

237 +/- ACRE LAND AUCTION

**TWO ADJOINING FARMS IN ADAMS W. TWP., GRANT CO. SD LAND
INSIDE ALL TILLABLE 120 ACRE FARM & INSIDE 117 ACRE CROP & CRP FARM ON A PAVED ROAD!**

AUCTIONEERS' NOTE: Here is an outstanding land offering, providing the opportunity to purchase up to 237 +/- acres of highly productive, Grant Co. Land. The land offers a nearly all tillable, inside farm with an adjoining inside tillable, recreational & conservation farm. The land will be offered in two adjoining tracts, and both tracts are located on a paved road. Possession available for the upcoming crop year! No buyer's premium. The sale will be held live at the farm with online bidding available during the sale. Contact the auctioneers & brokers, and don't miss this sale and excellent opportunity!



As our family has decided to sell the following land, we will offer this outstanding opportunity at public auction. From Reville, ½ mile east on 163rd St. & 1 ½ mile north on 482nd Ave. Watch for signs on:

**FRIDAY NOVEMBER 1, 2024
SALE TIME: 10:00 A.M.**

**SAF PROPERTIES, LLC; MICHELE M. LOHR LIV. TRUST;
WILLIAM R. LOHR & SUSAN E. LOHR – OWNERS**

**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
Sutton Auctioneers & Land Brokers, LLC
Office@suttonauction.com or 605-336-6315

FRIDAY, NOVEMBER 1, 2024 - SALE TIME: 10:00 A.M.

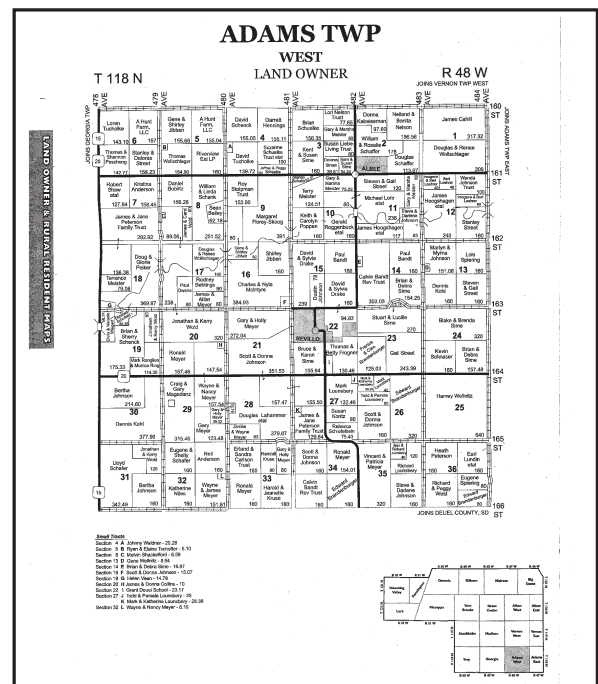
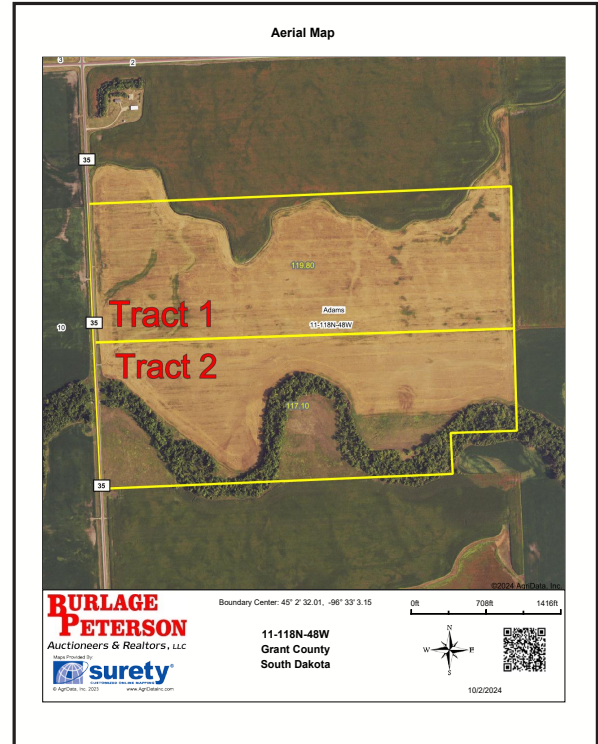
TRACT 1 - 120 +/- ACRES: This nearly all tillable, inside corn and soybean farm presents 112 +/- cropland acres, per the FSA office, and has corn and soybeans planted for this crop year. The farm has a gentle laying topography and is predominantly comprised of Class I, II & III soils featuring Peever, Cavour & LaDelle loam, with a total soil rating of 69.2. The farm has hwy. frontage and joins Tract 2. Possession available for the upcoming crop year, and this productive row crop farm would make for an excellent addition to your land portfolio.

LEGAL DESCRIPTION: 120 +/- Acres in the N 1/2 of Sec 11, T-118-N, R-48-W, Adams W. Twp., Grant Co., SD

TRACT 2 - 117 +/- ACRES: This excellent row crop & recreational farm has 62.05 cropland acres planted to corn this year, and 24 acres enrolled in CRP that produces \$2,918 annually and goes to the end of 2025. The balance of the farm made up of mature trees providing shelter and scenery, & South Fork Bank Creek running through the trees. The farm predominantly features Class I & II soils & LaDelle & Peever loam, with a total soil rating of 70.3, and a rating of 80.6 on the crop acres. The farm has hwy. frontage & joins Tract 1. Possession available for the upcoming year, and this farm would make for an excellent and hard to find row crop and recreational type property.

LEGAL DESCRIPTION: 117 +/- Acres in the S 1/2 of Sec 11, T-118-N, R-48-W, Adams W. Twp., Grant Co., SD

TERMS: 10% non-refundable earnest money deposit due day of sale with balance due on or before December 5th, 2024. Title insurance and closing fees split 50/50 between buyer & seller. Both tracts free for possession for the 2025 crop year. The sellers will pay the 2024 RE taxes and the new buyers will be responsible for the 2025 taxes. The new buyer(s) will begin receiving all CRP payments starting in 2025. The sellers and agents do not make any claims for boundary lines or total acres. Fences are not guaranteed to be accurate boundary line representations. Any new fencing will be the responsibility of the new buyers. Buyers are responsible to conduct their own due diligence for future use and practices. Listed cropland & CRP acres are per the FSA office. The farms are sold subject to easements and restrictions, if any, and sold subject to owners confirmation on the day of the sale. The sellers hold the right to accept or reject any bids during the sale. The sellers do not provide any guarantees, warranties or contingencies. Information provided and statements made are believed accurate but not guaranteed, and statements made day of sale take precedence over previous written material. Buyers or sellers may elect to conduct a 1031 exchange. The brokerage firm & auctioneers represent the sellers in this transaction.



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

Burlage Peterson Auctioneers & Realtors, LLC
 Land Brokers - Auctioneers - Realtors - Farm Managers
Office@burlagepeterson.com or 605-692-7102