

# Spink County Land Auction

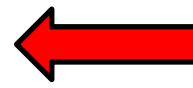
**Saturday                      October 9, 2021                      10:00 A.M.**

**Sale Site: Spink County Fairgrounds – 4-H Building - Redfield SD**

**Legal Description: NE ¼ 11-118-63W, Clifton Township, Spink County, South Dakota**



**160 acres**



Land Location:

From Frankfort, SD -7 miles North on 396<sup>th</sup> Avenue, 1 mile West on 165<sup>th</sup> Street,  
4 miles North on 395<sup>th</sup> Avenue, 2 miles West on 161<sup>st</sup> Street.  
From Brentford, SD on Hwy 20 - 7 miles South on 395<sup>th</sup> Avenue, 2 miles West on  
161<sup>st</sup> Street.

**A really choice tract of Spink County Land!**

**160 acres - 154.37 acres Considered Cropland**

Average Soil Rating 0.650

Productivity Index 67.7

2021 Assessed Valuation \$ 341,517.

2021 Real Estate Taxes \$ 1,360.98

<u>Crop</u>	<u>FSA Crop Bases</u>	
	<u>Base Acreage</u>	<u>PLC Yield</u>
Corn	72.13	141
Soybeans	82.1	37

Terms: This is a cash sale. The successful bidder will be required the day of the auction to sign a real estate purchase agreement and deposit with the auctioneer ten percent (10%) of the purchase price as down payment. Down Payment is Non- Refundable. The balance of the purchase price is due at the time of closing. Paul Gillette will handle the closing. Closing expected to take place in approximately 30 days or as soon thereafter as necessary closing arrangements can be accomplished. Sellers to furnish clear title. Buyer will be granted possession of the land January 1, 2022 Land is not rented for the 2022 crop year and the buyer will have the right to farm the land in 2022 and thereafter. The 2021 real estate taxes due in 2022 will be paid by the sellers. The costs of title insurance and closing costs will be shared equally between the buyer and sellers. The property will be sold subject to the approval of the sellers. Gilbert Lutter and Joe Lutter acting as auctioneers are acting as agents for the sellers. Verbal announcements made at the time of the auction shall take precedence over any printed material or prior representations.

## Taylor Brothers, owners

For further information or for an informational booklet contact the auctioneers

**Gilbert Lutter**, Auctioneer, R. E. License # 76  
Telephone: 605-472-2650 or 605-460-1109

**Joe Lutter**, Auctioneer, R. E. License # 10095  
Telephone: 605- 472-2311 or 605-460-3176

Check on our web site [www.lutterauction.com](http://www.lutterauction.com)