

# Spink County Land AUCTION

**319 acres**

Located from Redfield, S.D.—3 ½ miles East, ¼ mile West, 2 miles North on 390<sup>th</sup> Avenue

**Friday October 30, 2020 10:30 a.m.**

Sale Site: 4-H Building – Spink County Fairground -Redfield, South Dakota

**Tract 1.** Legal Description:

**SW¼ 21-117-63, Great Bend Township, Spink County, South Dakota** (Less 1 acre that was a former school site which a shop has been built on this site. This 1 acre plot and shop DOES NOT SELL with the quarter of land). **TOTAL Acres: 159 acres**  
**Average Soil Rating 0.713 - Productivity Index 69.9**  
**Assessed Valuation: \$ 392,738. - 2020 R. E. Taxes \$ 3,075.26**

**Tract 2.** Legal Description:

**NW ¼ 21-117-63, Great Bend Township, Spink County, South Dakota - TOTAL Acres: 160 acres**  
**Average Soil Rating 0.416 - Productivity Index 44.7**  
**Assessed Valuation: \$ 230,479. - 2020 R. E. Taxes \$ 1,804.48**

Part of this land has been enrolled in CRP. CRP contract expired in September of 2020.

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

Land will be sold by the acre based on the taxable acres as recorded by the Spink County Director of Equalization. Land will be offered in two individual tracts and also as a unit and sold in whichever way that realizes the highest net return to the sellers.'

**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. Down Payment is Non- Refundable. The balance of the purchase price is due at the time of closing. Spink County Abstract and Title 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. Ownership will transfer at time of closing. Buyer will have the right to farm the land in 2021 and thereafter. 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.

***Arlene Wright Trust Land/Doug Wright, owners***

For an informational booklet or for more information contact the auctioneers:

**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 605-460-3176