

40 +/- ACRE LAND AUCTION

**30 +/- PASTURE ACRES W/ 8 +/- TILLABLE ACRES, LOCATED ON SD HWY. 30
3 ½ Miles East of I-90, White Exit 140, & 2 Miles West of White. Afton Twp., Brookings Co., SD**



As will offer this outstanding land parcel/buildable site at public auction; located from Brookings, 8 miles north on Interstate 29 to White Exit & 3 ½ miles east on Hwy. 30. Or from White, 2 miles west on Hwy. 30.

**THURSDAY MARCH 6, 2025
SALE TIME: 10:00 A.M.**

RANDY & PATRICIA NOVAK - OWNERS

**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
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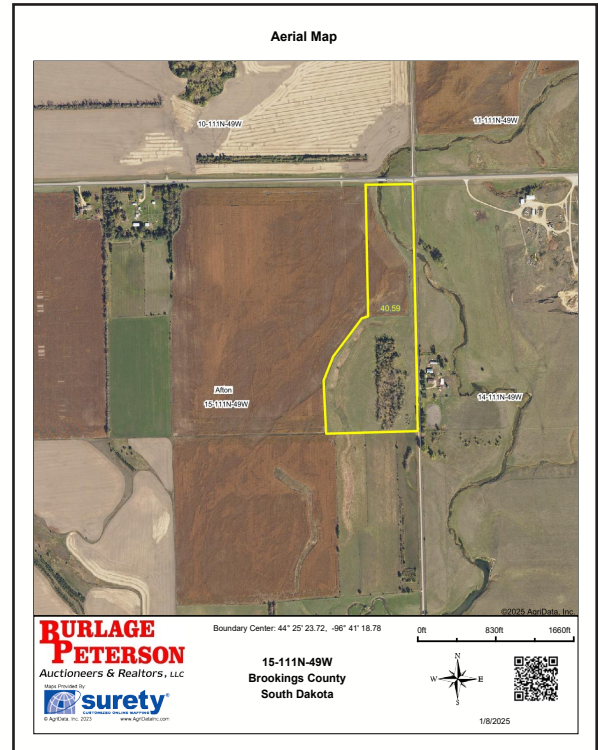
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AUCTIONEERS' NOTES:

This auction presents an opportunity to purchase a 40 +/- acre parcel that is located on a highway and is primarily made up of pasture grass with mature trees. This land presents the opportunity for a small grassland parcel that would also be suitable for a buildable site too! The sale will be held live at the farm w/ online bidding available during the sale.

Don't miss this 40 +/- acre land sale located on an oil road and with side gravel road access too. The land is within a few miles of Interstate 29, White exit, and about 10 minutes from Brookings. The land has a gentle rolling topography and features 30 +/- grassland acres and 8 +/- tillable acres. The land also has a flowing natural water source on the north end, and many mature trees on the south end. The pasture acres are leased for 2025 with the new buyer receiving the rent credit at closing of \$3,000. Possession for the grass will be granted when the livestock are removed in the fall. The tillable acres are free for possession at closing and could be owner utilized or leased out too. This land has something for everyone and is a rare opportunity on an oil road for a buildable grassland site with mature trees & a creek!

LEGAL DESCRIPTION: 40 +/- Acres in NE ¼ of Section 15, T-111-N, R-49-W, Afton Twp., Brookings Co., SD



TERMS: 10% non-refundable earnest money deposit due day of sale; balance due on or before April 8th, 2025. Closing fees & title insurance is split 50/50 between buyer & sellers. Possession for the grassland will be given when the cattle are removed in the fall. The new buyer will receive the pasture rent at closing of \$3,000 for the 30 grass acres. The tillable is free for possession at closing, and the previous operator would be willing to continue to rent those 8 acres. 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 the confirmation of owners. The farm is offered as is, without warranties or guarantees of any kind. Preliminary title will be ordered and provided prior to the sale. The 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 the buyer's responsibility. The sellers are providing a new plat. The auctioneers represent the seller in this transaction. Buyers or sellers may elect to conduct a 1031 exchange.



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