

12.1 +/- ACRE ACREAGE SITE AUCTION

Affordable Acreage Site in a Beautiful Country Setting, Bring Your Horses!!!

We will offer at public auction the following acreage site located at 21950 478th Ave., Elkton SD, From Interstate 29 Elkton/Sinai exit 127, 5.5 miles East on Hwy 324 & 2.5 miles South on 478th Ave.

Monday, September 21, 2020 Sale Time: 5:00 PM



Affordable acreage site in a beautiful country setting! This 12.1+/- acre acreage site offers room for horses or livestock and features 3 usable outbuildings to go along with the 1 ½ story home and detached garage. The acreage has an older home with 1,742 above ground square feet and 5 bedrooms and is situated on a ¾ cellar basement. The home has forced hot air heat and has been recently lived in. There is also a 28x34 machine shed, a 30x48 shed w/ attached lean-to's, and a 48x74 barn. This site has a nice long driveway and lots of mature trees ideal for shelter and privacy, and also includes open areas perfect for animals or hay ground. This affordable site is a great match for someone looking to do updates of their own or potentially even build new in the future. All these amenities go along with peaceful views overlooking the land East, and a location close to the interstate, Brookings, Elkton or Aurora. If you are looking for an affordable, peaceful country setting where you can update and remodel the existing home or even build new, then don't miss this sale!

We invite you to inspect this property at any time. For additional information & terms, contact the Auctioneers & Realtors or visit www.burlagepeterson.com. COME PREPARED & DON'T MISS THIS SALE!!

RE TERMS: 5% non-refundable earnest money deposit due day of the sale with balance due on or before October 30th, 2020. Title Insurance and Closing Fee split 50/50 between buyer and seller. 2020 Real Estate taxes for acreage will be estimated and prorated to closing date. Property is sold subject to existing easements, contracts, contracts, restrictions, and sold subject to confirmation of owners. Cropland acres, if any, are currently leased for the 2020 crop year, possession granted to new buyers upon expiration of lease. Information and statements contained herein believed to be accurate but not guaranteed. Rural water believed to be approx. ½ mile away at Mustang Pass. Sellers did not previously occupy this property and are to be held harmless. Property sold as is, where is, without warranties, guarantees or contingencies of any kind. Auctioneers represent the sellers in this transaction.

HEIRS OF THE ESTATE FOR VIRGIL C. STEMBAUGH - OWNERS

Brad McCaskell – Personal Rep.

John Shaeffer, Flandreau, SD – Attorney for Estate

Auctioneers & Realtors:

Tyler & Lenny Burlage, Jim & Scott Peterson
Burlage Peterson Auctioneers & Realtors, LLC
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Auctioneers & Realtors, LLC.