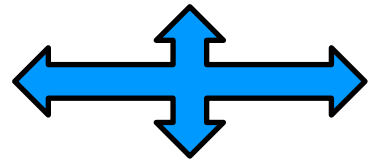


Live - On Line



Faulk County Land

AUCTION

^{illette} Monday November 27 10:30 a.m.

Location of Auction - Rockham Community Center, Rockham, South Dakota

64.57 acres

Located on the south east edge of the town of Rockham, So. Dak.
ALL FARMABLE CROPLAND

Legal Description: All of Block 11: Lots 1-5, Block 12: Lots1-4, Block 30: Lots 1-3, Block 31: Lots1-3, Block 34: Lot 6 & Lots 1=4, Block 17: Out Lot J, Out Lot X and Out Lot 1, Town of Rockham, Faulk County, South Dakota. Land located in Section 31, Zell Township (31-117-66)

ANNUAL REAL ESTATE TAXES: \$ 1,004. 13.

ASSESSED VALUATION: \$ 108,946.

FCS CROP BASES		
CROP	BASE ACRES	PLC YIELD
Wheat	7.93	36
Corn	15.95	89
Soybeans	7.92	27
PRODUCTIVITY INDEX 67.1		

A very attractive, productive tract of land.

Land is rented for the 2024 season

To bid online contact: Lutterauction.hibid.com

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 will be due at the time of closing. Closing expected to take place in approximately 30 days or as soon thereafter as necessary closing arrangements can be accomplished. Paul Gillette of Gillette Law Office of Redfield, South Dakota will handle the closing. The sellers to furnish clear title. Ownership will transfer at time of closing. The 2023 real estate taxes payable in 2024 will be paid be the sellers. The 2024 real estate taxes due 2025 will be the responsibility of the buyers. The costs of title insurance and closing costs will be split equally between the buyer and the sellers. The property will be sold subject to the approval of the sellers. No buyer contingencies of any Kind...have financial arrangements secured prior to bidding. Gilbert Lutter and Joe Lutter acting as auctioneers are acting as agents for the sellers. We have made every effort to provide accurate information on the tracts but no guarantee of accuracy is being made. It is the buyers responsibility to check the accuracy of these figures to their own satisfaction.

Susan Levtzow, Steven Levtzow, Shelly Pignone, & Rustin Schone, OWNERS

For an informational booklet or for more information contact the auctioneers:

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: www.Lutterauction.com