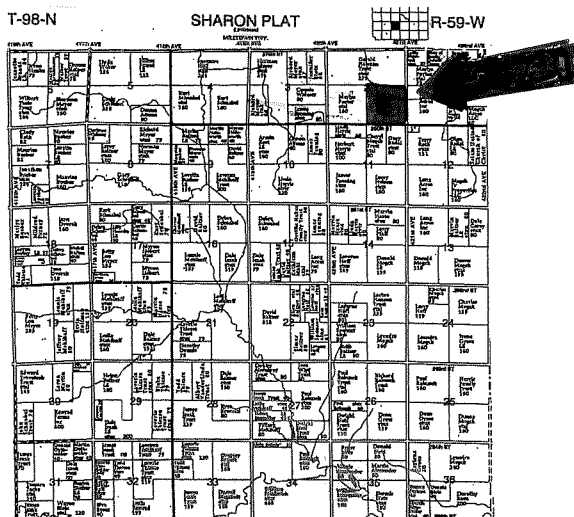


FOR SALE
160 +/-ACRES HUTCHINSON COUNTY LAND
SHARON TOWNSHIP

Written bids will be accepted until 12 noon on Thursday, June 30, 2022, at 29976 406th Ave. Avon, SD. 57315. The five top bidders will be given an opportunity to raise their bids by telephone until a bid is accepted by the sellers. This telephone auction is expected to conclude by 8 p.m. on June 30, 2022.

Legal Description: The southeast quarter of Section 2, Township 98 North, Range 59 West of the 5th P.M., Hutchinson County, South Dakota. Tract 1 is 63.15+- acres of CRP on the west side and Tract 2 is 92.76+- acres of grass on the east side. If the land sells in two tracts, the seller will pay for the survey and plat and the buyer will pay for acres according to the plat including the normal road right of way. If it sells as one tract, it will be sold as 160 acres.



TERMS: \$20,000 with offer, an additional \$20,000 upon acceptance of offer and the balance at closing as soon as title insurance is ready. Title will be transferred by Trust Deed, with seller and buyer each paying half of the title insurance premium (except lender's policy). Buyer and Seller will split closing costs equally. Seller will pay all 2021 taxes due in 2022. Possession is upon final payment. Sale subject to seller confirmation. Seller retains the option to facilitate a 1031 on the sale. Davison County Title Company of Mitchell, SD will act as closing agent for all money, papers, and documents associated with this transaction. 2021 taxes payable in 2022 are \$1468.40

If you are tired of renting pasture or hay ground every year, here is a chance to buy 92 acres of native and tame grass pasture with a fence and dugout. The remaining 63.15 acres are in a CRP contract through September of 2026 at \$209.79 per acre. The CRP contract will be transferred to the buyer and prorated to date of deed recording.

For more information and photos go to hubnerrealestate.com

Owner: Barbara J. Heth Trust

Hubner Auction & Realty
29976 406th Ave. Avon, SD 605 660 1867 or 286 3205
Gregg Hubner, SD Broker #3551
(representing the seller)