

# Spink County Land Auction

**158.98 acres**

**Tuesday May 28, 2019 10:00 A.M.**

**Sale Site: Frankfort Community Center – Frankfort, SD**

Legal Description: SE¼ Except RD of Section 6,  
Township 116 North, Range 62 West of the 5<sup>th</sup> P.M.,  
Spink County, South Dakota  
Located just west of Frankfort, S.D. Hwy 212 borders on the  
south. Gravel road (395 Ave.) on the east side.

**TOTAL ACRES: 158.98 acres.**

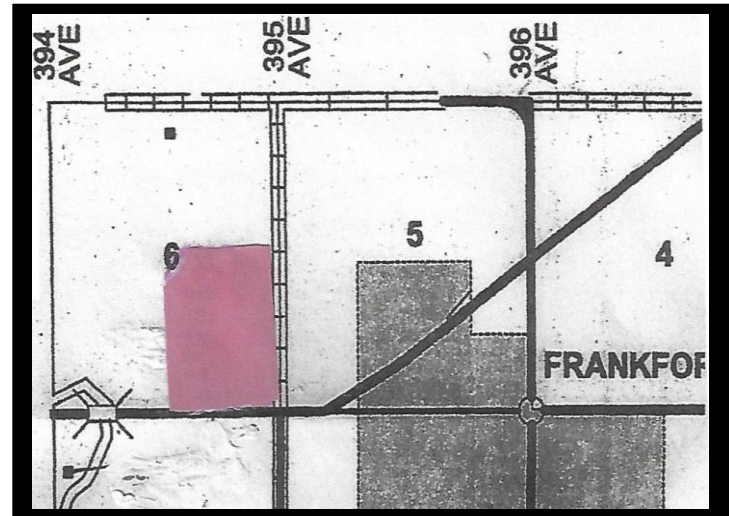
**Considered Cropland 149.48 acres.**

Average Soil Rating: 0.807

Productivity Index 80.5

**FSA Crop Bases**

Crop	Base Acreage	PLC Yield
Corn	72.34	147
Soybeans	63.58	36



***A very attractive, highly productive tract of good farm ground, above average soil rating, and very good access to the property.***

*Land is leased for the 2019 crop year. Buyer will be awarded the last half of the 2019 lease payment (in excess of \$ 6,700).*

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. Closing expected to take place in 30 to 60 days or as soon thereafter as necessary closing arrangements can be accomplished. Buyer will be granted possession of the property following completion of harvesting of the 2019 crop. The 2019 real estate taxes due in 2020 will be prorated to date of closing. Costs of title insurance and closing costs will be shared equally between the buyer and sellers.

The property will be sold subject to the approval of the sellers.

**David Nevala & Janine Welch, owners**

For further information or for an informational booklet contact the 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

Check on our web site [www.lutterauction.com](http://www.lutterauction.com)