

20.85 ACRES | BEADLE CO. SD.

ONLINE BIDDING AVAILABLE

3 TRACTS ACREAGE AUCTION

THURSDAY, AUGUST 24, 2023 • 11AM

ADDRESS: 2187 21st St SE, Huron, South Dakota



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snapshot

Auction Date: August 24, 2023 @ 11am

Auction Location: On-Site – Tract 2

Address: 2187 21st St SE, Huron, SD

Online Bidding Starts: Tuesday, August 22, 2023

Total Acres: 20.85+/- **Total Taxes:** \$2,307.96

Living Space: 2,584+/- sqft. **Bedrooms:** 4 **Bathrooms:** 2 **Garage:** 28'x30' Detached **Outbuilding:** 40'x40'

Legal: Gutormson Outlot 1, a part of the East Half of the SE ¼ Section 8, Township 110, Range 61 (less Lot H-2), Beadle County, South Dakota.

- 1 Mile from Huron, Blacktop Intersection
- Newer 24'x30' Detached Garage
- Development Potential
- Mid-Dakota Water & Artesian Well
- Mature Grove, Trees & Hay Land

Location from Huron, SD: Dakota Avenue/21st St SE Intersection: Head East on 21st St SE for 1.7 miles. The property resides on the North side of the road.

Location from HWY 14: HWY 14/Custer Ave SE Intersection: Head South on Custer Ave SE for 2.0 miles to the stop sign. Turn West (right) at the intersection of Custer Ave SE and 21st St SE. Travel West .2 miles. The property resides on the North side of the road.

Waste Management — Huron, SD: (605) 352-0405 **Century Link — Internet:** (605) 301-4413

Mid-Dakota Rural Water: (605) 853-3159

Northwestern Energy: (800) 467-2669

Agtegra Propane: (605) 352-4390

tract 1

- 6+/- Acres of Hayland, Water Outlet & Mature Trees
- Location! Location! Location!!!
- Ready to Develop with Access Off TWO Blacktop Roads

Check out this prime location, situated right at the corner of Custer Avenue & 21st Street SE along the truck route around Huron, South Dakota! This 6+/- acres is currently hayland and mature trees but could be converted into a homesite of your dreams or developed residentially or commercially with excellent access to major roads and highways! The possibilities are endless with this piece of South Dakota dirt! Invest now and reap benefits for years to come!

tract 2

- 1 Mile from Huron with Driveway Access right off the pavement
- 9+/- Acres of Mature Trees, Buildings and All Home Amenities
- Potential to Develop to Your Desires

This home provides 4 bedrooms, 2 bathrooms, main floor laundry, window lined 3-season room, galley kitchen and a unique wood accent wall in the living room, giving it character and providing space to develop family memories. Situated on nearly 9+/- acres, this home is accompanied by a newly built 28'x40' 2 stall garage and a 40'x40' shed that are sure to make any hobbyist excited for the space! With rural water and electricity directly to the house, along with an artesian well, this house is ready to move into and make a home a family can grow with!

tract 3

- 5+/- Acres of Grassland with Fencelines and Mature Tree Grove
- Ready to Develop or Convert
- 1 Mile from Huron with Blacktop Access

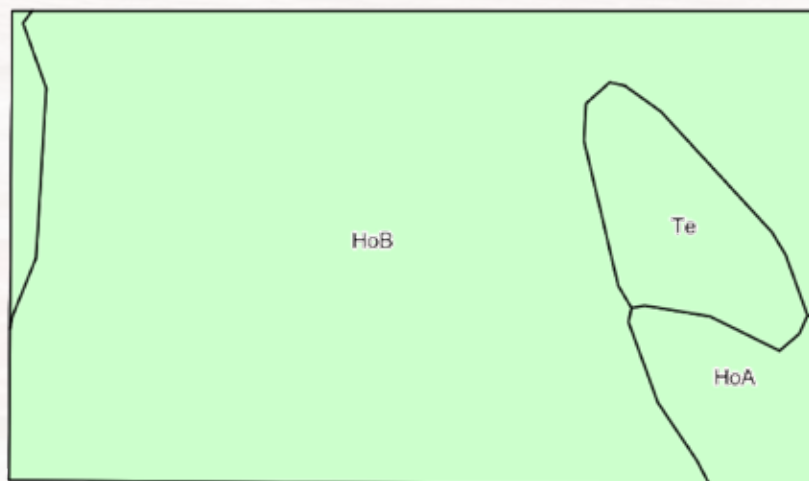
With easy access off 21st St SE and just a mile from Huron, South Dakota, Tract 1 offers 5+/- acres of undeveloped land that is prime for residential, commercial or agricultural development. Turn this tract into a beautiful hobby farm with developed grass lands and access to an artesian well, or convert it into your long term haven with all the urban amenities of being so close to town! This property is truly a unique find!



aerial map



overall soil map



PI 81.3%

Area Symbol: SD005, Soil Area Version: 27					
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
HoB	Houdek-Prosper loams, 1 to 6 percent slopes	17.30	83.0%	Ile	84
HoA	Houdek-Prosper loams, 0 to 2 percent slopes	1.80	8.6%	Iic	88
Te	Tetonka-Hoven silt loams	1.75	8.4%	IVw	48
Weighted Average				2.17	81.3





broker notes

Location! Location! Location!!! You will love this space! With 20.85+/- acres to be offered in 3 tracts, this conveniently nestled property just 1 mile East of Huron, South Dakota provides residential or commercial investment possibilities with over 2000 feet of highway frontage all within mere minutes of town. Located along the blacktop intersection of 21st Street SE and Custer Ave SE, this property offers peace and serenity of country living with urban conveniences, this home built in 1972 offers 4 bedrooms, 2 bathrooms, a 3-season room with updated windows, main floor laundry, a warranted & coated steel roof, a newer cement floored 28' x 30' detached double garage, a 40' x 40' pole barn, and many more comforts for happy living and amenities for the hobby enthusiast. This property is equipped with Mid-Dakota rural water, an artesian well on the property, as well as mature trees for your privacy and protection! FSA reports a total of 12.54 Cropland acres with 7.51 Corn base acres supplying 178 bu PLC yield, giving opportunity to develop your own hobby farm! Location is key to a lifetime investment, so let this acreage suit your vision and make your dreams a reality! Bid to buy any individual or combination of these 3 tracts on August 24th!

Owner: Mary Leanne Gutormson

terms

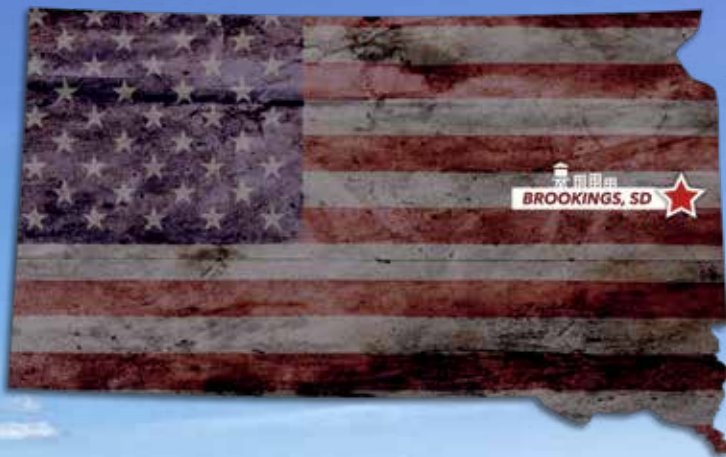
Closing and possession to take place on or before September 25, 2023. Upon acceptance of the sale by the seller, a non-refundable earnest money deposit equal to 5% will be due at the conclusion of the sale. If the buyer is not immediately available at the conclusion of the auction, the purchase agreement and non-refundable earnest money deposit must be complete within 24 hours from the close of the auction. The balance will be due at closing. Merchantable title will be conveyed, and title insurance cost will be divided 50/50 between the buyer and seller. Closing costs are to be split 50/50 buyer and seller. The 2022 RE Taxes due and payable in 2023 will be paid by the seller. The 2023 RE Taxes due and payable in 2024 will be paid by seller as a credit at closing, using the most current tax information available. The seller does not warranty or guarantee that existing fences lie on the true boundary, and any new fencing will be the responsibility of the purchaser pursuant to SD statutes. Information contained herein is deemed to be correct but is not guaranteed. Sold subject to existing easements, restrictions, reservations, or highways of record, if any, as well as any or all Beadle County Zoning Ordinances. The RE licensees in this transaction stipulate that they are acting as agents for the seller. Announcements made day of sale take precedence over any written materials. This is a cash sale. Property is sold as is. This sale is subject to Seller Confirmation. Not responsible for accidents. Personal Property excluded: None. As a condition of this sale, if any of the Tracts are sold to separate Buyers, Tract 2 Purchaser will be required to provide an access easement on or before closing to either and/or both Tract 1 and Tract 3 purchasers to ensure access to the respective Tracts. Additionally, as a condition of this sale, a plat is required and the cost of this plat will be split 50/50 between Buyer and Seller and closing will be conditioned upon plat approvals and timelines.



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