

SEALED BID AUCTION

HARD TO FIND RURAL ACREAGE

19.46 Acre Acreage Located Northeast of Conde, SD– Including an Older 1 Story Fixer Upper 2 Bedroom Home, Shop & Livestock Buildings & Other Improvements Situated in a Pleasant Rural Setting

Property address is 40952 152nd Street, Conde, SD. From Conde, SD– 2 miles north on Hwy. 37 and 2½ miles east on 152nd Street.

Auctioneer’s Note: WANT TO FILL YOUR ACREAGE WISH LIST?? If so, this property has the amenities that acreage buyers are looking for –a pleasant rural setting with rural water & electricity to the farmstead and farm outbuildings & enough acres for a raising a few head of livestock or horses with a Fixer-Upper Home or With Removal of the Existing Residence This Could be a Very Desirable Location for Construction of a New Home on a Site Containing Approx. 19.46 Acres. This Property has Potential to Meet the Needs of a Variety of Buyers and Must be Seen to be Fully Appreciated!

LEGAL DESC.: Lot 1 of Taylor’s First Add’n. in the E½SW¼ of Sec. 22, T.120N., R.60W., (Conde Twp.), Spink County, SD.

TERMS: Cash – A 10% non-refundable earnest money payment on sale day and the balance due at closing on or before September 20, 2022 with possession. Marketable Title will be conveyed and owners title insurance will be provided with the cost of the owner’s policy divided 50-50 between the buyer and seller. A title company closing fee, if any, will be divided 50-50 between the buyer & seller. All of the 2021 RE taxes due and payable in will be paid by the seller, in addition the owner will credit the buyer payment of the 2022 RE taxes due until day of closing payable in 2023, with the buyer to be responsible for any additional amounts due. The acres in this property are based on the acres as stated on the recent survey and plat recorded with the Spink County Register of Deeds, with the acres understood to be “more or less.” **Scrap Iron, portable panels and feed bunks do not go with the property.** This property is sold in “AS IS” condition, with no contingencies for financing, inspections, appraisals or other items whatsoever, and is sold subject to any existing easements, restrictions, reservations or highways of record, as well as being subject to any or all Spink County zoning ordinances. Any or all fencing will be the responsibility of the buyer(s) in accordance with SD Law. The information contained herein is deemed to be correct but is not guaranteed. The RE licensees in this transaction are acting as agents for the seller. Sold subject to confirmation of the owner.

Sealed bids will be due in Lutter Realty Inc office by 12 Noon, August 19, 2022. Address to mail offers to is Lutter Realty, PO Box 207, Redfield, South Dakota 57469 or can be hand delivered. Please include your name, address and phone number. Offers will be opened that day at 2 PM and auctioneer will contact the top 3 bidders immediately following for further consideration. Please be available that afternoon. To view the property, Contact Lutter Realty for an Appointment.

Owner: Kris Taylor

Lutter Realty Inc.

PO Box 207

Redfield, S Dak 57469

605-472-2311 OR 605-460-3176

www.lutterrealty-redfieldsd.com