

76 +/- ACRE GRASSLAND AUCTION

INSIDE LAYING GRASSLAND AUCTION, DE SMET N. TWP., KINGSBURY CO., SD



*As we have bought a farm closer to home we will offer this farm at public auction, located from De Smet, 3 miles north on Hwy. 25, 1 mile west on 204th St, & ¼ mile north on 431st Ave.
The sale will be held live on:*

THURSDAY, MARCH 13, 2025
SALE TIME: 10:00 A.M.

BRADLEY K. & SUSAN M. KRUMREY REVOCABLE TRUST – OWNER

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

Burlage Peterson Auctioneers & Realtors, LLC
LAND BROKERS - AUCTIONEERS - REALTORS - FARM MANAGERS
317 4th Street, Brookings, SD
Office@burlagepeterson.com or 605-692-7102
Don Larson – 605-695-4210
Larson Auction Service

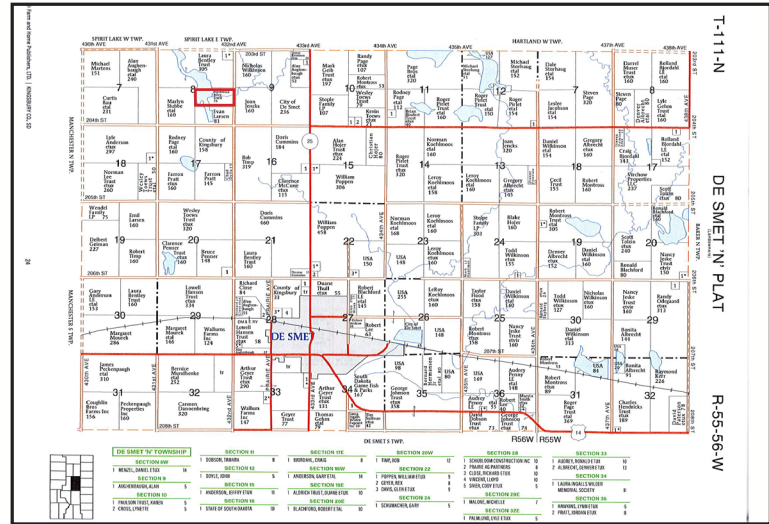
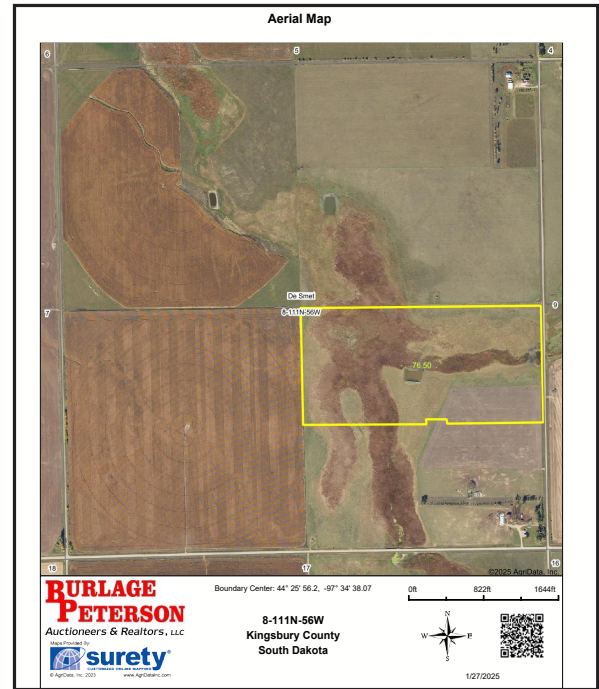
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AUCTIONEERS' NOTES:

This land auction presents an opportunity to purchase a grassland pasture farm that has lush grasses and a stock dam. The land offers nice grassland or recreational opportunities, and the new buyer will receive possession at closing. The sale will be held live at the farm, w/ online bidding available during the sale.

This inside laying 76 +/- acre grassland farm offers a smaller parcel that is well suited for livestock grazing or grassland haying, while also adding recreational elements or opportunities too. The land has a nice location just a mile east of Hwy. 25 and is within close proximity to De Smet. The farm is primarily made up of Marysland Loam, and per the FSA office has 9.08 cropland acres with the balance as native grass. The new buyer will receive possession at closing. Don't miss this sale for a nice, smaller grassland farm and come prepared to buy!

LEGAL DESCRIPTION: 76 +/- Acres in the SE ¼ of Sec. 8, T-111-N, R-56-W, De Smet N Twp., Kingsbury Co., SD



TERMS: 10% non-refundable earnest money deposit due day of sale; balance due on or before April 17th, 2025. Closing fees & title insurance is split 50/50 between buyer & sellers. Possession will be at closing, and the new buyer may receive early access for fencing improvements with permission granted from the seller. The new buyer will be responsible for the 2025 RE 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. The farm has a US Fish & Wildlife wetlands easement. 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 will be the buyer's responsibility. The southern boundary line currently is not fenced. Parties are welcome to conduct a 1031 exchange with this transaction. The auctioneers represent the seller in this transaction.

LAND BROKERAGE FIRM & AUCTIONEERS

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