

AUCTION: FRIDAY, SEPTEMBER 8, 2023

SALE TIME: 10:00 AM

AUCTIONEERS' NOTES:

Attention acreage, agricultural and horse enthusiasts. Here is a remarkable opportunity to obtain and invest in a buildable site with adjoining row crop acres that is ideal for county living, horses, or other suitable livestock. Immediately following the real estate auction is an outstanding offering of personal property that is suitable for horses, livestock and acreage owners. Lunch will be served, be on time!

REAL ESTATE:

This versatile land and building site property offers an ideal 11 +/- acre horse and livestock acreage that is located on a paved road with close access to I29. The property is highlighted by an 86x120 horse barn with a sand riding arena. The horse barn also has 11 7x11' & 15x11' stalls, a tack room, and additional feed & storage areas. The property also has a 40x60 horse shed with an attached barn and lean to offering 7x12 stalls and additional storage, a 22x24 utility shed, and a 12x40 livestock loafing shed. The property also has continuous and barbed fencing around 8 outdoor grazing and holding pens, mature trees, rural water and electricity. This property offers accommodations that allow you to cultivate your acreage, livestock or equestrian dreams! Accompanying the site is ag land that features 28.70 +/- prime tillable acres with a high soil rating of 86, featuring Vienna-Brookings Complex soils. The land has a gentle laying topography and is nested directly west of the building site. The combination of the building site and land provides a rare opportunity for potential acreage, horse, livestock & row crop utilization all in one parcel. This property meets the zoning criteria to build a house on. Auction held on site, live & online bidding available.

LEGAL DESCRIPTION:

18157 468th Ave., Lots 1, 2 & 3, Reynolds Addn., N 1/2 of SE 1/4, Sec. 20, Havana Twp., Deuel Co., SD



PERSONAL PROPERTY – SADDLES, BUGGY, HORSE TACK, GATES, PRIEFER PANELS, FEEDERS
HORSE EQUIPMENT PERSONAL PROPERTY AUCTION TO IMMEDIATELY FOLLOW THE REAL ESTATE

SADDLES – TACK – FEEDERS – BUGGY:

Antique Henney Horse Buggy; 8 Horse Saddles, 13, 14, 15"; Horse Roping Supplies; Horse Blankets; Sheets; Saddle Racks; Horse Leads; Spurs; Horseshoe Cleaners; Horseshoes; Full Halters; Yearling Halters; Hanging Feeders; Round Feeder; Saddle Accessories; Horse Neck Covers; Bridles, Shoeing Stacks; Common Sense Mfg. Single Bale Feeder; Misc. Halters; Brushes, Bits; Whips; Bale Nets; Roping Dummy; Stach-N- Store Feeder; Rakes/Shovels/Scoops; Wheelbarrows; Fan; Stools; Pump; Lights; Buckboard: And Much More!

FENCING – GATES & PANNELS – TOOLS – ACREAGE ITEMS:

Fencing Gates; Priefert Panels; Water & Feeder Tubs; Ladders; Round Bale Feeders; Small Gates; Square Bale Conveyor; Woods 3Pt Brush Mower; JD Trailing Brush Mower; JD Seeder 8x27 Gulf Stream Camper (No Wheels); Fencing Items; Electric Fencers; Table Saw; Twine; Insulators; Hoses; Misc. Tools; JD Seeder; Tool Boxes; Cables; Welder; Dog Kennel; Fuel Cans; Hoses; Picnic Table; Hand Tools; Small Acreage Tools & Items; Small Tubs; Tanks; Buckets; Blades; Many Misc. Items, Be On Time!!!

**The personal property lineup offers a fine selection of horse, livestock, and acreage related items.*



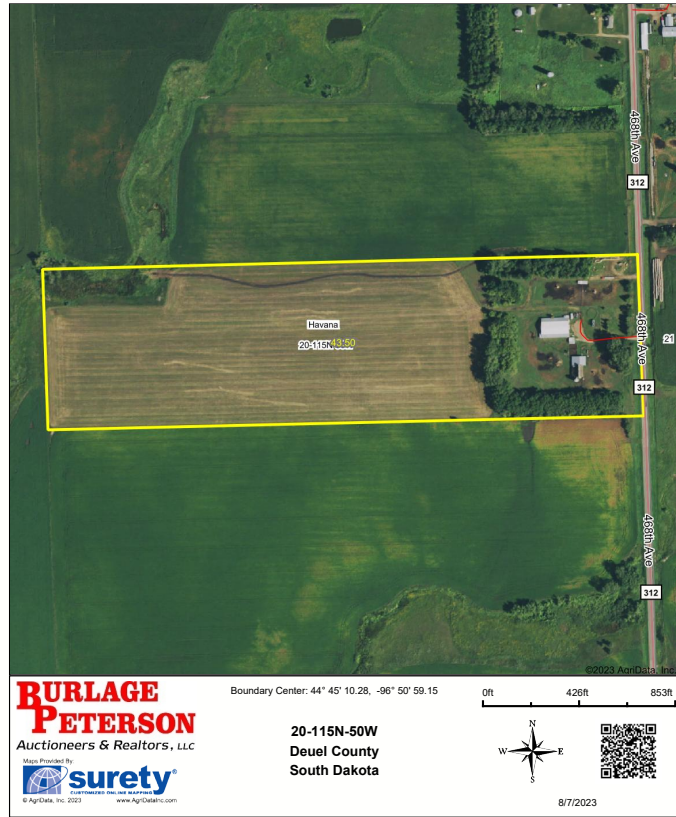
MAKE PLANS TO ATTEND THIS AUCTION AND COME PREPARED TO BUY.

FOR ADDITIONAL INFORMATION & TERMS, VISIT WWW.BURLAGEPETERSON.COM OR WWW.SUTTONAUCTION.COM

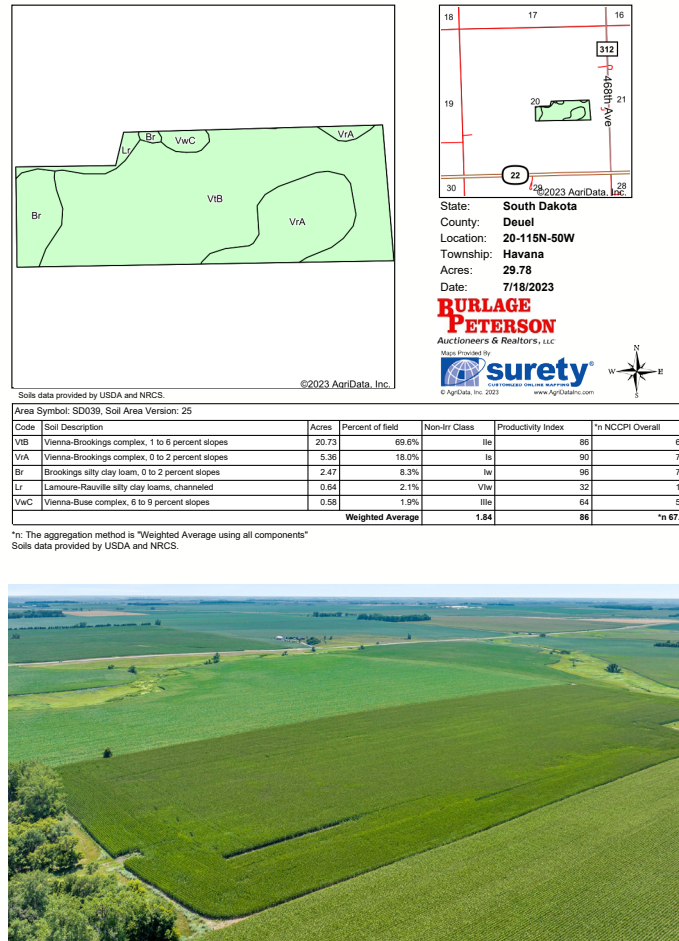
43.14 +/- ACRE LAND & BUILDING SITE AUCTION

43.14 +/- ACRE LAND & BUILDING SITE AUCTION

AERIAL MAP



SOIL MAP



TERMS

5% non-refundable earnest money deposit due day of sale, balance due on or before October 13th, 2023. Title Insurance and Closing Fee split 50/50 between buyer and seller. Property sold as is, where is without warranties or contingencies, and subject to existing easements, restrictions, and subject to confirmation of owners. Information and statements contained herein are believed to be accurate but not guaranteed. Descriptions made believed accurate but not guaranteed. Utilities are as is, where is. New buyers will be responsible for any hookups or additional lines needed for any future uses or practices. Fences do not represent the true and accurate boundary lines. New fencing or modifications will be the responsibility of the new buyer, per SD statutes. The gulfstream camper may be included with the real estate if it does not sell on the personal property sale. Property and improvement dimensions are per Deuel County registries. The buyers are responsible to conduct their own due diligence and understand that they are purchasing a property in a country setting. Burlage Peterson represents the sellers in this transaction.

18157 468th Ave., Clear Lake SD; Havana Twp, Deuel Co., SD
Horse Barns – Acreage – Land & Personal Property
Live Auction On-Site with Online Bidding Available



Building Acreage Site w/ Horse Barns, Fences, and Adjoining Row Crop Acres!
Located on a paved road 2.5 miles off Interstate 29, within close proximity to Clear Lake, Watertown & Brookings!

We will offer at auction this land & building site located at 18157 468th Ave., Clear Lake SD.
Or from Interstate 29 Exit 164 (Clear Lake & Castlewood), 2 miles east on Hwy 22 then 1/2 mile north on 468th Ave.

FRIDAY, SEPTEMBER 8, 2023
SALE TIME: 10:00 AM

LAND BROKERS - AUCTIONEERS - REALTORS - FARM MANAGERS

KELLY & LAURA SIEH TRUST; KELLY SIEH TRUSTEE - OWNER

Burlage Peterson Auctioneers & Realtors, LLC
 317 4th St, Brookings, SD
 605-692-7102

office@burlagepeterson.com www.burlagepeterson.com

BROKERAGE FIRM, AUCTIONEERS & REALTORS
 Burlage Peterson Auctioneers & Realtors, LLC
 Office@burlagepeterson.com or 605-692-7102
 Chuck Sutton Auctioneer & Land Broker, LLC
 Office@suttonauction.com or 605-336-6315

BURLAGE PETERSON
 Auctioneers & Realtors, LLC.