

287.28-Acre Grant County Land Auction

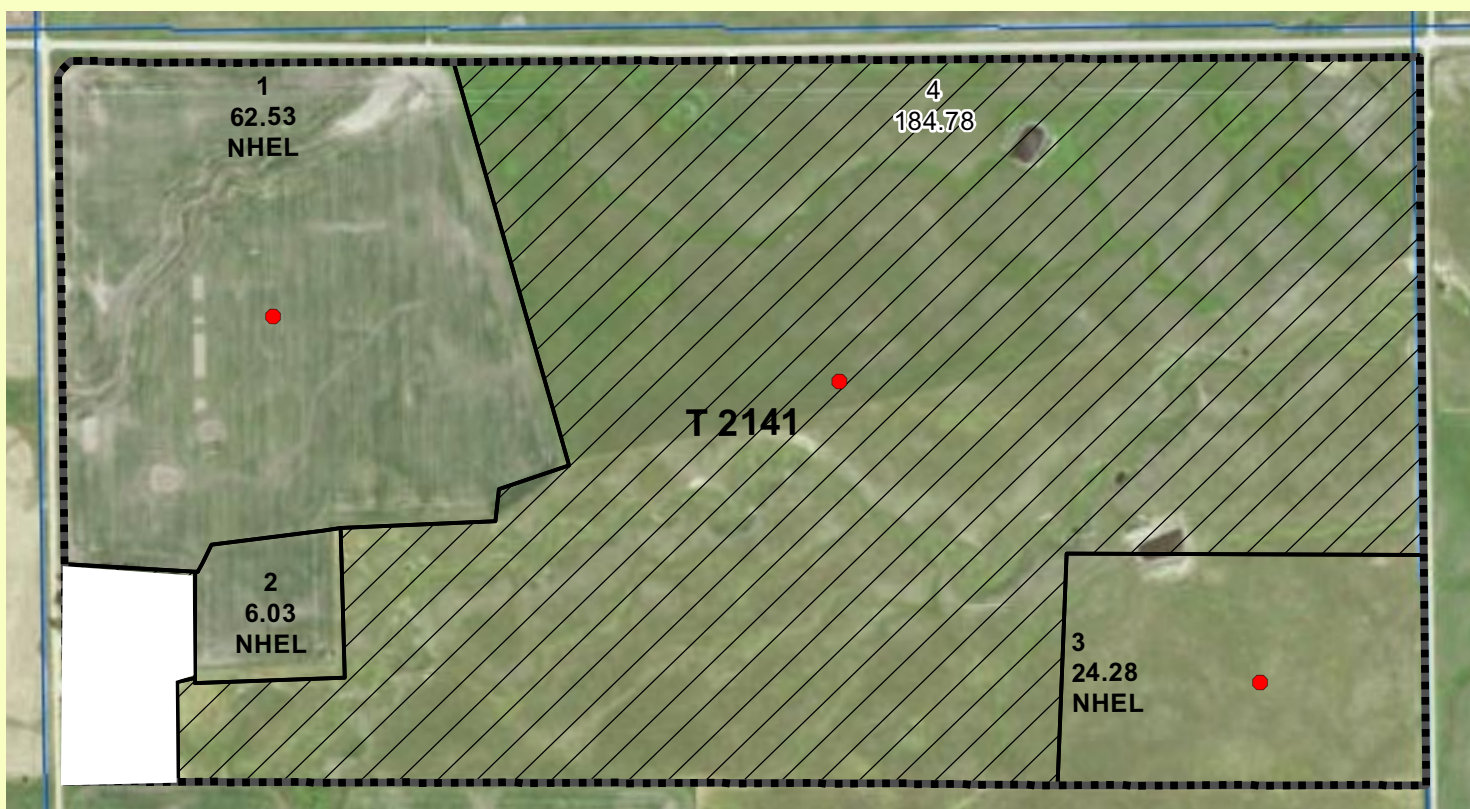
AUCTION

Thursday, March 9, 2023 SALE TIME:
10:00 AM

LOCATION: Farrell Auction Center, S. Hwy. 15, Milbank, SD

REAL ESTATE

Land is located from Milbank, SD: Hwys. 12 & 15 Intersection, 7 Miles West on Hwy. 12, 1/4 Mile South, 4 Miles West on 149th St., South side of road.



287.28
Acres

LEGAL DESCRIPTION: NE1/4, GOV'T LOTS 1 & 2, E1/2 NW1/4 except LOT 1 GSS Acres Subdivision in GOV'T LOT 2, Section 7, Twin Brooks Twp, Grant County, SD.

This parcel contains 287.28 acres, and 69 acres are currently being farmed, with the balance as pasture. There is a grassland easement on 201 acres, and a wetland easement on 8 acres.

This pasture is available for the 2023 grazing season. There is a cross fence for rotational grazing with a dugout for water on each side. The farmland is rented and the new owner will receive the 2023 cash rent.

TERMS: \$50,000 earnest money down day of auction, with the balance due at closing (approx. 45 days). Seller will pay the 2022 taxes. 2022 taxes are \$3,262 per year. Title insurance will be used and the cost split 50/50. Sold subject to sellers confirmation. NO BUYER'S FEES! Auctioneers are agent for the seller.



Farrell Auction and Real Estate LLC

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NOT RESPONSIBLE FOR ACCIDENTS

**Former Property of
Bob & Margie Stewart**
**JALOY GUSTAFSON TRUST, ALONZO STEWART TRUST,
LAMOYNE STEWART, OWNERS**