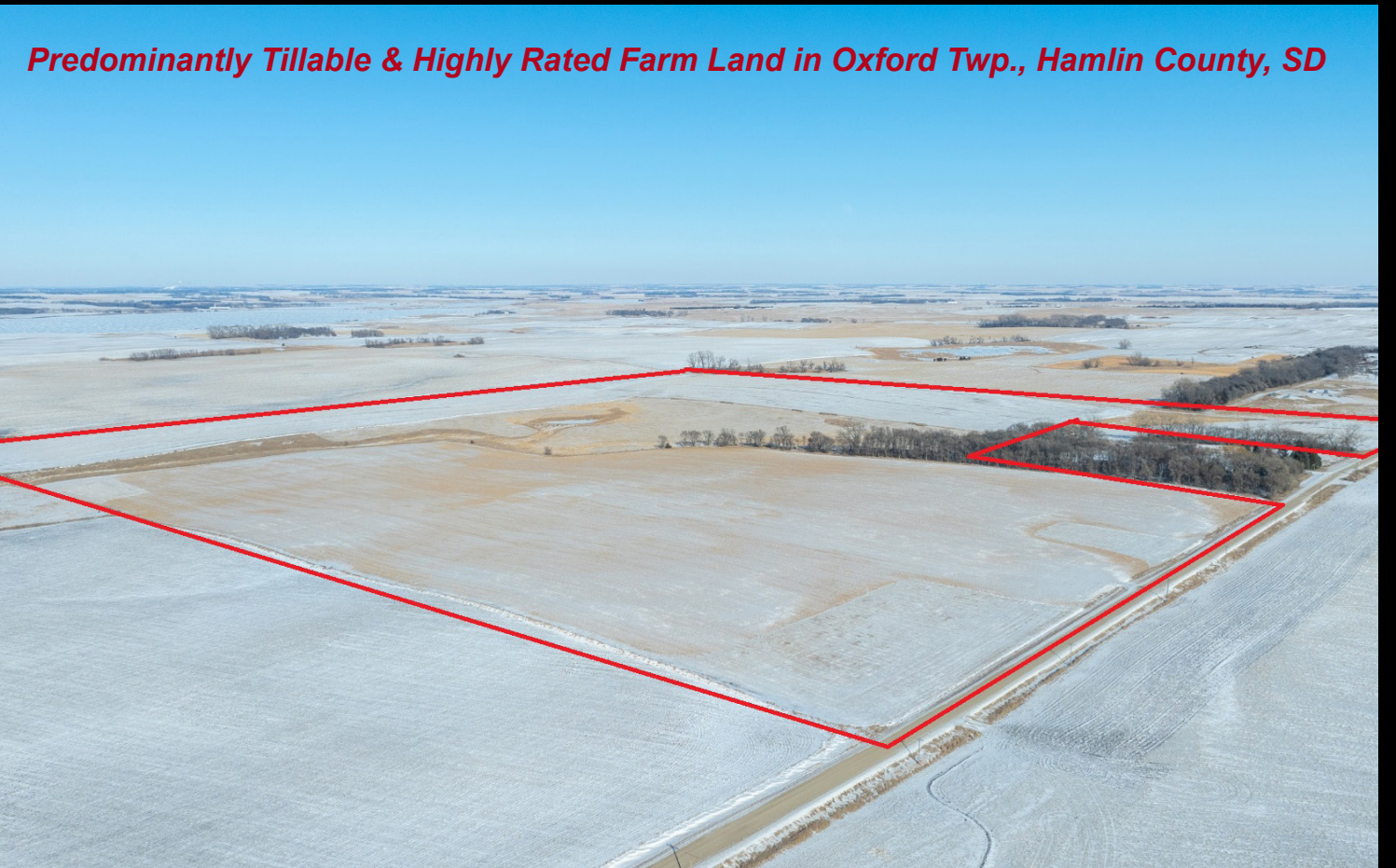


152.68 +/- ACRE LAND AUCTION

148.43 +/- ACRE LAND AUCTION



TERMS: 10% non-refundable earnest money deposit due day of sale; balance due on or before April 25th, 2025. Closing fees split 50/50 between buyer & sellers. The buyer will receive possession for the 2025 crop year, with early access before closing available with permission from the sellers. The sellers will pay the 2024 taxes payable in 2025, and the buyers are 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 and sold by the acre per recorded deeded acres. The 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 buyers are responsible to conduct their own due diligence for current or future uses and practices. Buyers or sellers may elect to do a 1031 exchange. The auctioneers and brokerage firm represent the sellers in this transaction, listed as the Heirs of Helen B. Strohfus, Terry, Daniel, Harvey, Randy Strohfus and Diane Panka.

Located from Watertown, SD, 8 miles south on Hwy. 81, 4 miles west on Hwy. 22 & 1 ½ mile south on 451st Ave. From Castlewood, 4 miles west on Hwy 22 then proceed 4 miles straight west of Kones Korner on 183rd St. Or from Hayti, 5 miles north on 450th Ave. & ½ mile east on 183rd St. Watch for auction signs, held on:

TUESDAY, MARCH 25, 2025
SALE TIME: 10:00 AM

For Sale Terms & Add. Info., visit www.burlagepeterson.com

LAND BROKERS - AUCTIONEERS - REALTORS - FARM MANAGERS

HEIRS OF HELEN B. STROHFUS - OWNER

Burlage Peterson Auctioneers & Realtors, LLC
317 4th St, Brookings, SD
605-692-7102

office@burlagepeterson.com www.burlagepeterson.com

Burlage Peterson Auctioneers & Realtors, LLC
Office@burlagepeterson.com or 605-692-7102
317 4th St., Brookings, SD
www.burlagepeterson.com

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