

Live - Online

Faulk County Land

AUCTION

160 Acres

Friday

December 15, 2023

11:00 a.m.

Sale Site: Chelsea Bar, Chelsea South Dakota

Legal Description: SE $\frac{1}{4}$ 24 – 119 – 66, Wesley Township, Faulk County. South Dakota

Location: From Zell, South Dakota, 14 miles North on 372nd Avenue, $\frac{1}{2}$ mile East on 158th Street
Or from Chelsea, South Dakota (Hwy 20) 4 miles South on 372nd Avenue & $\frac{1}{2}$ mile East on 158th Street

160 ACRES, 157.19 ACRES CONSIDERED CROPLAND

Well located with good access and an above average soil rating Buyer will have the right to farm the land in 2024.

2023 Assessed Valuation \$ 258,583.

Average Soil Rating 0.721 -

2023 Annual Real Estate Taxes \$ 1,591.12

Soils are predominately

Niobell – Noonan – Max _Loams and Max- Arnegard -
Zahl Loams

FSA Crop Bases

Crop	Base Acres	PLC Yield
Wheat	23.25	48
Corn	46.50	123
Soybeans	23.25	38

A Very **PRODUCTIVE** tract of Land!

To bid on line go to lutterauction.hibld.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, The 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 by 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.

***Joseph Jenkins Trust*, owner**

For an informational booklet or for more information contact the auctioneers

Auctioneers:

Gilbert Lutter, Auctioneer, R. E. License # 76 **Joe Lutter**, Auctioneer, R. E. License # 10095

Telephone: 605-472-2650 or 605-460-1109

Telephone: 605- 472-2311 or 605-460-3176

Check: www.Lutterauction.com