

**Sale Name:** Cedardale Ranch Land Auction

**LOT 1 - Tract 1 - 478.42 acres**



### Description

SE  $\frac{1}{4}$  of Section 1, SW  $\frac{1}{4}$  of Section 1, E  $\frac{1}{2}$  NW  $\frac{1}{4}$  Except Lot 2 (11.02 ac) of Pearson Addition of Section 1, NE  $\frac{1}{4}$  Except Lot 1 & 2 of Pearson Addition (61.37 +/- acres) of Section 1. All in T101-N-R71W of the 5<sup>th</sup> PM, Brule County, SD. 478.42 +/- acres.

Tract 1 consists of 125.63 +/- acres under cultivation with the remaining 352.79 +/- acres in pasture and ROW. This parcel features an overall productivity index of 36.9. Of note, the cultivated land features a productivity index of 81 – indicating high quality soil! The Parcel is easily accessed on the south and east side of Elm Creek Road. If buyer desires rural water, they will need to make application for rural water service with Aurora-Brule Rural Water.

**R.E. Taxes (Est):** \$3495.06 (2024)

*Note: Our system does not have the capability of a fractional quantity. The acres shown in the quantity are rounded to the nearest whole number. The actual (deeded) total acres and subsequent total dollar amount will be adjusted after the auction and prior to purchase agreement preparation.*

**Quantity:** 479