

Spink County Land AUCTION

158.58 acres

Monday - February 19, 2024 - 10:00 a.m.

Sale Location: Spink County 4-H Building, Spink County Fairgrounds – Redfield, South Dakota

Located from Redfield, S.D.- 3 miles South on Hwy 281 to Junction of Hwy 26, then West 5½ miles on Hwy 26.
Land lays on North side of Hwy 26

Legal Description:

SW ¼ Less Lot H-2 (1.42 acres), Section 27 Township 116 North, Range 65 West of the 5th P.M., Spink County, So..Dak.

158.58 acres: 37.05 acres cropland. 96.16 acres pasture, 22.38 acres CRP.

Assessed Valuation \$ 352,893..

Annual Real Estate Taxes \$ 2,760.22

Average Soil Rating 0.704

Productivity Index 75.2

FSA Crop Bases

| Crop | Base Acres | PLC Yield |
|------------|------------|-----------|
| Wheat | 8.84 | 64 |
| Oats | 6.99 | 43 |
| Corn | 19.65 | 125 |
| Sunflowers | 0.46 | 1191 |
| Soybeans | 1.11 | 34 |

Productive Ground ! Well Located !

Land has an above average soil rating and is located along a good hard surfaced road. Land is not rented for the 2024 season and the buyer will have the right to operate the 2024 season.

TERMS: This is a cash sale. The successful bidder will be required the day of the auction to sign a real estate purchase agreement & deposit with the auctioneer ten percent (10%) of the purchase price as down payment. Down Payment is Non- Refundable. Balance of the purchase price will be due at the time of closing (30 to 60 days). 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

Owners:

**Roger Appel Living Trust &
Barbara Appel Living Trust**

For more information or an informational booklet contact the Auctioneers:

Or check - www.lutterauction.com

Auctioneers:

Gilbert Lutter, Auctioneer, R. E. License # 76 - Joe Lutter, Auctioneer, R. E. License # 10095

Telephone: 605-472-2650 or 605-460-1109

Telephone: 605-472-2311 or 605-460-317