

# AUCTION

## FAULK COUNTY REAL ESTATE

**160** acres

## NATIVE GRASS PASTURE

**Thursday October 20 10:00**

Legal Description: SW ¼ Section 34, Township 119 North, Range 70, West of the 5<sup>th</sup> P.M.  
Saratoga Township, Faulk County, South Dakota

Location: From Faulkton, South Dakota – 6 miles West on Hwy 212, 2 miles North on 347<sup>th</sup>  
Avenue, ½ mile West on 160<sup>th</sup> Street.

Auction Site: Sale will be held on site, weather permitting. If weather is unsuitable call.

A very nice native grass pasture surrounded by a good 4 barb fence. Good dugout with springs (cleaned in 2021). A couple low areas normally retain additional water. Grassland easement on the property. Assessed Valuation: \$ 249,197.

2022 Annual Real Estate Taxes \$ 1,680.80 - Soil Rating: 0.744 - Productivity Index: 70.6

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 a 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 30 to 60 days or as soon thereafter as the necessary closing arrangements can be accomplished. Sellers to furnish clear title. Ownership and full possession of the land will transfer at time of closing. Land is not under lease for the upcoming 2023 season. Gilbert Lutter and Joe Lutter acting as auctioneers are acting as agents for the sellers. Verbal announcements made at the time of the auction shall take precedence over any printed material or prior representation.

**M & M Family Trust } OWNERS**  
**Mike Clement }**

For more information or for an informational booklet contact the auctioneers, Mike Clement can be reached at 575-386-9770

### Auctioneers:

**Gilbert Lutter**, R. E. License # 76  
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**Joe Lutter**, R. E. License # 10095  
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Check Web Site [www.lutterauction.com](http://www.lutterauction.com)