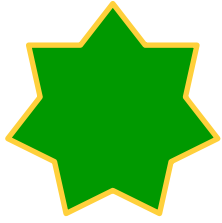




Spink County Land



AUCTION



Monday February 15, 2021 10 a.m.

Sale site: Spink County 4-H Building , Redfield, South Dakota

Land location: From the Animal Health Center in Redfield, South Dakota – 2 miles South on 386th Avenue, or from Redfield Airport 1 mile East and 1 mile South.

160 acres

Legal Description:

NW¼ 23-116-64, Redfield Township, Spink County, South Dakota



Average Soil Rating: 0.597 - - - - - Productivity Index 61.7 - - -

2020 Assessed Valuation \$ 325,625. - - 2021 Real Estate Taxes \$2,534.22

Land With Lots of Potential!

113.27 acres considered farm ground, balance grass, trees & old building site. There is a dugout on the property.

Easements: Land is sold subject to existing easements , reservations or highways of record, if any.

The land will be sold by the acre based on the taxable acres as recorded by the Spink County Director of Equalization.

Terms: 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. Down Payment is Non- Refundable. The additional 40% of the purchase price is due at the time of closing. The remaining 50% of the purchase price will be due January 2, 2022. Spink County Abstract and Title Insurance of Redfield, South Dakota will handle the closing. Closing expected to take place in 30 to 60 days or as soon thereafter as necessary closing arrangements can be accomplished. Sellers to furnish clear title. Buyer will have the right to farm the land in 2021. The 2020 real estate taxes due in 2021 will be paid by the sellers. The 2021 real estate taxes will be the responsibility of the buyer. The costs of title insurance and closing costs will be shared equally between the buyer and the sellers. The property will be sold subject to the approval of the sellers.. 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.

Evelyn Brothers, Owner

Telephone No: 507-227-9481

For an Informational booklet contact the auctioneers or for additional information

Auctioneers: **Gilbert Lutter, Auctioneer, R. E. License # 76**
Telephone: 605-472-2650 or 605-460-1109

Joe Lutter, Auctioneer, R. E. License # 10095
Telephone: 605- 472-2311 or 605-460-317
Check: www.Lutterauction.com