

99 +/- ACRE LAND AUCTION

*Predominantly Tillable Farm in Troy Twp., Grant Co., SD; North of Kranzburg, SD
Auction Conducted Live, Onsite w/ Online Bidding Available During the Sale*

AUCTIONEERS' NOTE: This auction presents an opportunity to purchase a productive and predominantly tillable row crop farm, located northeast of Watertown, and north of Kranzburg. Don't miss this land opportunity!



We will offer the following farm at public auction, located from Kranzburg on Hwy. 212, 2 miles east on Hwy. 212, then 6 miles north on Hwy 289 (Goodwin Corner), then 1 ½ mile east on 166th St. Watch for signs on:

THURSDAY SEPTEMBER 12, 2024

SALE TIME: 10:00 A.M.

CLARK TRUST; SCOTT CLARK TRUSTEE – OWNER

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

AUCTIONEERS & REALTORS

Burlage Peterson Auctioneers & Realtors, LLC

LAND BROKERS - AUCTIONEERS - REALTORS - FARM MANAGERS

317 4th Street, Brookings, SD

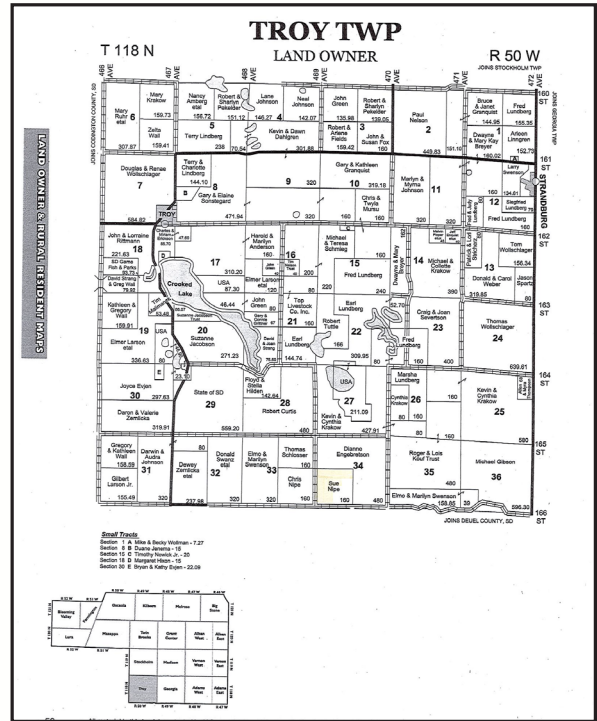
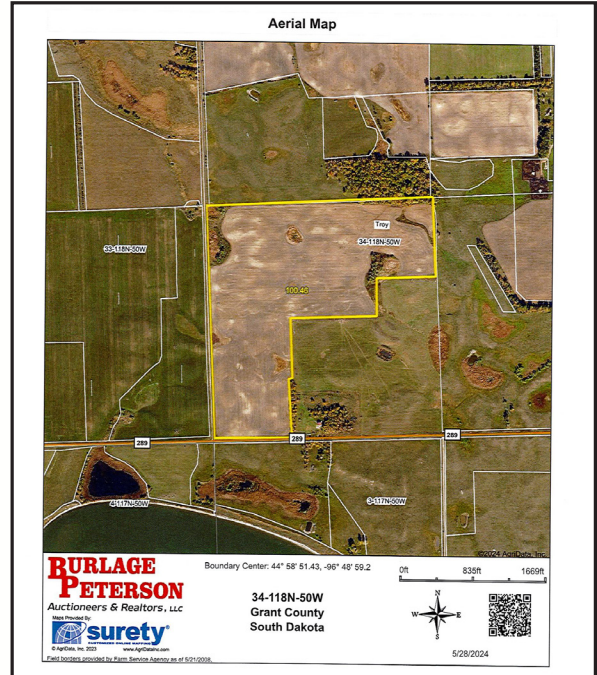
Office@burlagepeterson.com or 605-692-7102

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This predominantly tillable, row crop farm has 94.62 DCP cropland acres with 90 +/- acres annually under cultivation. The farm primarily has class II & III rated soils and feature Barns-Buse-Svea Loam. The total soil rating is 60.1, and the NCCPI rating is 60.4. The farm is under lease through the 2025 crop year and the new buyer will receive the full 2025 rent of \$19,350 as an upfront credit at closing. Possession will be granted November 1st, 2025 or after the crop is removed. The farm is located in a good agricultural area, within close proximity to many communities and major highways. This farm will make for a nice addition to your farming or investor portfolio!

LEGAL DESCRIPTION: 99 +/- Acres in SW ¼ Exc. Lots 1 & 2, Sec. 34, T-118-N, R-50-W, Troy Twp., Grant Co., SD

TERMS: 10% non-refundable earnest money deposit due day of sale; balance due on or before November 1st, 2024. Closing fees split 50/50 between buyer & sellers. The buyer will receive the full 2025 rent payment as a credit at closing. The seller will pay the 2024 taxes, the buyers will be responsible for the 2025 taxes payable in 2026. This property 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. The land will be sold as one unit per recorded deeded acres. Information contained herein and all statements made are believed accurate but not guaranteed. Sellers do not guarantee fences lie on the true boundaries. New fencing, if any, is the buyer's responsibility. The farm has a Wetland Management Easement. The auctioneers and land brokerage firm represent the seller in this transaction. Buyers or sellers may elect to do a 1031 exchange.



For additional information, go to our websites or contact Auctioneers. MAKE PLANS TO ATTEND THIS AUCTION AND COME PREPARED TO BUY!!!

BROKERAGE FIRM & AUCTIONEERS

Burlage Peterson Auctioneers & Realtors, LLC
 Land Brokers - Auctioneers - Realtors - Farm Managers
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