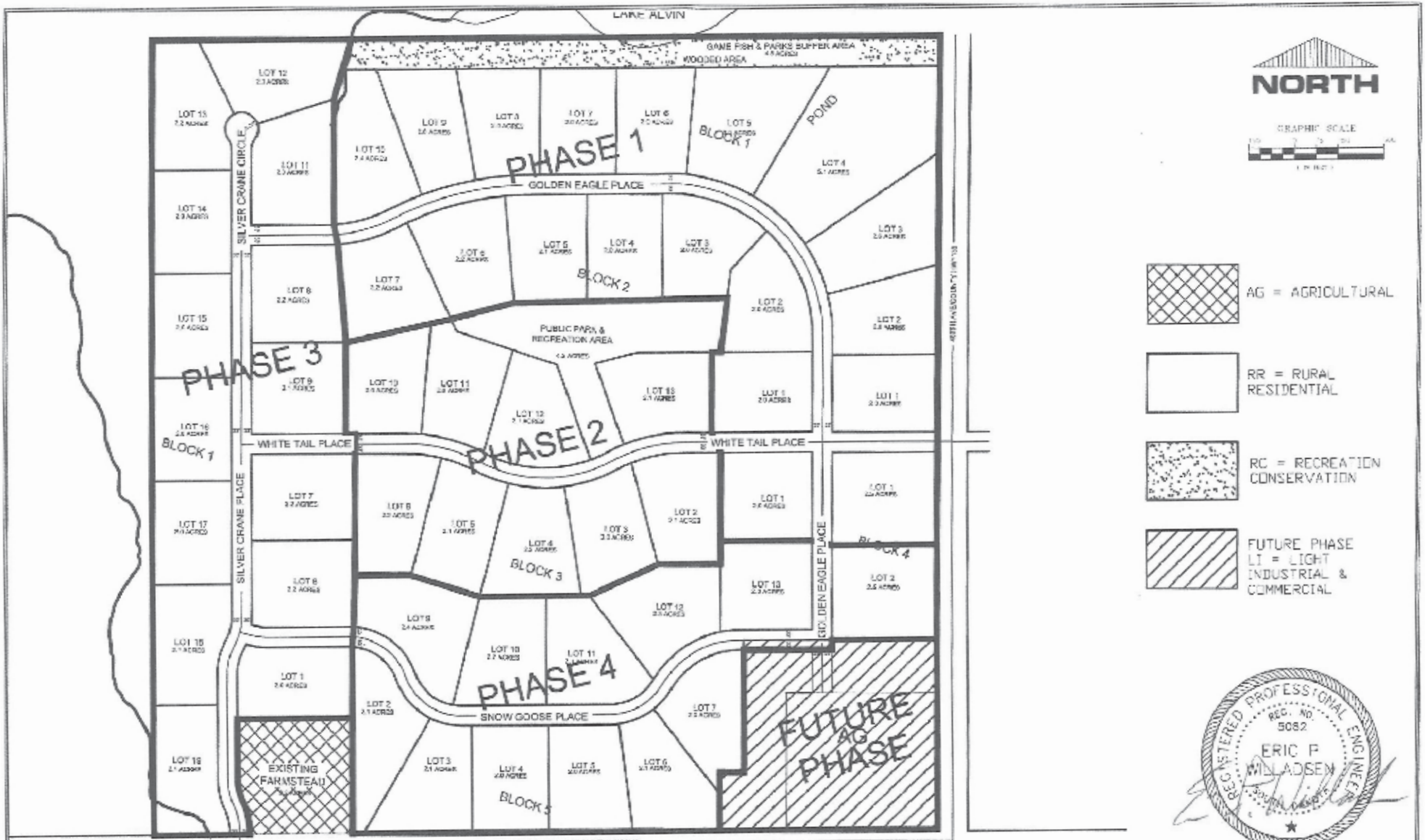
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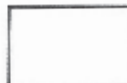
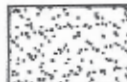



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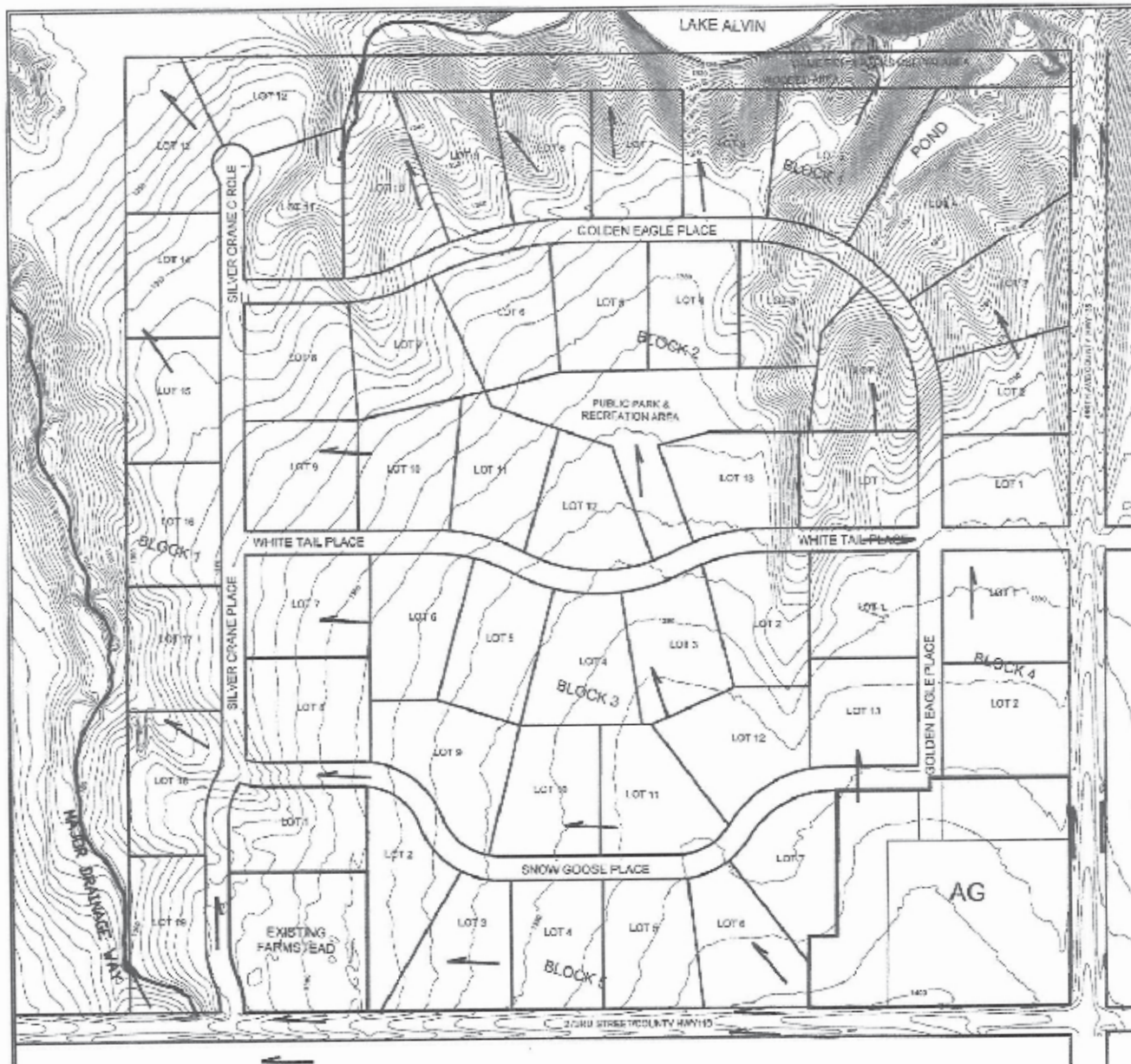
-  AG = AGRICULTURAL
-  RR = RURAL RESIDENTIAL
-  RC = RECREATION CONSERVATION
-  FUTURE PHASE LI = LIGHT INDUSTRIAL & COMMERCIAL



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LEGEND
 NOT ALL SYMBOLS APPEAR ON DRAWING

- PROPERTY LINE
- EXISTING CONTOURS
- DRAINAGE ARROWS
- EXISTING PIPE CULVERT
- 100 YEAR FLOOD PLAIN

NORTH
 GRAPHIC SCALE
 1" = 100'

SURFACE DRAINAGE:

THIS DEVELOPMENT IS A RURAL RESIDENTIAL SUBDIVISION, ALL SINGLE FAMILY LOTS ARE IN EXCESS OF 2.0 ACRE IN SIZE.

THERE ARE NO PLANS FOR ANY MAJOR CUTS OF FILLS IN THE GRADING FOR THE DEVELOPMENT AND NO CHANGES IN THE NATURAL DRAINAGE PATTERN ARE BEING PROPOSED. GRADING WORK WILL MAINLY CONSIST OF CUTTING IN RURAL ROADWAY SECTIONS TO CREATE A SYSTEM FOR OVERLAND DRAINAGE COMPATIBLE WITH A RURAL RESIDENTIAL SUBDIVISION.

SURFACE STORM WATER RUNOFF WILL BE ACCOMPLISHED WITH OVERLAND RUNOFF FROM THE INDIVIDUAL LOTS ENTERING SHALLOW GRASS DITCHES ADJACENT TO THE RURAL ROADWAYS AND INTO A NUMBER OF LARGER DRAINAGE WAYS LEADING DOWN SLOPES INTO LAKE ALVIN. DITCH CHECKS AND OTHER PERMANENT EROSION CONTROL MEASURES SHALL BE DESIGNED AND IMPLEMENTED WITH THE GRADING PLAN FOR THE ROADS AND LOTS WITHIN THE DEVELOPMENT AREA.

THE PRELIMINARY GRADING AND DRAINAGE PLAN INDICATES THE GENERAL AREAS WHERE EROSION CONTROL DEVICES WOULD BE REQUIRED TO PREVENT EXCESSIVE EROSION ON STEEP SLOPES.

A STORM WATER POLLUTION PREVENTION PLAN, SWPPP, WILL BE REQUIRED AS WELL AS A NOTICE OF INTENT, NOI, FILED WITH THE SD DENR PRIOR TO ANY LAND DISTURBANCE OVER 1.0 ACRE.

PIPE CULVERTS WILL BE USED FOR DRIVEWAY AND ROADWAY CROSSINGS. FINAL PLANS WILL INCLUDE A SYSTEM OF DITCH CHECKS AND PIPE CULVERTS TO CONTROL THE STORM WATER RUNOFF AND HELP PREVENT EROSION OF MATERIAL TO THE DOWNSTREAM AREAS.

NO ON-SITE DETENTION PONDS ARE PROPOSED FOR THIS RURAL RESIDENTIAL DEVELOPMENT AS RUNOFF RATES FROM THIS TYPE OF DEVELOPMENT ARE EQUIVALENT OR LESS THAN THE CURRENT FARMING OPERATIONS TAKING PLACE ON THE PROPERTY PRIOR TO THE PROPOSED RURAL RESIDENTIAL DEVELOPMENT.

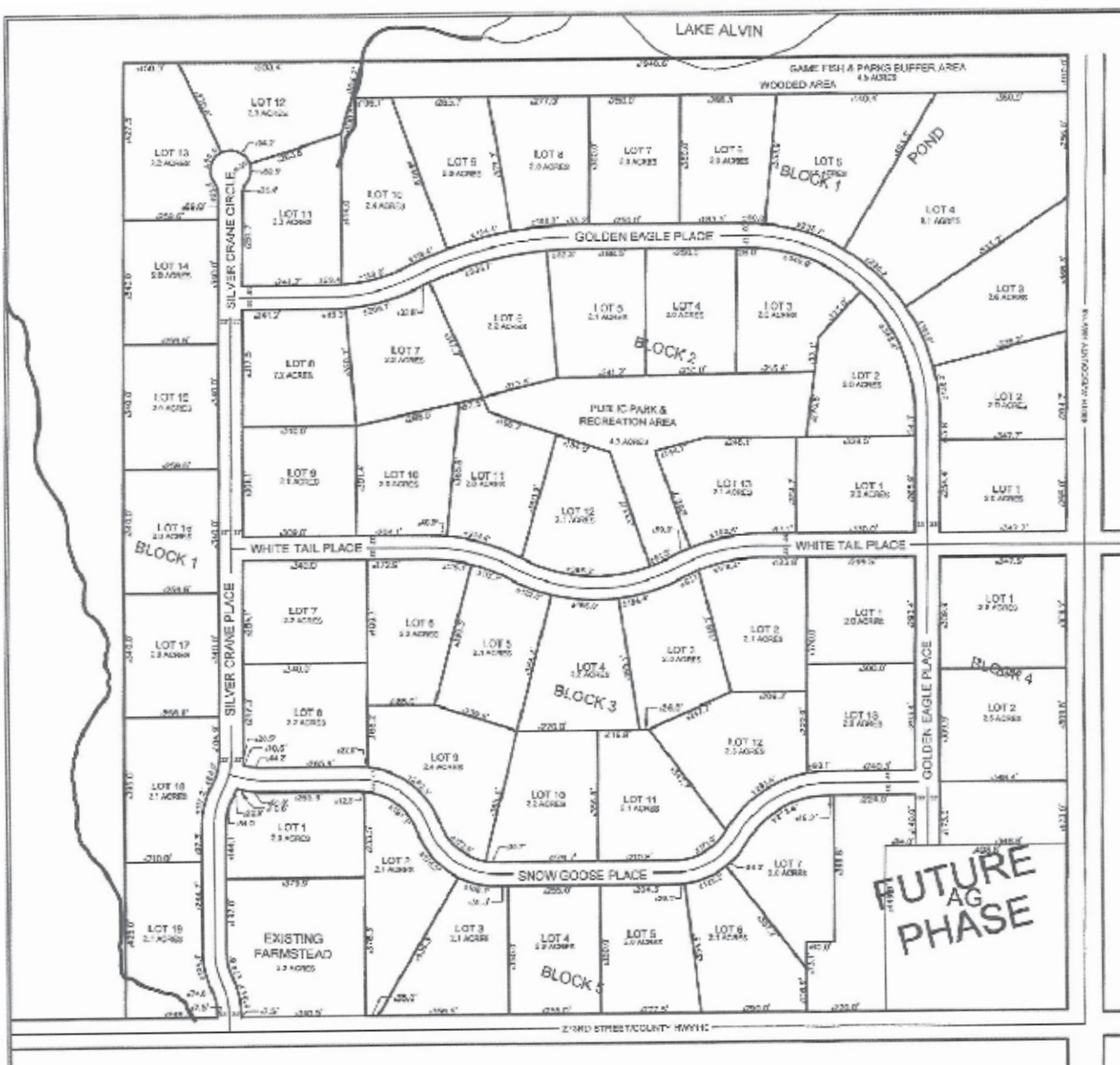
FLOODING:
 THIS PROPERTY DOES NOT LIE WITHIN THE FEMA 100 YEAR SPECIAL FLOOD HAZARD AREA DEPICTED ON CURRENT FLOOD INSURANCE RATE MAPS.



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PORTER'S EAGLE RIDGE ESTATES HOME OWNERS ASSOCIATION:

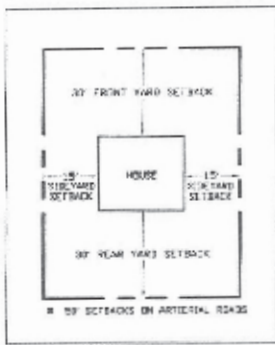
ALL ROAD RIGHT-OF WAY AND PUBLIC ROADS WITHIN THE PORTER'S EAGLE RIDGE ESTATES DEVELOPMENT SHALL BE CONSTRUCTED BY THE DEVELOPER IN ACCORDANCE WITH LINCOLN COUNTY SUBDIVISION ORDINANCE, AND MAINTAINED IN PERPETUITY BY THE PORTER'S EAGLE RIDGE ESTATES HOME OWNERS ASSOCIATION OF WHICH ALL LOT OWNERS WITHIN THE SUBDIVISION SHALL BE REQUIRED TO BE MEMBERS. THE HOME OWNERS ASSOCIATION SHALL BE ESTABLISHED WITH THE FIRST PLATTED LOT OR LOTS AND FILED WITH THE LINCOLN COUNTY REGISTER OF DEEDS. THE HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE, BUT NOT LIMITED TO, ALL SNOW REMOVAL OPERATIONS, MOWING AND WEED CONTROL, AND SURFACE MAINTENANCE OF THE ROADWAY.

ESTIMATED TRAFFIC VOLUME POST DEVELOPMENT:

THE PLAN INDICATES 54 SINGLE FAMILY LOTS WITHIN THE DEVELOPMENT. BASED ON AN AVERAGE OF 6 TRIPS PER DAY PER LOT, THE ADJACENT COUNTY HIGHWAYS WOULD EXPERIENCE ON AVERAGE AN ADDITIONAL 325 VEHICLES PER DAY UPON COMPLETION OF THE BUILD OUT. AS BOTH ROADWAYS ADJACENT TO THE DEVELOPMENT ARE COUNTY HIGHWAYS, THIS INCREASE IN VOLUME WOULD NOT ADVERSELY IMPACT THE FLOW OF TRAFFIC ON THESE TWO HIGHWAY CORRIDORS. AT AN ESTIMATED HOME CONSTRUCTION RATE OF 2-3 PER YEAR, THIS BUILD OUT MAY TAKE UP TO 20 YEARS TO COMPLETE.

THE DEVELOPER WILL BE REQUIRED TO SUBMIT HIGHWAY ACCESS PERMIT APPLICATIONS TO THE COUNTY HIGHWAY SUPERINTENDENT FOR THE TWO ACCESS LOCATIONS INDICATED ON THE PLAN.

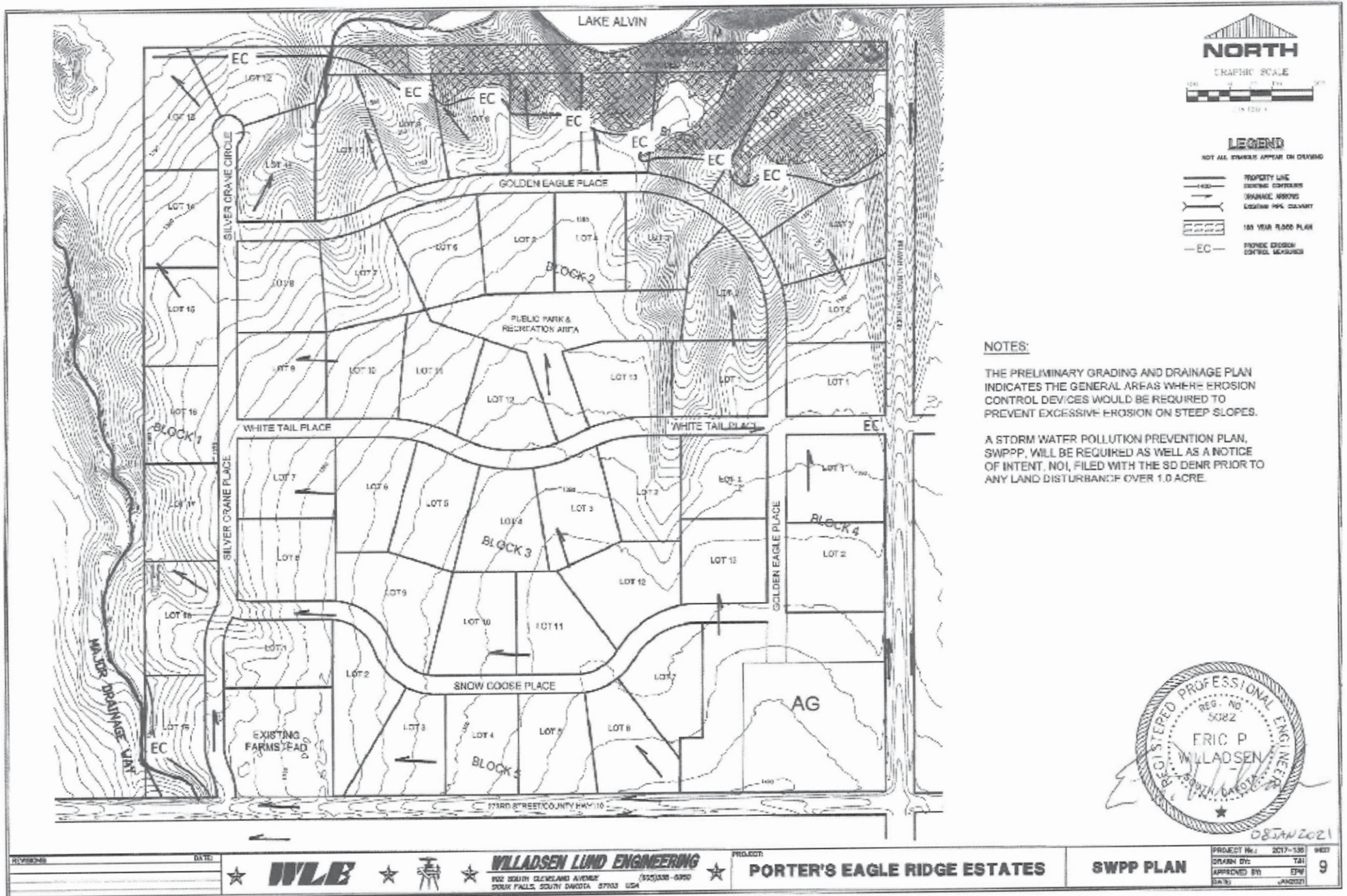
BUILDING SETBACKS



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LEGEND
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	PROPERTY LINE
	EXISTING EROSION CONTROL
	DRAINAGE DITCH
	EXISTING PAV. DRIVEWAY
	100 YEAR FLOOD PLAIN
	PROPOSED EROSION CONTROL MEASURES

NOTES:

THE PRELIMINARY GRADING AND DRAINAGE PLAN INDICATES THE GENERAL AREAS WHERE EROSION CONTROL DEVICES WOULD BE REQUIRED TO PREVENT EXCESSIVE EROSION ON STEEP SLOPES.

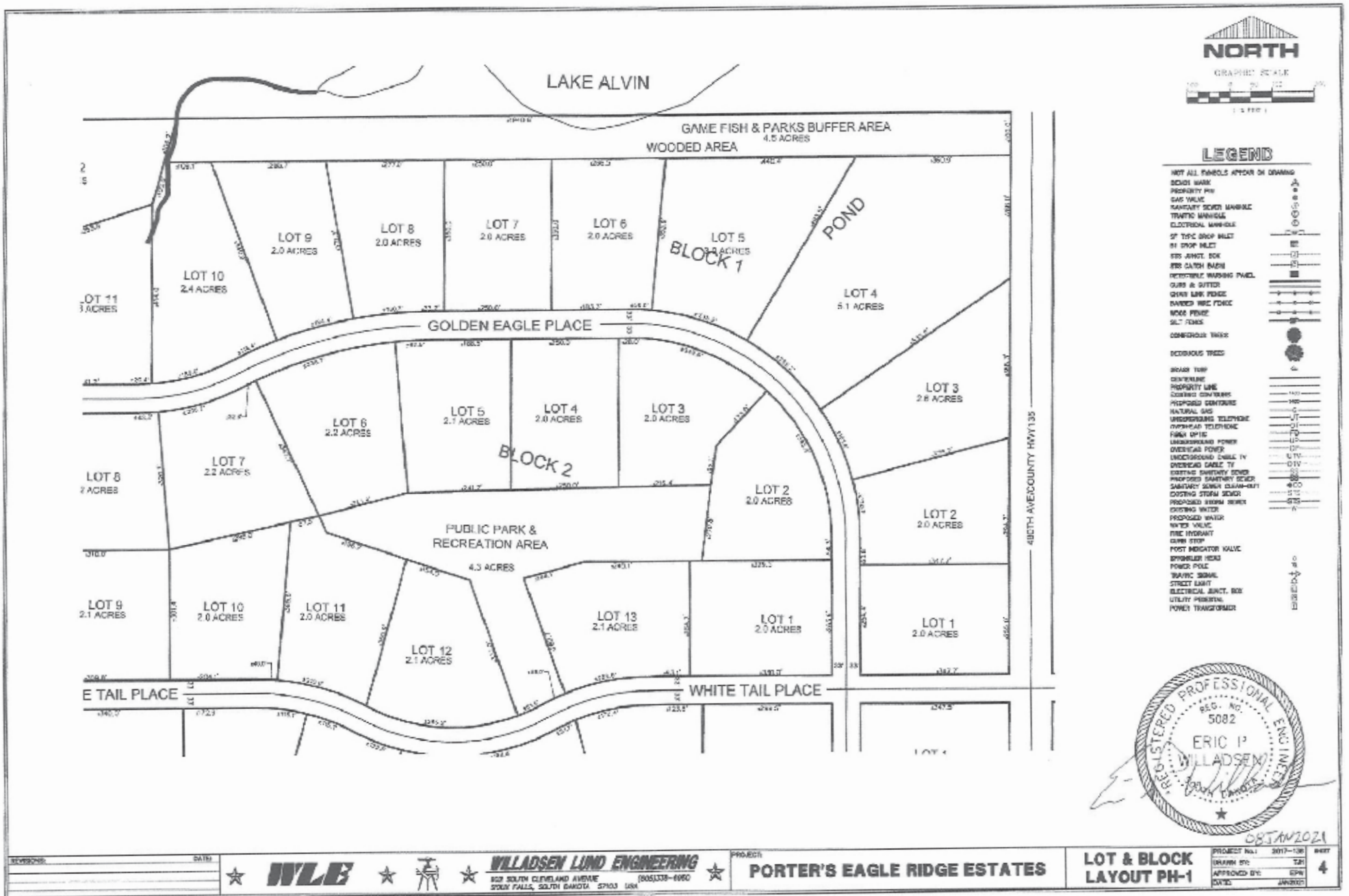
A STORM WATER POLLUTION PREVENTION PLAN, SWPPP, WILL BE REQUIRED AS WELL AS A NOTICE OF INTENT, NOI, FILED WITH THE SD DENR PRIOR TO ANY LAND DISTURBANCE OVER 1.0 ACRE.



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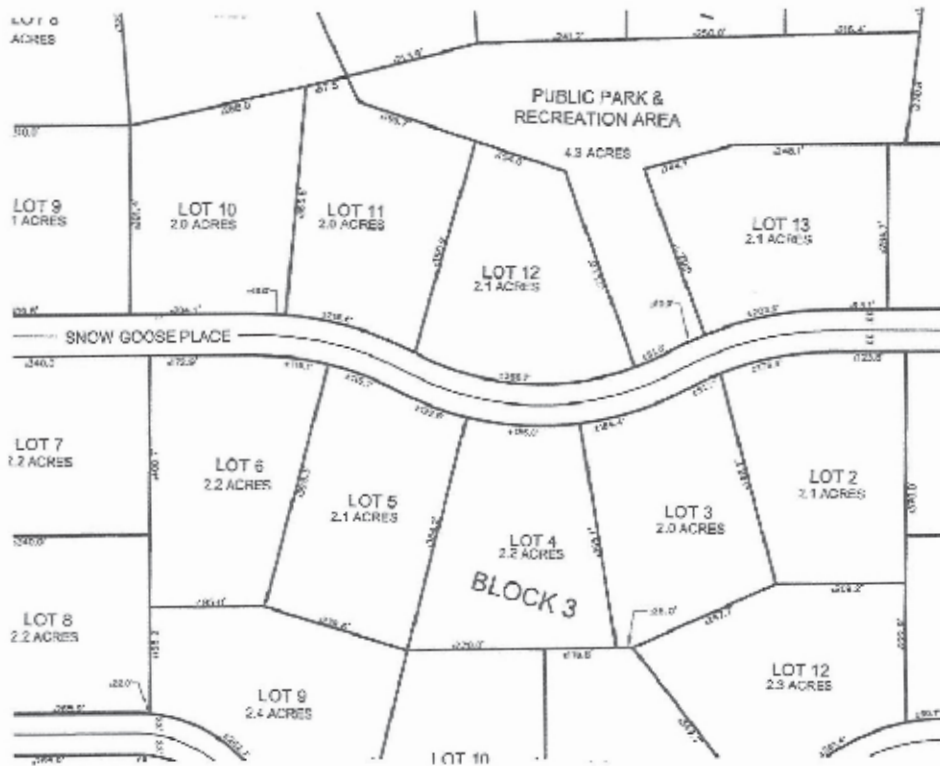


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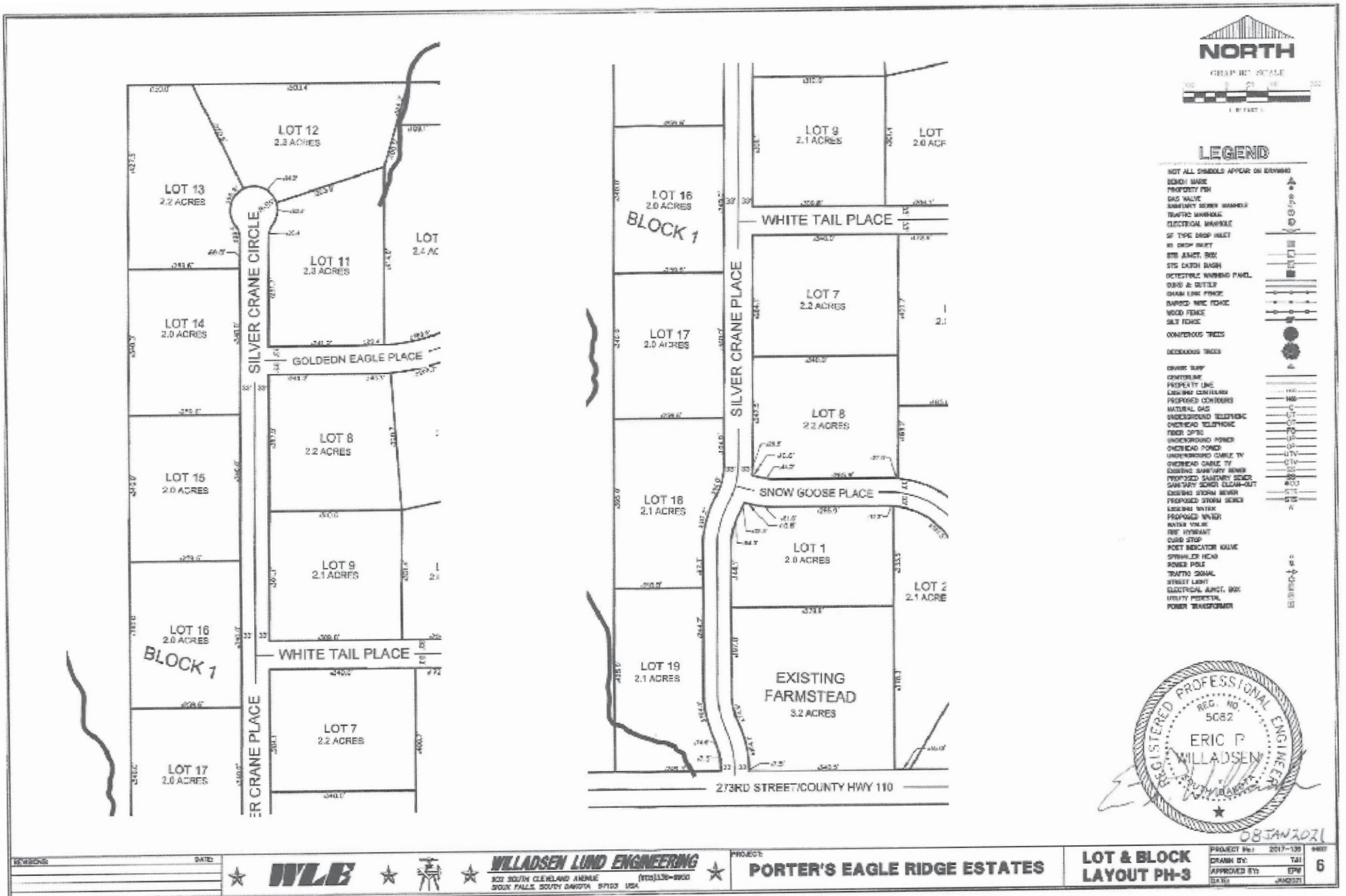
- NOT ALL SYMBOLS APPEAR ON DRAWING
- BOUNDARY MARK
 - PROPERTY PIN
 - ONE WAY
 - SANITARY ZONES: MANHOLE
 - TRAFFIC MARKER
 - ELECTRICAL MARKER
 - 2" TYPE DROP INLET
 - 8" DROP INLET
 - STD. ARIENT. BOX
 - STD. DATE. BOX
 - DETECTABLE WALKING PAVL.
 - GRASS & BITTER
 - CHAIN LINK FENCE
 - BARBED WIRE FENCE
 - WOOD FENCE
 - SLT FENCE
 - CONCRETE TIECS
 - DECKHOUSE TIECS
 - GRASS TIECS
 - CONCRETE
 - PROPERTY LINE
 - EXISTING CONDUIT
 - PROPOSED CONDUIT
 - NATURAL GAS
 - UNDERGROUND TELEPHONE
 - OVERHEAD TELEPHONE
 - HIGH OPTIC
 - UNDERGROUND POWER
 - OVERHEAD POWER
 - UNDERGROUND CABLE TV
 - OVERHEAD CABLE TV
 - EXISTING SANITARY SEWER
 - PROPOSED SANITARY SEWER
 - SANITARY SEWER CLEAR-OUT
 - EXISTING STORM SEWER
 - PROPOSED STORM SEWER
 - EXISTING WATER
 - PROPOSED WATER
 - WATER VALVE
 - TRIC HYDRANT
 - WATER STOP
 - PORT REGULATOR VALVE
 - SPRINKLER HEAD
 - POWER POLE
 - TRAFFIC SIGNAL
 - STREET LIGHT
 - METRICALL. ARREST BOX
 - UTILITY FEDERAL
 - POWER TRANSFORMER



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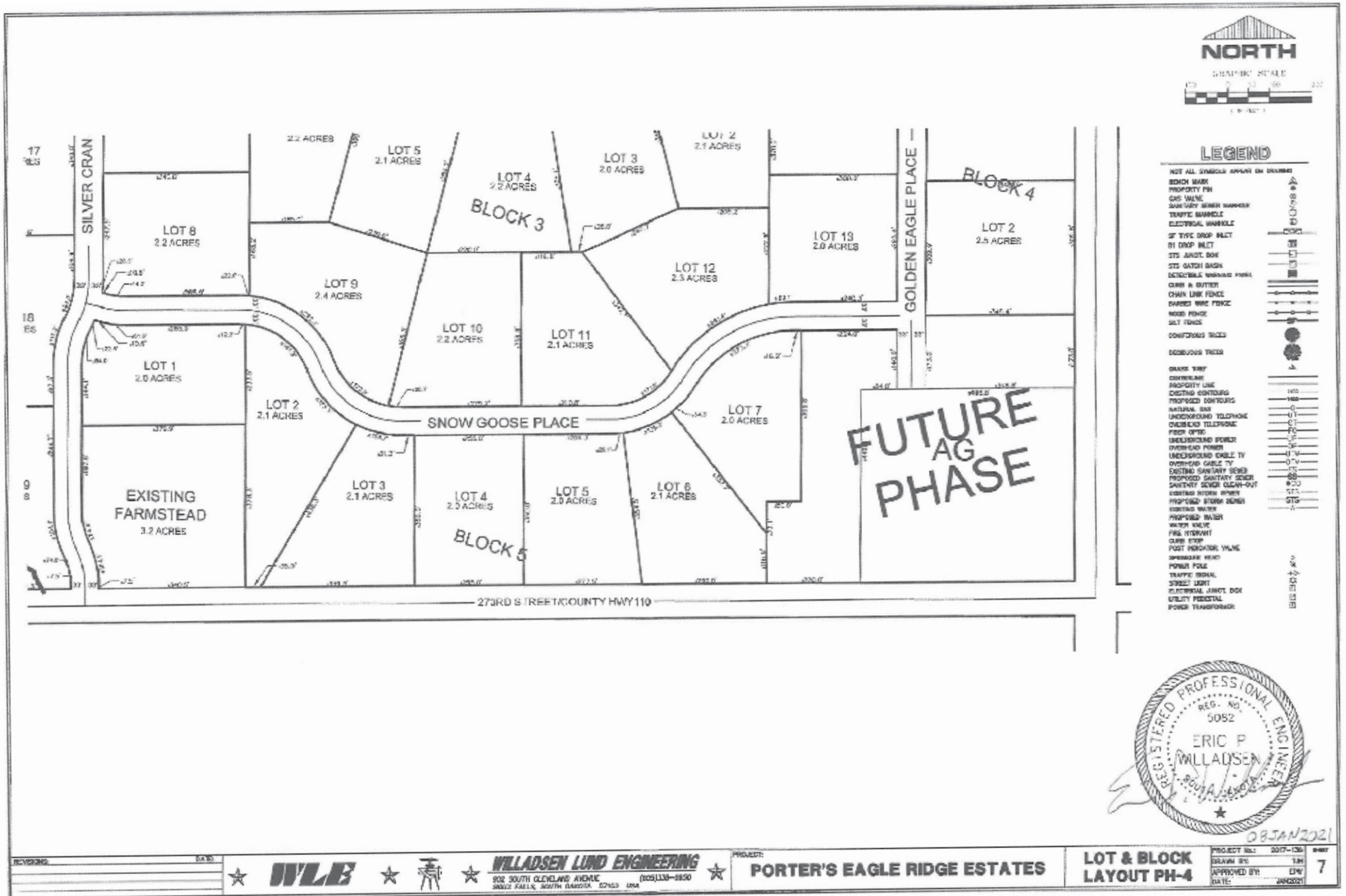
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BOUNDARY	—
PROPERTY PIN	●
GIS MARK	○
UTILITY MARKER	—
TRAP MARKER	—
ELECTRICAL MARKER	—
5/8" TYPE DROP PILE	—
61" DROP PILE	—
STS. ANCH. BOX	—
STS. CATCH BASIN	—
DETECTABLE WIRELESS MARK	—
CHAIN & GUTTER	—
CHAIN LINK FENCE	—
BARBED WIRE FENCE	—
WOOD FENCE	—
SILT FENCE	—
CONCRETE TILES	—
DECELVUS TILES	—
GRASS TARP	—
CENTRAL	—
PROPERTY LINE	—
EXISTING CONTOUR	—
PROPOSED CONTOUR	—
NATURAL GAS	—
UNDERGROUND TELEPHONE	—
OVERHEAD TELEPHONE	—
FIBER OPTIC	—
UNDERGROUND POWER	—
OVERHEAD POWER	—
UNDERGROUND CABLE TV	—
OVERHEAD CABLE TV	—
DIST. SANITARY SEWER	—
PROPOSED SANITARY SEWER	—
SAFETY SEWER CLEAN-OUT	—
EXISTING STORM SEWER	—
PROPOSED STORM SEWER	—
EXISTING WATER	—
PROPOSED WATER	—
WATER VALVE	—
FIRE HYDRANT	—
CURB STOP	—
POST HOUSING VALVE	—
SPRINGHEAD MARK	—
POWER POLE	—
TRAFFIC SIGNAL	—
STREET LIGHT	—
ELECTRICAL JUNCTION BOX	—
UTILITY FOOTCUT	—
POWER TRANSFORMER	—



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Contact:

Andy Harr

Cell: 605-201-1559

Email: andy@TotalAAR.com



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