

ROBERTS COUNTY, SD

LAND AUCTION

**ONLINE
BIDDING**

THURSDAY, AUGUST 8, 2019 • 11 AM

480+/- ACRES | PREMIERE PASTURE | 3 TRACTS



**AUCTION LOCATION
ON SITE**



ADVANTAGE
Land Co.

EXPOSE
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SNAP SHOT

Total Acres: 480+/-

Total Taxes: \$1,440.96

Legal: W1/2 NW1/4 & NW1/4 SW1/4 Sec 28-126N-52W and the N1/2 and NW1/4 SW1/4 Sec 29-126N-52W Long Hollow Twp. Roberts Co, SD.

Owners: William N. Schmaus Trust

BROKER NOTES



With a location in the Prairie Pothole Region of northeastern South Dakota, 7 ½ miles west of Sisseton, and a ¼ mile off Hwy 10, this property offers 480+/- acres of contiguous pasture. A gravel county road splits the two pastures, allowing good access to both parcels. The balance is made of good water with potholes throughout, mature trees from previous building sites for shelter, 4 wells (status unknown), and strong perimeter fences. The rolling topography of premiere, rich, native pasture provides abundant grass and virgin sod. Being in the Pothole Region, there are several temporary wetlands that hold water, making for easy watering throughout the year. This property is currently leased for the 2019 grazing season and there is a Grass Land and Wetland Easement that covers this property. If you've been looking for a sizable contiguous pasture, let this property work for you in the coming grazing seasons, and take Advantage today!

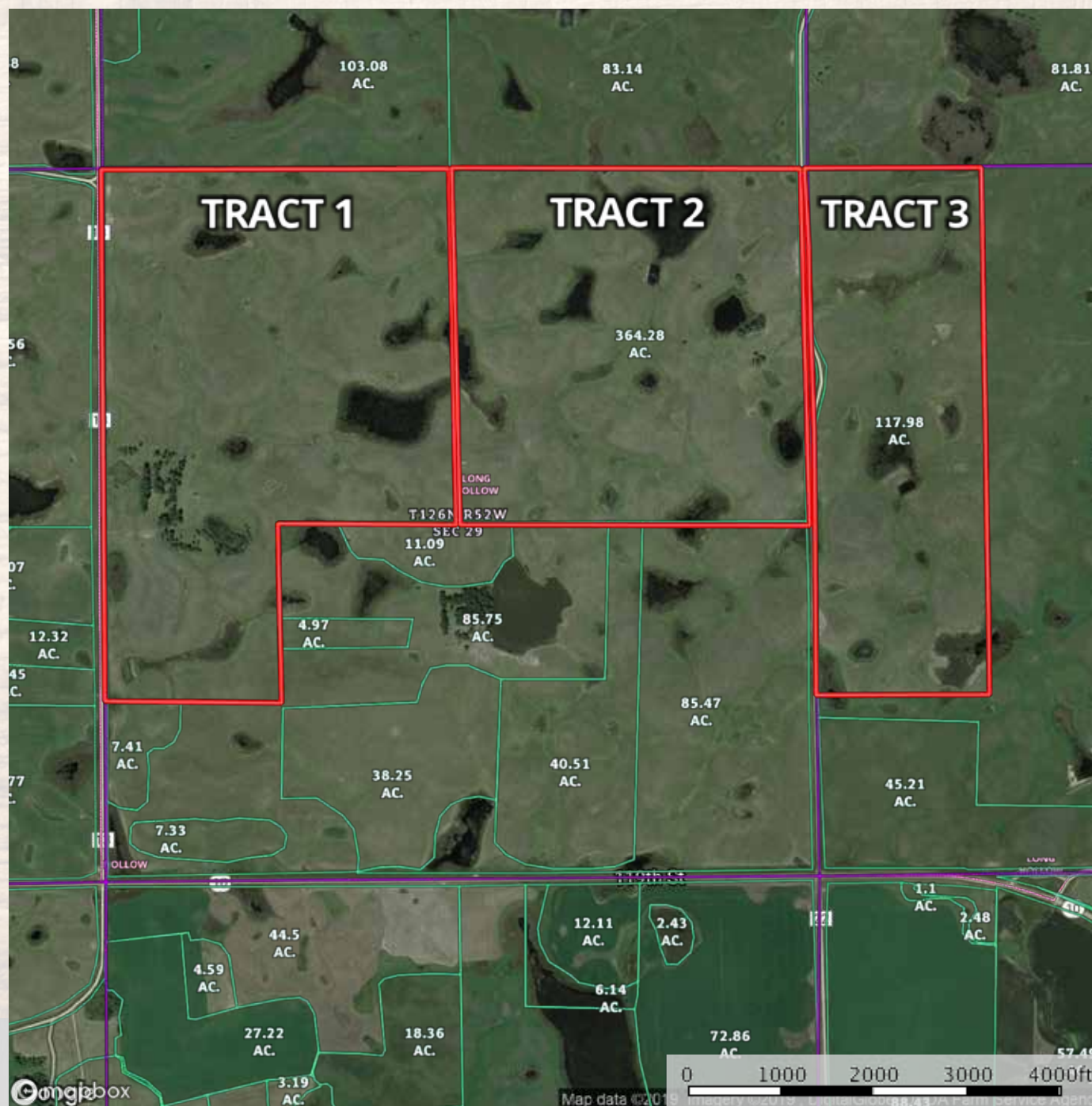




LOCATION

Directions: From Sisseton: Head east on SD Hwy 10 for 7 miles, turn right on 451st Ave and head north for 0.5 miles, land will be on west side of road; continue north for 0.3 miles and land will be on east and west side of road.

From Lake City: Head east on 122nd St. for 4.6 miles, continue on BIA Rd 3 for 4.9 miles, turn right and go east on SD Hwy 10 for 3.8 miles, turn left on 451st Ave and head north for 0.5 miles, land will be on west side of road; continue north for 0.3 miles and land will be on east and west side of road.





TRACTS

TRACT 1

Acres: 200+/- | **Estimated Taxes:** \$417.43

Legal: NW1/4 and NW1/4 SW1/4 Sec 29-126N-52W Long Hollow Twp. Roberts Co, SD

Prime pasture only minutes west of Sisseton! These 200+/- acres bear many features desirable to ranchers and cattlemen including premiere pasture, mature trees, and bountiful water including 2 wells (status unknown) and a dugout. There is convenient access on the west side of the property, just off 450th Ave. The perimeter of this property is fenced with strong barb wire.

TRACT 2

Acres: 160+/- | **Taxes:** \$333.95

Legal: NE1/4 Sec 29-126N-52W Long Hollow Twp. Roberts Co, SD

Located to the east of Tract 1, this gently rolling pasture has convenient access on the east side of the property off 451st Ave. With an artesian well, a second well (both wells have unknown status), a natural spring, and a dugout, the water is plentiful in this pasture. This pasture has ample native forage for grazing with strong perimeter fences and mature trees.

TRACT 3

Acres: 120+/- | **Estimated Taxes:** \$689.58

Legal: W1/2 NW1/4 & NW1/4 SW1/4 Sec 28-126N-52W Long Hollow Twp. Roberts Co, SD

With 120+/- acres, strong perimeter fences, and convenient access, this pasture is ready to work for you! Just off 451st Ave, this property can be accessed on the west side. Water is offered by a dugout and potholes throughout. This property offers rolling hills covered in grass and well-built perimeter fences.





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AdvantageLandCo.com

TERMS

Closing and landlord possession will be on or before September 24th, 2019. Sold subject to a verbal lease for 2019. Property will be free and clear March 1st, 2020. Upon acceptance of the sale by the seller, a nonrefundable earnest money deposit equal to 10% of the sale price due at the conclusion of the auction. If buyer is not immediately available at the conclusion of the auction, the purchase agreement and 10% 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. All of the 2018 RE taxes due and payable in 2019 will be the responsibility of the seller. All of the 2019 RE taxes due and payable in 2020 will be the responsibility of the seller. Information contained herein is deemed to be correct but is not guaranteed. 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. A survey will not be provided and will be the purchasers responsibility if needed or requested. FSA yields, bases, payments and other information is estimated and not guaranteed and is subject to County Committee Approval. Sold subject to existing easements, restrictions, reservations or highways of record, if any, as well as any or all Roberts 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. Said property is sold as is. This is a cash sale. This sale is subject to a 5% buyer premium. This sale is subject to seller confirmation. Not responsible for accidents.



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LAND BROKERS

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