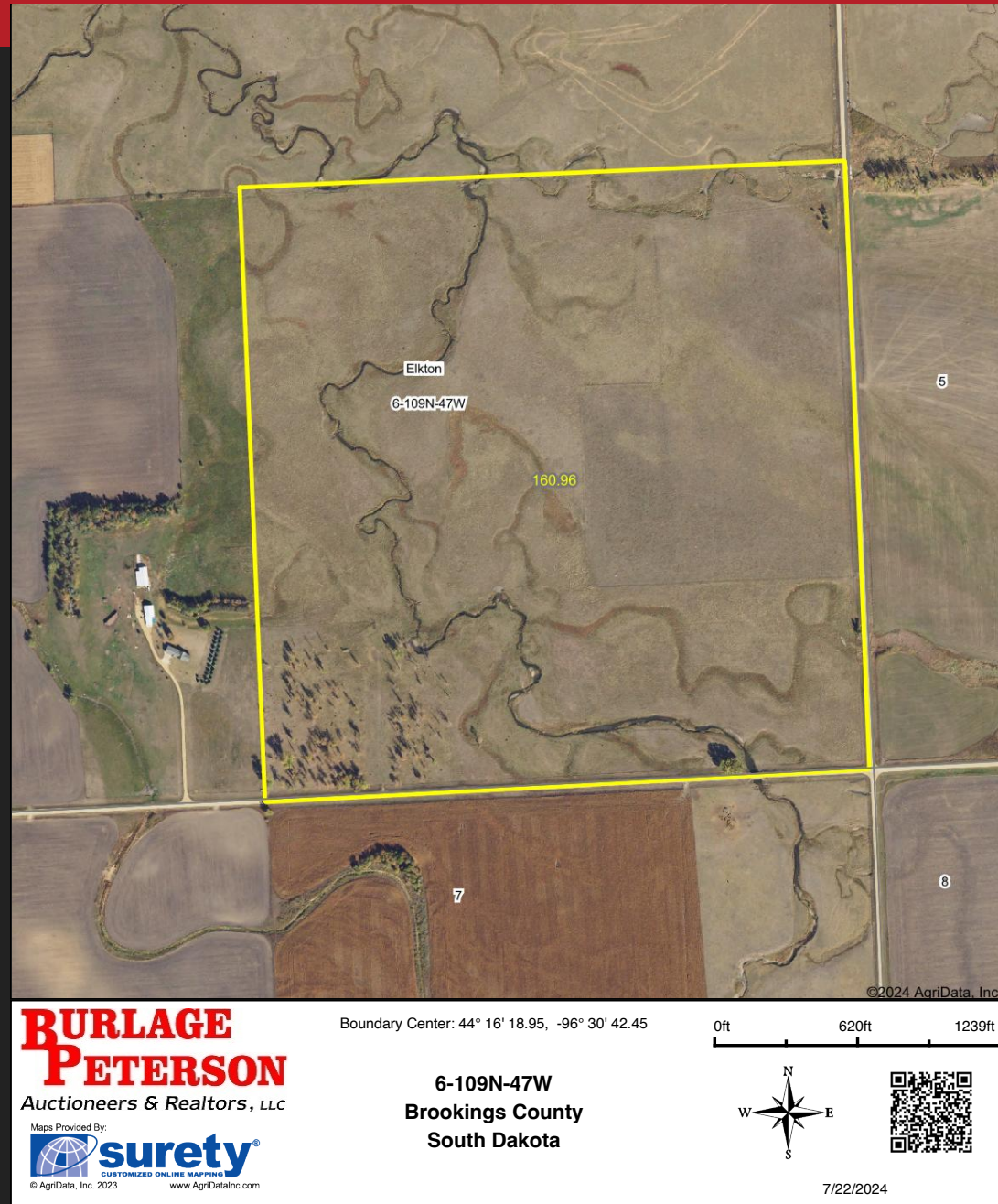


160 +/- ACRE PASTURE LAND AUCTION

160 +/- ACRE PASTURE LAND AUCTION



QUALITY NATIVE PASTURE AUCTION, ELKTON TWP., BROOKINGS CO., SD

AS WE ARE CONDUCTING AN EXCHANGE, WE WILL OFFER THIS QUALITY PASTURE GRASSLAND FARM AT PUBLIC AUCTION;
LOCATED FROM ELKTON, 2 MILES NORTH ON HWY. 13 & 1 MILE WEST OF SKYVIEW JUNCTION ON 215TH ST. WATCH FOR SIGNS ON:

THURSDAY, AUGUST 22ND, 2024 • SALE TIME: 10:00 A.M.

LESLIE L. & DEBRA A. BURLAGE LIVING TRUST — OWNER

For sale terms & add. Info., visit our website at www.burlagepeterson.com. DON'T MISS THIS SALE!

LESLIE L. & DEBRA A. BURLAGE LIVING TRUST — OWNER

**BURLAGE
PETERSON**
Auctioneers & Realtors, LLC.



605-692-7102
317 4TH ST
BROOKINGS, SD 57006
BURLAGEPETERSON.COM

**BURLAGE
PETERSON**
Auctioneers & Realtors, LLC.

LAND BROKERAGE FIRM & AUCTIONEERS
BURLAGE PETERSON AUCTIONEERS & REALTORS, LLC
LAND BROKERS - AUCTIONEERS - REALTORS - FARM MANAGERS
OFFICE@BURLAGEPETERSON.COM OR 605-692-7102
317 4TH ST., BROOKINGS SD, 57006

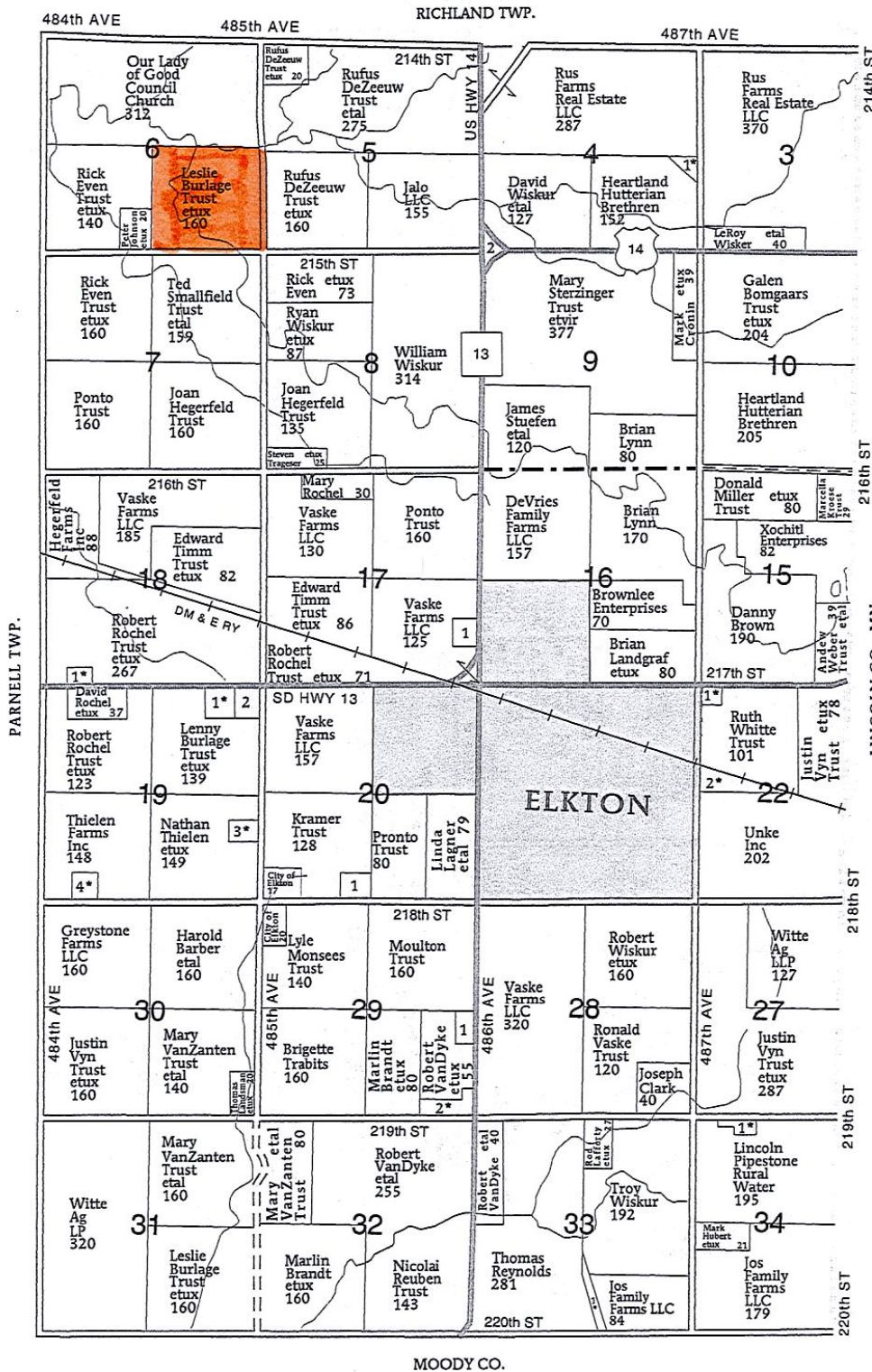
AUCTIONEERS' NOTE

TERMS

This auction presents an opportunity to purchase a quality pasture grassland farm that has lush native grasses, new fencing, natural water, and gated access on the south and east. Possession available when the cattle are removed. The sale will be held live at the farm, with online bidding available during the sale.

This grassland pasture farm offers a well cared for, full quarter of grass with approximately 157.58 +/- fenced in acres utilized for grazing. The farm recently has had a new five wire barbed fence, and has lush grasses and a natural water source from North Creek. The farm also has mature trees in the SW corner, is within close proximity to highway's 14, 13 and 324, and only 2.5 miles from the SD/MN border. This farm does not have a grassland or wetland easement, and has 120.44 +/- native acres with the balance seeded back to grass for grazing in approx. 1995. The grass has been well maintained and routinely sprayed. Don't miss this sale!

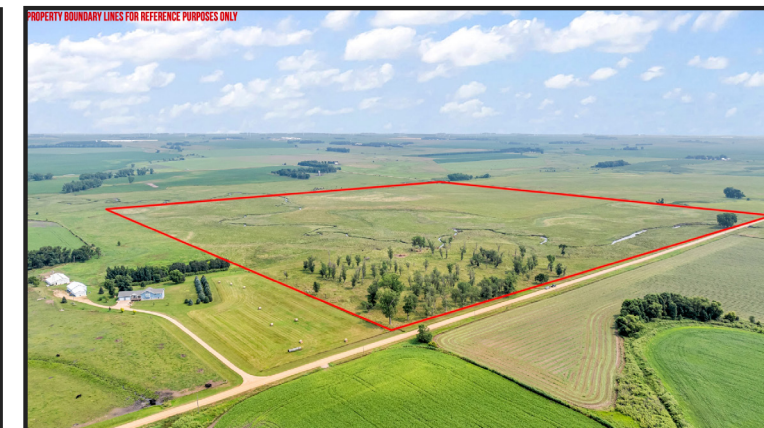
10% non-refundable earnest money deposit due day of sale; balance due on or before September 25th, 2024. Closing fees & title insurance is split 50/50 between buyer & sellers. Possession will be given when the cattle are removed before the end of 2024. The seller will pay the 2024 RE taxes, and the new buyer will pay the 2025 taxes payable in 2026. The farm is sold subject to easements and restrictions, if any, and is sold subject to confirmation of owners. The farm is offered as is, where is, without warranties or guarantees of any kind. Preliminary title will be ordered and provided prior to the sale. Information contained herein and all statements made are believed accurate but not guaranteed. Sellers do not guarantee fences lie on true boundary lines. New fencing, if any, is buyer's responsibility. The auctioneers represent the seller in this transaction. The seller plans to conduct a 1031 exchange, and the buyers may elect to conduct an exchange as well.



DESCRIPTION:

The SE ¼ in Section 6, T-109-N, R-47-W, Elkton Twp., Brookings Co., SD

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



For additional information & terms, contact the Brokerage Firm or visit www.burlagepeterson.com