

22.9+/- ACRES | BROOKINGS CO. SD.

ONLINE BIDDING AVAILABLE

LAND AUCTION

THURSDAY, SEPTEMBER 28, 2023 • 11AM

AUCTION LOCATION: ON-SITE – 45672 216th Street, Arlington, SD



ADVANTAGE
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snapshot

Auction Date: September 28, 2023 @ 11am

Auction Location: 45672 216th Street, Arlington, SD 57212

Online Bidding Starts: September 26th, 2023

Total Acres: 22.9+/- **Total Taxes:** \$1,316

Legal: Lot 2 of Stime Addition in the SW4 of the SE4 of SEC 9-T109N-R52W in Brookings County, South Dakota.

Bedrooms: 1 **Bathrooms:** 1.5 **Shop:** 2,208+/- sqft **Living Space:** 5,184+/- sqft

Location from Sinai, SD — From 216A St & 458th Ave Intersection (HWY12): Head West on HWY 12 for 1.5 miles and turn right on 457th Avenue. Head North for .5 miles on 457th Avenue and turn left on 216th Street. Head West for less than a half mile. Property begins on the North side of the road.

Location from Hwy 14 — From US HWY 14 and 458th Avenue Intersection (HWY11): Head South on 458th Avenue for 5.0 miles. Turn right (West) on 216th Street for 1.4 miles. The property begins on the North side of the road.

- Amenities being less than 20 Minutes from Brookings
- 5,184 SqFt Finished Living Space with AC
- Finished and Heated 2,208 sqft Attached Shop
- Beautiful Lake Front Property with Views
- Serenity & Water Access for Fun, Hunting & Fishing

Kingbrook Rural Water: 605-983-5074 **Brookings Dumpster Service:** 605-691-9442

ITC Brookings Internet & TV: 800-417-8667 **Sioux Valley Energy — Colman, SD:** 800-234-1960

F&M Propane Service — Madison, SD: 605-256-4516

aerial map



soil map



Area Symbol: SD011, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
PbB	Poinsett-Buse-Waubay complex, 1 to 6 percent slopes	14.74	92.0%	Ile	81
PbC	Poinsett-Buse-Waubay complex, 2 to 9 percent slopes	0.93	5.8%	IIle	69
BoE	Buse-Langhei complex, 15 to 40 percent slopes	0.35	2.2%	Vlle	12
Weighted Average				2.17	78.8







broker notes

Location! Location! Location!!! You're gonna love this rustic home that feels more like a retreat! With beautiful views, loads of space, and water front access, this property has it all!!! This 22.9+/- acres is conveniently nestled in the bay on the south side of Lake Sinai, which offers calm water access no matter the direction of the wind. Located just a mile from Sinai and a short 1/2 mile from the blacktop, this 5,184 finished sqft home built in 2012 offers peace and serenity of country living with water access, a main floor master bedroom, 1.5 bathrooms, an attached 2,208 sqft fully finished and heated shop with a lift (used as an elevator to the 2nd floor), main floor laundry, modern kitchen, 816 sqft 2nd story deck, cemented and covered patio space that spans 2.5 sides of the building, a beautifully hand crafted wooden staircase, and many more comforts for your lake oasis. This property is equipped with Kingbrook rural water and 9.62 CRP acres of protective tree belts that produce an annual payment of \$693. FSA reports a total of 16.02 Cropland acres with 7.3 Corn base acres supplying 176 bu PLC yield, and 2.46 Wheat base acres with 62 bu PLC yield, giving you opportunity to develop a hobby farm or build a retreat for all the outdoor hobbyists! Take a short walk right out your back patio and get on your fishing boat and you'll have a line in the water in no time! Location is key to a lifetime investment, so let this destination suit your vision and make your dreams a reality! Bid to buy on September 28th!

Owners: Mark & Sharon Stime Living Trust

terms

Closing to take place on or before November 1, 2023 with possession of residence to be given at closing and possession of the cropland March, 1, 2024. Upon acceptance of the sale by the seller, a non-refundable earnest money deposit equal to 10% 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 prorated to date of closing, as a credit from the sellers to the buyers, 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. FSA yields, bases, payments, and other information are estimated and not guaranteed, and are subject to County Committee Approval. 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 included: electric lift unit in shop, washer, dryer, refrigerator, range, microwave. Propane tank is rented. Seller to receive the 2023 land rent and CRP payments. Buyer to assume CRP contracts which expire in 2031. Plat has been completed and will be provided. An access easement will be required at closing granting Lot 1 owners access for ingress and egress.



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