

BROOKINGS CO. SD.

ONLINE BIDDING AVAILABLE

ACREAGE AUCTION

THURSDAY, JULY 14, 2022 • 4PM



ADVANTAGE
Land Co.

605.692.2525
ADVANTAGELANDCO.COM

Best Choice
REAL ESTATE

DAVID KNEIP | 605.691.9200
BROOKINGSHOMES.COM



snapshot

Auction Date: July 14, 2022 @ 4pm
On-Site - North of Brookings.
Online Bidding Available

Total Acres: 1.98 +/- **Total Taxes:** \$3,852.90

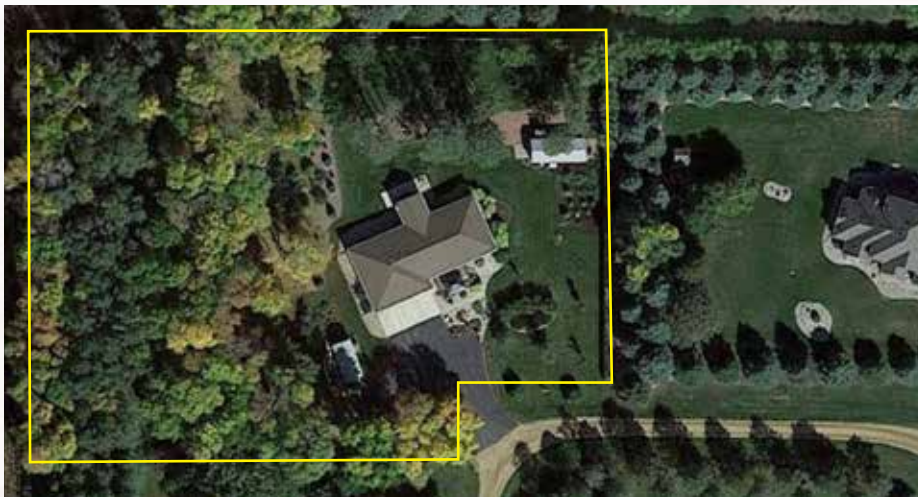
Bedrooms: 5 **Bathrooms:** 3 **Garage:** 5-car **Living Space:** 3,010+/- sq ft.

Legal: Lot 4 Northgrove Addition South, Sec.11-T111N-R50W, Brookings County, SD

Address: 47086 Oakbrook Loop, Brookings, SD 57006

Location from Brookings, SD, Hwy 14 Bypass/Medary Ave. Intersection: Head North on Medary Ave./471st Ave/Old Hwy 77 for 7 miles. Turn left (West) onto 204th St for about an 1/8 of a mile, and then turn right (North) onto Oakbrook Loop. Follow Oakbrook Loop around the curve, and the home lies on the Northwest corner of the loop.

- 7 Miles from Brookings, just off blacktop
- 32'x14' Utility Shed
- 5 Blink Security Cameras
- Gardening Space – Apple Trees & Herbs
- Room for Growth/Horses/Livestock
- Brookings-Deuel Rural Water: 605-794-4201
- Brookings Dumpster Service: 605-691-9442
- ITC – Brookings: 800-417-8667
- Sioux Valley Energy: 605-534-3535
- Propane Tank: Owned, and will transfer with the property.





broker notes

You will love this space! With room for growth along with the potential addition of horses and other livestock, it is time to take Advantage of this well kept acreage. This gorgeous, generously sized, newer home is situated in the Northgrove Addition 7 miles North of Brookings, offering the peace and serenity of country living with close proximity to town. The 1996 home features an open-floorplan with amenities including: 5 bedrooms, 3 bathrooms, all new windows and front door with lifetime transferable warranty, corner fireplace, stainless steel dishwasher, and over-the-range microwave, cupboards and countertops galore, a spacious sunroom, main level laundry, finished basement, gutter guards on eaves, 5-car garage with new outside doors from Lowe's, deck with canopy and heater, beautiful landscaping with lots of flower beds, and a 32'x14' utility shed with power. This property is equipped with rural water and a shallow well, as well as mature and new trees for privacy and protection. Let this acreage suit your vision and make your dreams a reality!

Owner: Dennis & Cynthia Josephsen

terms

Closing and possession to take place on or before August 25, 2022, with a possible extension through January 1, 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 2021 RE Taxes due and payable in 2022 will be paid by the seller. The 2022 RE Taxes due and payable in 2023 will be prorated to the date of 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 Brookings 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: Range, Washer & Dryer.



**SOUTH DAKOTA & MINNESOTA
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