

578.36 ACRES - ROBERTS CO. LAND

AUCTION

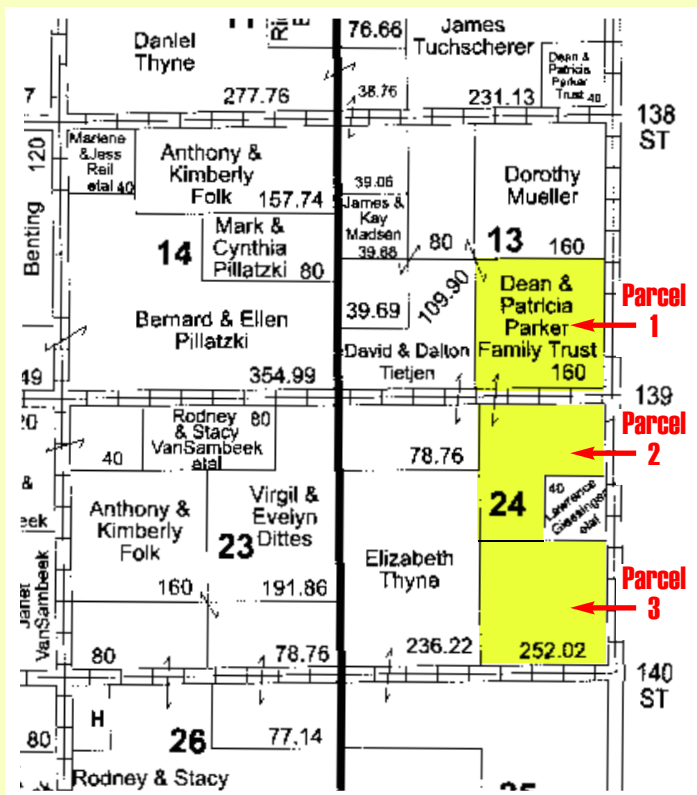
Monday, Sept. 25, 2023

**SALE TIME:
10:00 AM**

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

REAL ESTATE

The following parcels of land will be sold to settle the Dean and Patricia Parker Family Trust and Estate. This is an excellent opportunity to purchase mostly tillable parcels of farmland located approximately 8 miles northeast of Corona, South Dakota. All parcels are available to farm for the 2024 crop year.



PARCEL 1 - 160 Acres

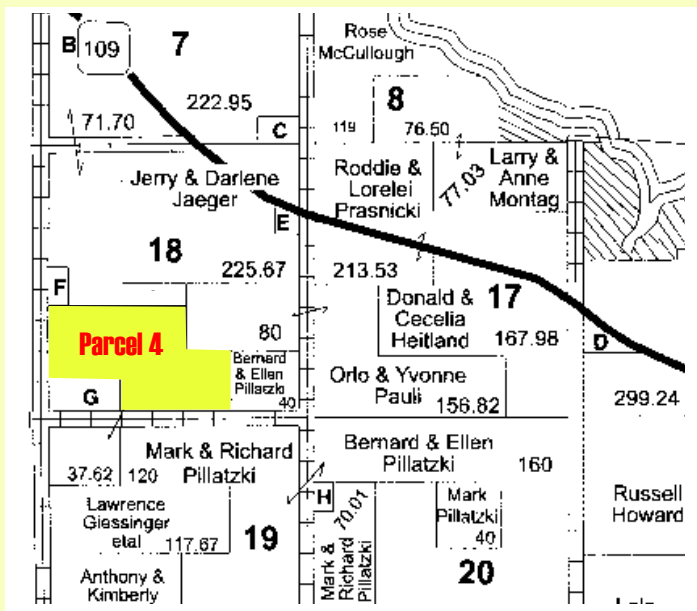
LEGAL DESCRIPTION: SE1/4 of Section 13, Geneseo Twp., Roberts Co, SD
This parcel contains 160 acres of which 152.24 acres are tillable. This parcel has a productivity index of 77.7. Taxes are \$3004/year.

PARCEL 2 - 120 Acres

LEGAL DESCRIPTION: N1/2 NE1/4, SW1/4 NE1/4, Section 24, Geneseo Twp., Roberts Co., SD. This parcel contains 120 acres of which 115.91 acres are tillable. This parcel has a productivity index of 79.7. Taxes are \$2302/year.

PARCEL 3 - 132.02 Acres

LEGAL DESCRIPTION: SE1/4 exc. parcels sold off, Section 10, Geneseo Twp., Roberts Co., SD. This parcel contains 132.02 acres of which 127.84 acres are tillable. This parcel has a productivity index of 83.3. Taxes are \$2763/year.



PARCEL 4 - 166.34 Acres

LEGAL DESCRIPTION: NE1/4 SW1/4, Lot 3 exc. parcels sold off, SE1/4 SW1/4, SW1/4 SE1/4, Lot 4 exc. parcels sold off, Section 18, Lockwood Twp., Roberts Co., SD. This parcel contains 166.34 acres of which 163.32 acres are tillable. This parcel has a productivity index of 80.7. Taxes are \$3241/year.

TERMS: Successful buyer will sign a purchase agreement with 10% earnest money day of auction and the balance at closing. (Approx. 45 days). Buyers will receive possession of the land when the crop is removed for tillage. Title insurance will be used and split 50% buyer and 50% seller. Seller will pay all 2023 taxes. All parcels will be sold individually and not combined. Sold subject to seller confirmation. Auctioneers are agents for the seller. **NO BUYERS FEES OR BUYERS PREMIUMS!**

FARRELL AUCTIONEERS
JIM • STEVE • PAUL
 Milbank, SD

Farrell Auction and Real Estate LLC

- LIVE and ONLINE AUCTIONS
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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.

NOT RESPONSIBLE FOR ACCIDENTS

Dean & Patricia Parker

- FAMILY TRUST -
Jeanne Parker, Personal Representative