

Spink County Land Auction

Selling at Absolute Auction - - No Reserves



320 acres



Saturday November 14, 2020 10:00 a.m.

Sale Location: On Farm Site – 38754 174th Street, Redfield, S.D.
(From Spink County Fairgrounds on Hwy 281 turn east on 174th Street for 2 ½ miles)

OFFERING IN 3 TRACTS!

TRACT **1** SE ¼ 12-116-64, Redfield Township, Spink County, South Dakota
Less Building site - Approximately 150 acres - 147.49 acres considered
cropland. Average Soil Rating 0.886

TRACT **2** BUILDING SITE – Approximately 10 Acres
Older set of farm buildings, well, yards, shelterbelt.
(sells subject to survey and platting)

IDEAL LOCATION FOR COUNTRY HOME!

TRACT **3** E ½ of NW ¼ 13-116-64 and W ½ of NE ¼ 13-116-64, Redfield
Township, Spink County, South Dakota - 160 Acres - 148.67 acres
considered cropland. Average Soil Rating 0.836

Land will be offered in 3 individual tracts and also as a complete unit, and will be sold in whichever manner realizes the highest net return to the sellers. Some very productive tracts of land – above average soil ratings. Land is not rented for 2021 crop year. Buyer will have the right to farm the land in 2021.

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 auctioneers 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.. Sellers to furnish clear title. Buyer will be granted possession of the property at time of closing provided that the 2020 crop has been removed. The 2020 real estate taxes will be paid by the sellers. Costs of title insurance and closing costs will be shared equally between the buyer and the sellers.

No buyer contingencies of any kind.....have financial arrangements secured prior to bidding.

Gilbert Lutter and Joe Lutter, 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.

Wilma Nelson Trust, owner

Barb Wetzler, Trustee

For further information or for an informational booklet contact the auctioneers
or check www.lutterauction.com

Auctioneers:

Gilbert Lutter, Auctioneer, R. E. License # 76
Telephone No. 605-472-2650 or 605-460-1109

Joe Lutter, Auctioneer, R. E. License # 10095
Telephone No. 605-472-2311 or 605-460-3176