

**FARMLAND
SEALED BID**

Auction

27 1 ACRES TO BE SOLD
Bryant Township, Roberts County, South Dakota

Sealed bids will be accepted until 12 noon on Wednesday, Sept. 1, 2021 at Westby Realty & Auction Co., 114 E. 5th Street, P.O. Box 137, Rosholt, S.D. 57260.

The top bidders on each tract will be invited to attend an oral auction on Wednesday, Sept. 8, 2021 at 9:00 a.m. at Westby Realty, 114 E. 5th Street, Rosholt, S.D.

Auctioneer's note: This is a great opportunity to buy one or two tracts of good tillable farmland to add to your farming operation or to your investment portfolio. This land is located from Rosholt, S.D., 8 miles south on Lake Road (County Hwy #7), 4 miles west on 113th Street, and 2 miles south on 469th Ave. This is the south west corner of tract one and the northwest corner of tract two.

TRACT 1: The SW 1/4 of Section 4, Twp. 126 N., Range 49 W., Roberts County, South Dakota. This tract consists of 160 deeded acres of which 159.63 acres are tillable. The current Real Estate taxes are \$3,274.12. Productivity weighted average is 83.4.

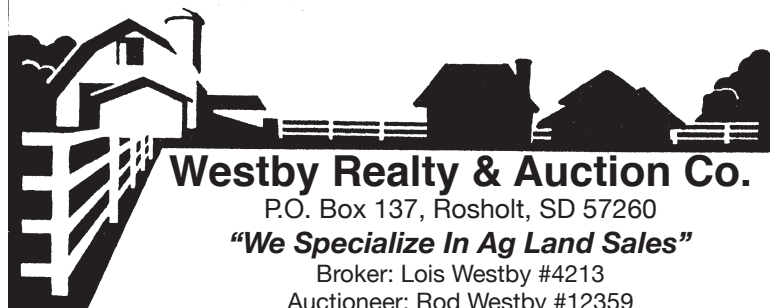
TRACT 2: The SE 1/4 NW 1/4, and the W 1/2 NW 1/4 except Stadler Addition of Section 9, Twp. 126 N., Range 49 W., Roberts County, South Dakota. This tract consists of 111 deeded acres of which 109.65 acres are tillable. The current Real Estate taxes are \$2,257.52. Productivity weighted average is 81.7.

Danny Spindler, Bruce Spindler, and Rosanne Sand, owners

For more information or to view, call Westby Realty & Auction Co. at 605-268-0762 or 605-537-4395 or email us at rlwestby@venturecomm.net or visit our website for maps, bid forms, & FSA information at www.midwestauctions.com/westby.

REAL ESTATE TERMS

At the conclusion of the oral bidding held on Sept. 8, the highest bidder of each tract will be required to make a down payment of 10% of purchase price and the balance in full at closing on or before Friday, Oct. 15, 2021. The sellers will pay all of the 2021 taxes payable in 2022 and will pay one half of the title insurance. Any other terms and conditions of sale shall be announced on the day of sale. Sellers reserve the right to reject any or all bids.



Westby Realty & Auction Co.

P.O. Box 137, Rosholt, SD 57260

"We Specialize In Ag Land Sales"

Broker: Lois Westby #4213

Auctioneer: Rod Westby #12359

AGENTS FOR THE SELLER