

160 +/- ACRE PASTURE LAND AUCTION

Good Pasture w/ New Fence, Antelope Valley Twp., Deuel Co., SD

We will offer the following land at auction located from Altamont, SD 6 miles north on Hwy 15, 6 miles east on Hwy 212, 2 miles north on 482nd Ave., 2 miles east on 167th St., & ½ miles South on Twp. Rd. 484th Ave.,

Attention Livestock Producers & Ranchers – This farm presents an attractive parcel, ideal for livestock grazing utilization. Conducted Onsite. Don't miss this sale, watch for auction signs on:

FRIDAY, JUNE 18th, 2021 SALE TIME: 10:00 A.M.

Live & Online Bidding Available



This sale offers an excellent opportunity for well cared for pasture land located only 1 mile north of Hwy. 212. The farm has been annually utilized for grazing, and has newer fencing, a natural water source and dug out, and lays level. On average, the current owner ran 60 +/- pairs annually, and also sprayed approximately 3 years ago. According to Surety AgriData, the farm is primarily made up of Playmoor Silty Clay Loam & Lamoure-Rauville Silty Clay Loams soils. Access to loading/unloading area is best from the North on 167th St., ½ mile down on 484th Ave. The seller will provide the buyer an option of either immediate possession after the sale, or a 1 year lease option for \$100 per acre for the 2021 year. Rent it out or bring your cattle out the same day after the auction, and don't miss this sale if you are looking for nice pasture farm.

Legal Description: SW ¼, Sec. 7, T-117-N, R-47-W, Antelope Valley Twp., Deuel Co., SD; 160 +/- Acres

For additional information, go to our websites or contact Auctioneers.

MAKE PLANS TO ATTEND THIS AUCTION AND COME PREPARED TO BUY!!!

TERMS: 10% non-refundable earnest money deposit due day of sale with balance due on or before July 23rd, 2021. Closing fees and title insurance, split 50/50 between buyers and sellers. The sellers do not warranty or guarantee that existing fences lie on the true & correct boundary and any new fencing, if any, will be the responsibility of the purchaser. The new buyer will have an option for immediate possession after the sale, or to enter into a 1 year lease agreement with the seller for the 2021 crop year, where the buyer would receive the rent payment of \$16,000 at closing. The sellers are responsible for the 2020 Real Estate taxes payable in 2021, and the new buyers will be responsible for the 2021 taxes payable in 2022. This property is sold subject to easements and restrictions, if any, reservations and/or highways of record, and is sold as is, where is without warranties, guarantees or contingencies of any kind, and subject to owner's confirmation. Information contained herein, and all statements made herein are believed to be accurate but not guaranteed. Buyers are responsible to conduct their own due diligence. Any announcements made the day of the sale shall take precedence over written materials. The auctioneers represent the sellers in this transaction. Buyers or sellers may elect to do a 1031 Exchange.

JEFFREY T. LAIS – OWNER

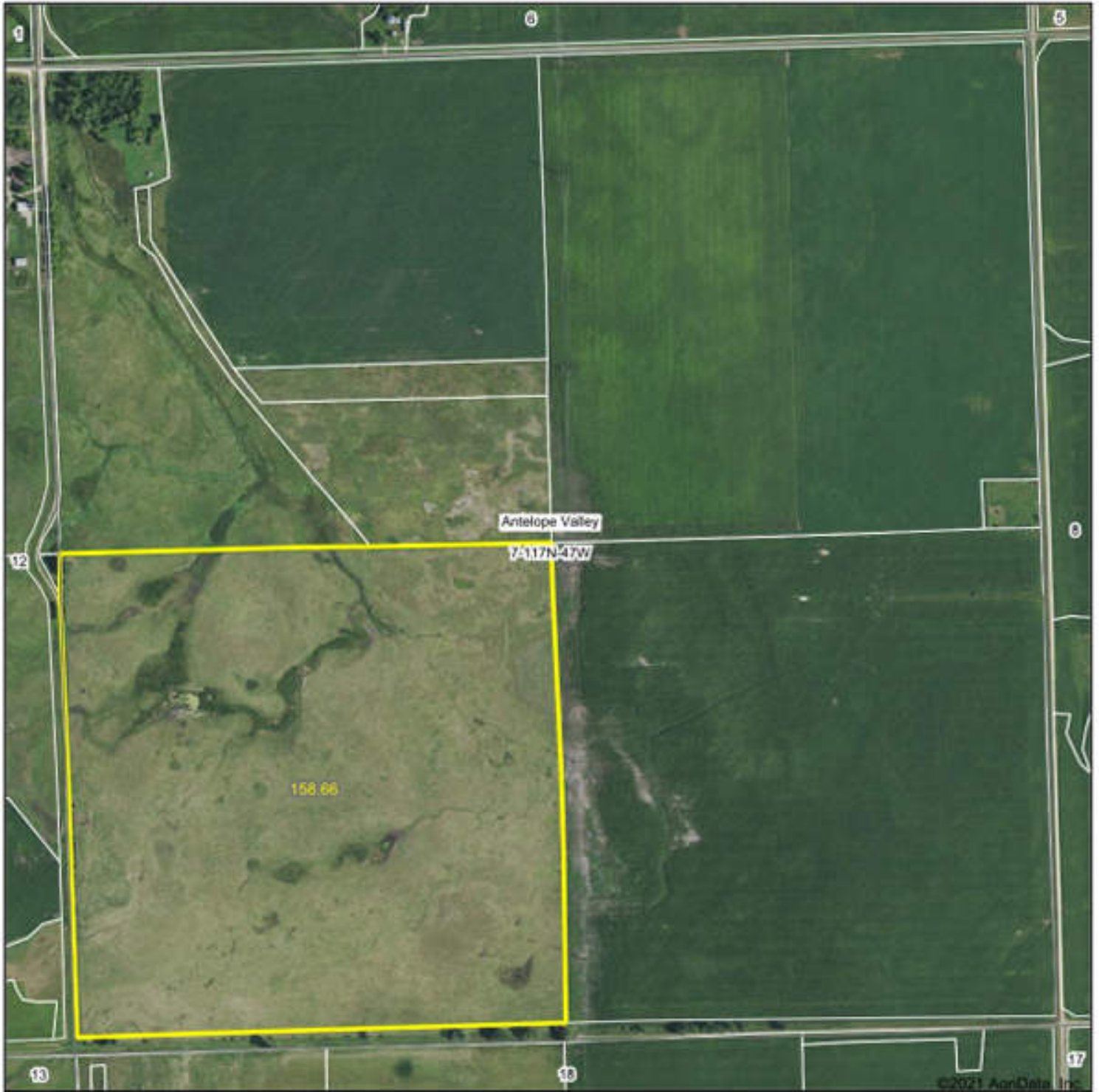
John Shaeffer, Flandreau, SD – Attorney & Closing Agent

AUCTIONEERS/REALTORS & LAND BROKERS

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

Chuck & Jared Sutton
Chuck Sutton Auctioneer & Land Broker, LLC
Flandreau & Sioux Falls, SD 605-366-6315
www.suttonauction.com

Aerial Map



**BURLAGE
PETERSON**

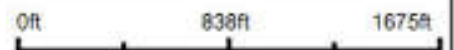
Auctioneers & Realtors, LLC

Maps Provided By



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Map Center: 44° 57' 18.69", -96° 30' 23.6"



7-117N-47W
Deuel County
South Dakota



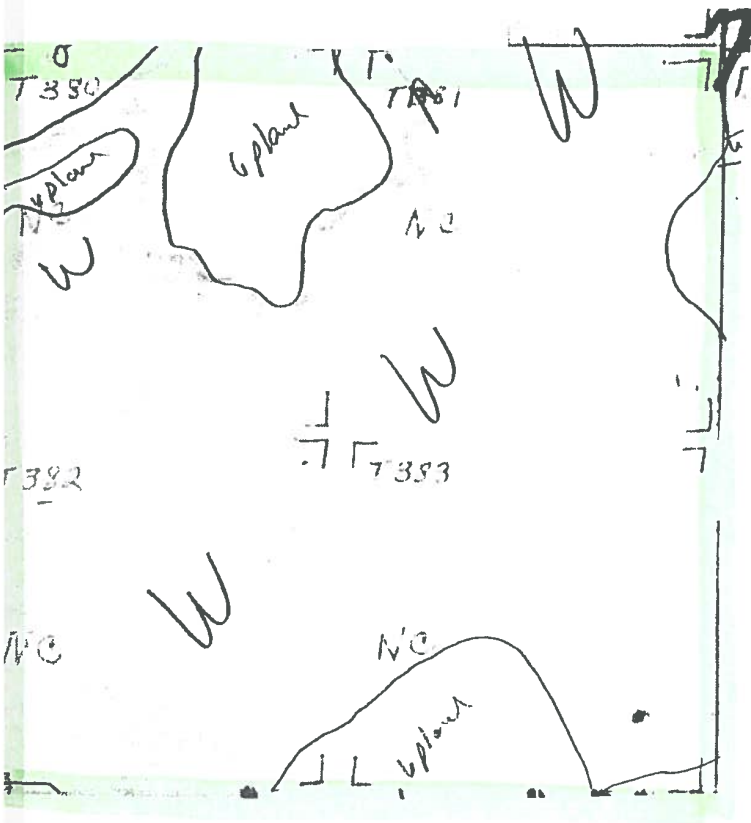
5/20/2021

Field borders provided by Farm Service Agency as of 9/21/2008

OFFICIAL WETLAND DETERMINATION
for Highlighted Tracts Only

NOT TO

- (FW) Ditched or tiled prior to 12-23-85 but still wetland
- (PC) Converted Wetland prior to 12-23-85
- (CW) Converted Wetland after 12-23-85
- (---) Ditched prior to 12-23-85
- (---) Tiled prior to 12-23-85
- (---w---) Wetland in a channel



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117-47

NOTES