

LAND & BUILDING SITE AUCTION

10 +/- Acre Building Site & 36.18 +/- Acre Land Parcel

PERSONAL PROPERTY AUCTION FOLLOWING REAL ESTATE

2014 Passport 32' Camper – Newer Pellet Stove – 5500 Watt Generator – Misc. Tools

The year is not over yet. Do not miss this opportunity for a 10 +/- acre building site & a 36.18 +/- acre parcel of farm land, close to Brookings and I 29. This property will be offered in 2 tracts or as 1 unit. Be sure to make arrangements to see this property, located from Brookings SD, 8 miles West on Hwy. 14 & 2 miles South on 481st Ave. Auction to be conducted on site, on:

TUESDAY, NOVEMBER 29, 2016 AT 10:00AM

Personal Property to follow at 11:00AM



Tract 1: Looking for peaceful county living and a good location for an acreage? This 10+/- acre building site offers an established location, ready for someone to build their dream home on. This property includes mature trees, utility lines on site, and two updated outbuildings. The outbuildings consist of a 34'x56' Pole Building that is insulated and heated, including in floor heating, along with an overhead door and a bathroom. The 2nd building was recently built in 2015 and is approximately 24'x40' and features a metal roof with in floor heating available. The property also consists of 3 total wells, and recently had a new Knetico soft water system with an iron filter installed. Other out buildings located on the building site are in poor overall condition. 2+/- acres on the South & West side of the property are leased for the 2017 crop year for grass hay. This property is loaded with potential for someone looking for peaceful country living with the available space for animals.

Tract 2: This 36.18+/- acre parcel of land joins Tract 1, is currently put into hay and according to the Beacon Report the farm has a soil productivity average of 62.6. This property has the potential for additional uses and offers the unique opportunity for someone looking for a farm land, and also provides the opportunity for a future acreage with the total allocated acres over 35. The property also has a beautiful ridge on the West side, overlooking the property and perfect for a place to build someday with excellent views. The farm is leased for the 2017 crop year and will be offered individually, or as a unit with Tract 1.

We invite you to inspect this property at any time, visit our website for additional pictures & info or contact the Realtors & Auctioneers. www.burlagepeterson.com. COME PREPARED TO BUY!

Legal Description: N 650' of NE ¼ & S 418' of N 1068' of E 708' of NE ¼ Sec 4 T-109-N R-48-W, 46.18 Acres, (Parnell Twp.), Brookings Co., SD.

Terms: 5% non-refundable earnest money deposit due the day of the sale. Balance due on or before December 30th, 2016. Property(s) to be offered as unit or individually. If sold individually, survey/plot to be split 50/50 between buyers and seller. Title Insurance and Closing Fees split 50/50 between buyer and seller. 2016 RE Taxes to be paid by seller. 2015 taxes are \$798.96. Sold subject to easements of right away restrictions and sold subject to confirmation of the owners. Farm is leased for the 2017 crop year with following payments to new buyer(s) at \$200 payment for 2+/- acres on Tract 1 & \$2,800 payment for 33+/- acres on Tract 2. New fencing, if any, will be the responsibility of the new buyers. Auctioneers represent the seller.

Edwin J. Balster - Owner

AUCTIONEERS & REALTORS

Tyler & Lenny Burlage, Jim & Scott Peterson
Burlage Peterson Auctioneers & Realtors, LLC
317 4th St., Brookings SD 605-692-7102

**BURLAGE
PETERSON**
Auctioneers & Realtors, LLC.

AUCTIONEERS/LAND BROKER

Chuck & Jared Sutton
Flandreau & Sioux Falls SD
605-336-6315 / 605-864-8527

Aerial Map



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**BURLAGE
PETERSON**

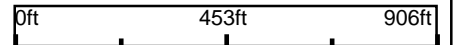
Auctioneers & Realtors, LLC

Maps Provided By:

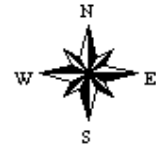


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map center: 44° 16' 50, 96° 35' 32.83



4-109N-48W
Brookings County
South Dakota



6/17/2016





