

# ACREAGE AUCTION

**5.17 +/- Acre Acreage on Paved Road W/ House & Several Outbuildings! Ideally located near Elkton, Flandreau & Ward at 22680 486<sup>th</sup> Ave., Ward SD.**

We will offer at Public Auction the following acreage located 9 miles south of Elkton on paved road 486<sup>th</sup> Ave, or from Flandreau, 5 miles east on 230<sup>th</sup> St., & 3 miles north on 486<sup>th</sup> Ave. Live & online bidding available on:

**THURSDAY, MAY 11<sup>th</sup>, 2023 at 10:00AM**

**Open House: Thursday, April 27<sup>th</sup> from 5:00 – 6:00PM**

This 5.17 +/- acre acreage offers an ideal set up for affordable country living with easy and quick access to many surrounding communities. The property features a 1 ½ story home that was built in 1942 and has 1,658 above ground square feet with 5 bedrooms, 2 baths, and a convenient layout. The home is also situated on a cellar basement suitable for utilities and storage, and also features forced air heat. Accompanying the house is a 22x28' barn, two large 40x72' pole sheds, a 12x22' detached garage, and other smaller sheds ideal for country use and animals. This acreage is also tucked in with mature trees that add attractive privacy and shelter. This acreage will be easy to maintain and is ideal for country living enthusiasts looking for a peaceful acreage on a paved road.

**Description:** 22680 486<sup>th</sup> Ave, Ward SD; Tract 1 Anderson's Addn., SW ¼, Sec. 4, T-107-N, R-47-W, 5.17 +/- Acres

**For additional sale info and terms, contact the Auctioneers or visit [www.burlagepeterson.com](http://www.burlagepeterson.com)**

**Terms:** 5% non-refundable earnest money deposit due day of sale. Balance due on or before June 16<sup>th</sup>, 2023. Title Insurance and Closing Fee split 50/50 between buyer and seller. Real Estate Taxes to be prorated to date of closing. Sold subject to any existing easements, right away restrictions, and sold as is without contingencies, guarantees or warranties, and subject to confirmation of the owners. All descriptions and information are believed to be accurate but not guaranteed. Statements made the day of sale take precedence over all written material. Sellers and agents of are not responsible for accidents or theft. Personal items left at the property will be the responsibility of the new buyer. Auctioneers represent the seller in this transaction.

**Clinton & Cyler Anderson – Owners**

**BROKERAGE FIRM, AUCTIONEERS & REALTORS**

Burlage Peterson Auctioneers & Realtors, LLC  
Office@burlagepeterson.com or 605-692-7102  
Chuck Sutton Auctioneer & Land Broker, LLC  
Office@suttonauction.com or 605-336-6315

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

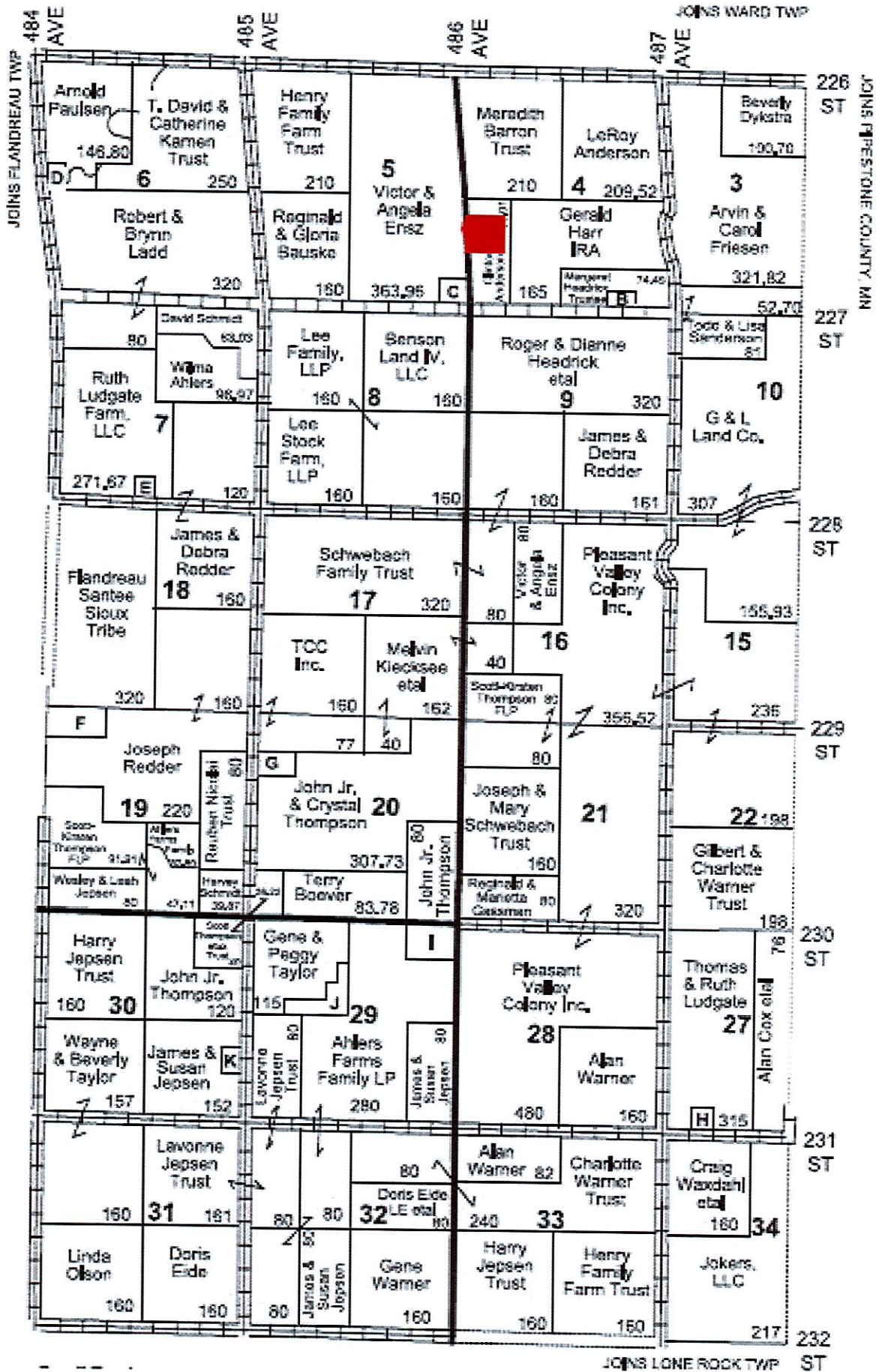
# UNION TWP

T 107 N

LAND OWNER

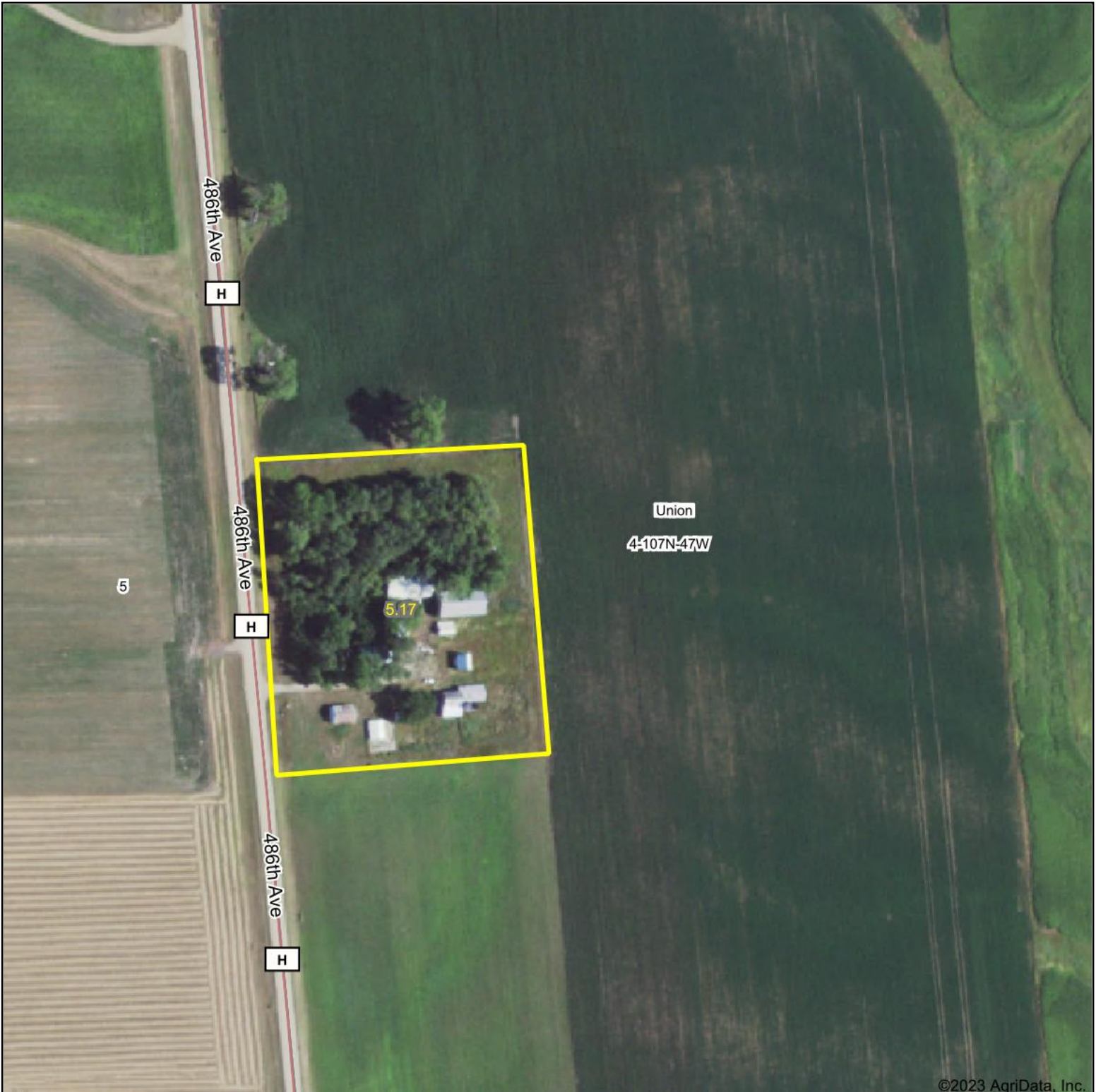
R 47 W

JOINS WARD TWP



JOINS LONE ROCK TWP

# Aerial Map



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Map Center: 44° 5' 55.61, -96° 29' 1.64



**BURLAGE  
PETERSON**

Auctioneers & Realtors, LLC

Maps Provided By:



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www.AgriDataInc.com

**4-107N-47W**  
**Moody County**  
**South Dakota**



4/20/2023