

# 220 +/- ACRE LAND AUCTION

*Grassland Farm, Altamont Twp., Deuel Co., SD*

**AUCTIONEERS' NOTE:** This farm offers the opportunity to purchase a grassland farm that has native grasses for grazing and alfalfa hay. The farm has newer barbed fencing, natural water and good access. The sale will be held live at the farm with online bidding available. Possession granted this fall!



*As the seller is conducting an exchange, we will offer this land at public auction, located from Clear Lake, SD, 6 miles north on Hwy. 15 then 4 miles East on 175th St. & 2 miles South on 480th Ave. Watch for auction signs.*

**THURSDAY AUGUST 29, 2024**

**SALE TIME: 10:00 A.M.**

**LC OLSON, LLP - OWNER**

**BURLAGE  
PETERSON**

*Auctioneers & Realtors, LLC.*

## **AUCTIONEERS & REALTORS**

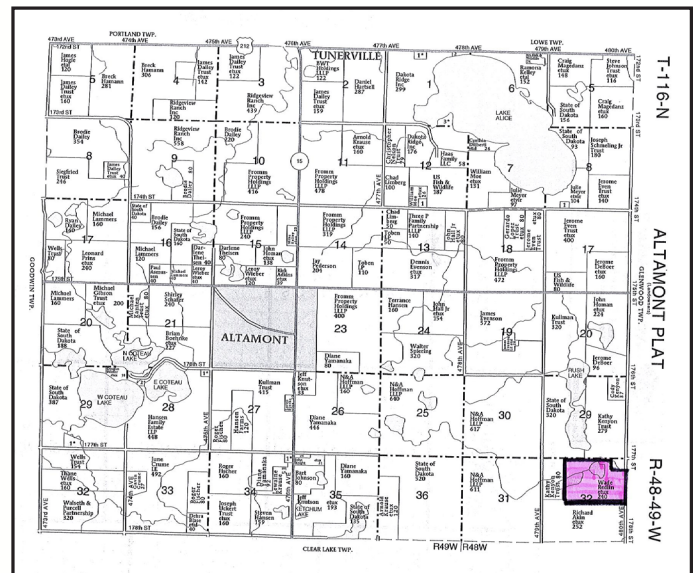
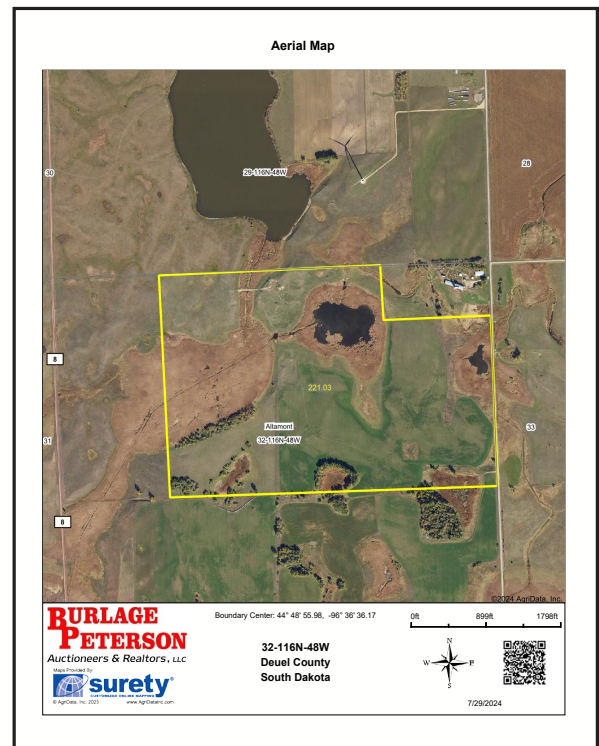
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# THURSDAY, AUGUST 29, 2024 - SALE TIME: 10:00 A.M.

This sale offers a fine grassland farm in Deuel County, that has both good native grass and alfalfa hay. The farm has 123.04 +/- fenced in native grass acres that are utilized for pasture, and 74.76 +/- acres of alfalfa that were seeded in 2020 and have been annually producing approx. 4-6 round bales per acre. The pasture has a good water source with a dug out that is fed from Monighan Creek. The pasture also has a newer barbed wire fence that was recently installed. The alfalfa is annually cut but could be seeded back to grass for pasture if the buyer prefers. This farm has a wind rights lease that produces an annual payment of about \$3,750 from a neighboring tower, and also has a good location near Hwys. 15 & 212, just a few miles NE of Crystal Springs Rodeo. If you have been looking for grass and hay acres, don't miss this sale on an affordable farm!

**LEGAL DESCRIPTION:** The NE ¼ Exc. Acreage & E ½ of NW ¼, Sec. 32, T-116-N, R-48-W, Altamont Twp., Deuel Co., SD

**TERMS:** 10% non-refundable earnest money deposit due day of sale with balance due on or before October 1st, 2024. Closing fees and title insurance split 50/50 between buyers and sellers. Buyers or sellers may elect to conduct an exchange. The new buyer will receive the possession this fall after both the cattle and the 3rd cutting of alfalfa are removed. The new buyer will begin receiving all wind payments starting in 2025, through Southern Power Company. There is a grass & hay easement on the farm managed through the US Fish & Wildlife Service, Madison Office. Prospective buyers are encouraged to call the Madison Office for further information. The sellers will pay the 2024 RE taxes and the new buyers will pay the 2025 taxes payable in 2026. Current taxes are approximately \$3.37 per acre. This property is sold subject to easements and restrictions, if any, reservations and/or highways of record, and sold as is, where is without warranties, guarantees or contingencies of any kind, and subject to owners confirmation. Information contained herein and all statements made are believed accurate but not guaranteed. The sellers do not warranty or guarantee existing fences lie on the true boundary lines. New fencing, if any, will be the buyer's responsibility. Buyers are responsible to conduct their due diligence. Announcements made day of the sale take precedence over written materials. The auctioneers represent the seller in this transaction. Buyers or sellers may elect to conduct a 1031 exchange.



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

## LAND BROKERAGE FIRM & AUCTIONEERS

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