

LAND AUCTION

324.5 +/- Acres – Brule County (Ola TWP), SD

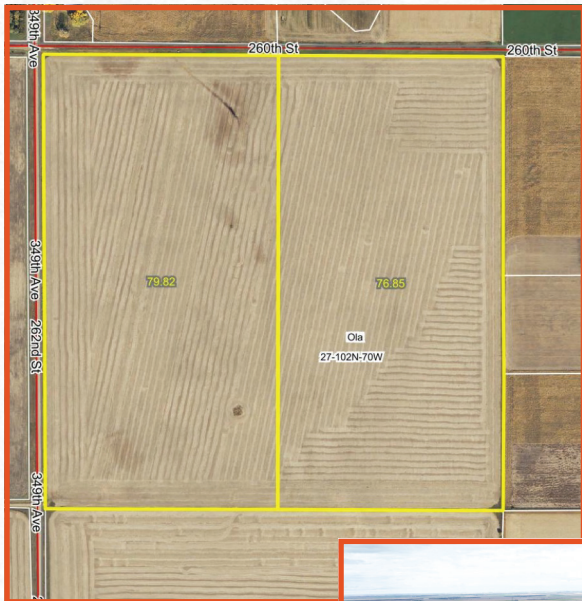
MAY 29, 2024 - 11 AM

AUCTION LOCATION: AmericInn Chamberlain Conference Center, 1981 E King St, Chamberlain, SD

LIVE AUCTION WITH INTERNET BIDDING AVAILABLE ON PLABID.COM!

We are pleased to bring 324.5 acres of Brule County, Ola Township, SD, land to the market at public auction! This auction represents two powerful tracts of agricultural land in an area where land is closely held and rarely offered for sale. From an agricultural standpoint, Tract 1 is likely the highest quality farmland we've ever offered in Brule County. Tract 2 seems a perfect fit for the diversified operator with outstanding cropland, hayland, a fantastic mature shelterbelt and stand-alone rural water! The land is well-located approximately 10 miles south of Pukwana, SD, only 2.5 miles off the highway and bordered by good gravel roads. The property is leased for 2024. Inspect the property on your own - from the roads. Contact our office with any questions. Remember...only at auction!

LEGAL DESCRIPTIONS:



TRACT 1: NW 1/4 of Section 27-T102N-R70W of the 5th PM Brule County, SD. 160 +/- acres. Outstanding, nearly all tillable, easily accessed piece of property that features 156.61 +/- acres under cultivation with the balance in ROW. From a soil rating perspective, Tract 1 is a true powerhouse featuring a productivity index of 86.7! Even better is 99.2% of the tract is ONE soil type...incredible! Bordered by a county gravel road on the west boundary. NOTE: This tract sells with an easement for the Bairey family to access and maintain the small family cemetery in the southwest portion of the quarter. Don't miss out on a true investment grade property! R.E. Taxes: \$2787.04 (2023).



TRACT 2: SE 1/4 (except SE 1/2 acre) Section 28-T102N-R70W of the 5th PM, Brule County, SD. 164.5 acres. This tract features 140.81 +/- acres under cultivation, 11.20 +/- acres of hay and grass waterways/creek, 1.91 +/- acre shelterbelt, and the balance in ROW. This too is an excellent parcel in terms of soil quality with an overall productivity index of 83.8. Located on the east side is an Aurora-Brule rural water pasture tap and tire tank perfect for grazing corn stalks and/or winter feeding! Crop production, crop residue grazing, winter livestock feeding, and wildlife habitat are all possible here! The property is bordered by county gravel roads on the east and south boundaries. NOTE: The 1/2 acre in the southeast corner of the property - directly west of Ola Hall - is not owned by Blain Bairey, therefore is not included in the sale. R.E. Taxes: \$2523.32 (2023).



PROPERTY DIRECTIONS: Pukwana SD I-90 Exit 272, 10 miles south on SD Highway 50, two miles west on 261st St., at the Ola Church and Ola Hall, go one-eighth mile north on 349th Ave to Tract 1 on west side of the road. Continue north on 349th Ave approx. one-quarter mile to Tract 2 on the east side of the road. Signs will designate the property. Inspect the property on your own - from the roads.

Owner: Blain Bairey

TERMS & CONDITIONS:

Cash. No Buyer contingencies of any kind are offered, nor will any be accepted. These include but are not limited to financing, appraisal, and inspections. Potential buyers are expected to have their financial arrangements secured prior to bidding. Buyer and seller will execute a purchase agreement at the conclusion of the auction. Non-refundable deposits in the amount of 15% (Fifteen Percent) of the final selling price shall be tendered by the purchaser at time of purchase agreement execution. The deposit will be held in the trust account at Brule County Abstract/Lyman County Title where it will be held until closing and applied to the respective purchaser's purchase price. Buyers who are unable to close because of insufficient funds will be in default and the earnest money shall be forfeited. Each potential bidder shall be responsible for conducting, at their own risk, independent inspections, inquiries, and due diligence concerning the property. Property will be sold subject to confirmation of the seller. Seller makes no warranty whatsoever about the property and specifically disclaims all warranties of fitness for a particular purpose or any warranty. Property sells in AS-IS condition. Property is being sold by legal description only. Should purchaser elect to have a survey completed, it will be at the expense of the purchaser. In the event of any acreage discrepancy, the final contract price will not be adjusted to reflect any difference between the advertised acres and surveyed acres. Closing date shall be on or before July 8, 2024 at Brule County Abstract, Chamberlain, SD. The closing fee shall be divided equally between the buyer and seller. Possession shall be granted March 1, 2025 - subject to the existing oral lease agreement. Merchantable title shall be conveyed by Warranty Deed. Owners title insurance will be provided with the cost divided equally between buyer and seller. 2023 Real Estate taxes due and payable in 2024 shall be paid by the seller. 2024 taxes shall be split 50/50 between the buyer and seller, based on the 2023 levy. Buyer to receive the second half lease payment from tenant when due in the fall of 2024. Chisum E. Peterson, Broker and Peterson Land & Auction LLC, Brokerage Firm, represents the seller only in this transaction.

Peterson
Land & Auction

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