

203.60 Acres Roberts Co. Land/Spring Grove Twp

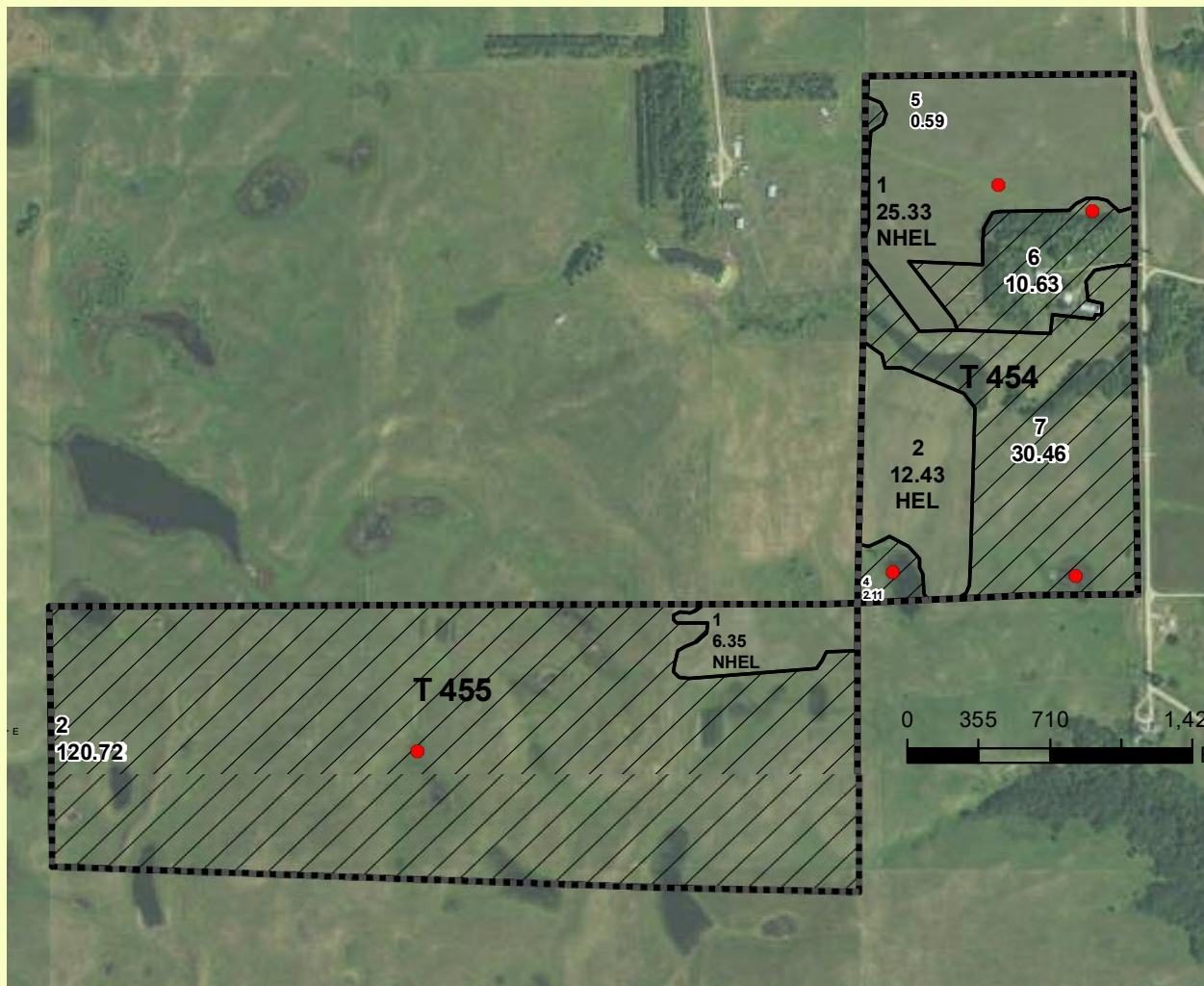
AUCTION

Monday, September 27, 2021 **SALE TIME: 10:00 AM**

LOCATION: 13267 456th AVENUE, PEEVER, SOUTH DAKOTA

FROM I-29 PEEVER EXIT: Approx. 1 1/2 Miles West to the Whipple Road, then 5 Miles South on Whipple Road, then approx. 3 Miles West.

FROM I-29 WILMOT EXIT: 1 Mile West to the Whipple Road, then 5 Miles North on Whipple Road to BIA 200, then approx. 3 Miles West.



203.60 Acres Roberts Co. Spring Grove Twp.

LEGAL DESCRIPTION:

NE1/4 NE1/4, SE1/4 SE 1/4,
Section 6, 123-51

Lot 1, NE1/4 NW1/4, NW1/4
NE1/4, Section 7, 123-51

Currently the entire farm except for the farmsite is fenced pasture. The water supply is (2) stock dams, plus a dam with a year round flowing creek.

According to FSA records, this farm contains 203.60 total acres of which 44.11 acres are listed as farmland, and approx. 10 acres of which is the farmyard. Including the following buildings:

- 30x70x12' Machine Shed (1999)
- 24x38 Barn w/14x38' and 16x38' Lean-Tos
- 20x40' Cattle Shed and 24x45' Cattle Shed
- 30x70x10' Equipment Shed (1966)
- 1600 Sq. Ft. Home (Not lived in for a few years)

There is a Grassland/Wetland Easement on the south 120 acres.

There is also a Grassland Easement on the SE1/4 SE1/4.

There are no easements on the NE1/4 NE1/4.

TERMS: The farm will be sold per acre x 203.60 acres. Successful buyer will sign a purchase agreement day of auction, and will pay 10% down earnest money. Approx. closing date of Nov. 15, 2021. Land is available for the 2022 grazing season. Seller will pay all of the 2021 taxes due in 2022. 2021 yearly taxes are \$1805.32. Title Insurance will be used, and the cost split 50/50 between buyer and seller. Sold subject to seller's confirmation. Auctioneers are agents for the seller. **NO BUYER'S FEES!**



NOTICE: All warranties on items sold are between buyer and seller. As between auctioneers, clerks, and buyers all items are sold 'AS IS' and the entire risk as to the quality and performance of the product is with the 'BUYER'. The auctioneers and clerks expressly disclaim all warranties either expressed or implied. The buyer acknowledges being so informed prior to the sale.

SALE TERMS: Cash. All other sale terms and conditions to be announced on sale day. Announcements made sale day take precedence over written ads.

NOT RESPONSIBLE FOR ACCIDENTS

Alvin & Elaine German Trust

OWNERS

Farrell Auction and Real Estate LLC

• AUCTION CLERKING
• REAL ESTATE BROKER
• REAL ESTATE APPRAISER
P.O. Box 190 • Milbank, SD
Phone 605-432-5285 • Mobile 605-880-5018
www.farrellauction.com