

166.11+/- ACRES | BEADLE CO. SD.

ONLINE
BIDDING
AVAILABLE

LAND AUCTION

THURSDAY, MAY 16, 2024 • 11AM

AUCTION LOCATION: 20744 397th AVENUE, HURON, SD



ADVANTAGE
Land Co.

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snapshot

Auction Date: May 16, 2024 @ 11am
Auction Location: 20744 397th Avenue, Huron, SD
Online Bidding Starts: Tuesday, May 14, 2024

Total Acres: 166.11+/- **Total Taxes:** \$2,605.48

Legal: NW1/4, except the NE1/8 less Miller Lot 1 & Part of the SW1/4, North of the Railroad Right of Way; all in SEC 34-T111N-R62W, Beadle County, South Dakota.

- Diverse Wildlife Habitat.
- Established Building Site with Clubhouse & Pole Shed.
- 125.15 Effective CRP Habitat Acres.
- Mature Trees, Dirt Berm, Food Plot, and a Slough for Wildlife.
- Business Development Ready with Water & Electrical.

Directions: From Huron, SD: Head West out of Huron on US HWY 14 for 1 mile and turn North onto 397th Avenue for ½ mile. The property starts after the railroad up to 207th Street.

aerial map





brokers notes

Just off US HWY 14 and conveniently located a mile West of Huron, South Dakota, this 166.11+/- acre property provides an oasis that hunters dream about. Consisting of 125.15+/- acres of excellent CRP grassland habitat and the remainder consisting of designated food plots, sloughs, dugouts, a club house with a restroom & kitchen, and a 35' x 50' pole barn which resides on a gravel lot with ample parking. With close proximity to Huron, SD and US HWY 14, this property provides the new owner a wide array of possibilities including potential for industrial developers, ranchers, equestrian entrepreneurs, shooting sports and recreational enthusiasts. For the outdoorsmen, the CRP programs are in place and will transfer to the new owners with an annual payment received in October 2024 of \$11,970 and a bump in 2025 to \$21,485. This CRP payment consists of two separate contracts. The first CRP contract on 84.99 acres is set to expire in September of 2024 with the new, accepted CRP contract beginning October of 2024 with a rate of \$192.82 per acre. The second CRP contract, containing the remaining 40.26 acres at a rate of \$128.33 per acre, will expire in September of 2025 allowing a new owner to potentially renew at updated rates. FSA reports a total of 127.59 Cropland acres throughout this quarter which is sewn to a mix of warm and cool season grasses. However, this property is not just for the hunters! With a leveled gravel lot for parking or development of new structures, close proximity to town, adjacent railroad tracks, 3 phase electrical lines from Dakota Energy, water provided by Mid-Dakota Rural Water, and 45,000+/- yards of berms, this site brings loads of possibilities for any entrepreneur looking for a new and convenient location! This lifetime investment with all the accommodations is not offered on the open market often, so take ADVANTAGE of this opportunity and bid to buy on auction day!

Owner: BTG, LLC

terms

Closing and possession to take place on or before June 13th, 2024. This property is free and clear to hunt for the 2024 hunting season. Buyer will assume CRP contracts upon sale and will receive full CRP payments starting in the Fall of 2024 through the FSA office. 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 with possession at closing. If the buyer is not immediately available at the conclusion of the auction, the purchase agreement and non-refundable earnest money deposit must be completed 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 2023 RE Taxes due and payable in 2024 will be paid by the seller. The 2024 RE Taxes due and payable in 2025 will be paid by the buyer. The seller does not warranty or guarantee water supply and 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 including oil, gas & mineral reservations, or highways of record, if any, as well as any or all Beadle County Zoning Ordinances. Beadle County has this property zoned I2 – General Industrial. Any mineral rights currently owned by the seller will pass to the buyer, however, the seller does not warranty or guarantee any. The RE licensees in this transaction stipulate that they are acting as agents for the seller. A survey/plat will not be provided and will be the buyers responsibility if needed or requested. Purchaser shall cooperate with Seller on signing documents and coordination of facilitating an IRS 1031 Exchange if Seller participates in this Exchange. Buildings and range stands are included in this sale. This is a cash sale. Property is sold as is. This sale is subject to Seller Confirmation. Announcements made day of sale take precedence over any written materials. Not responsible for accidents.

