

Sale Name: Cedardale Ranch Land Auction

LOT 2 - Tract 2 - 432.59 Acres



Description

W ½ NW ¼ of Section 1, NE ¼ of Section 2, NW ¼ of Section 2 all in T101N-R71W and the SW ¼ SW ¼ of Section 35-T102N-R71W of the 5th PM, Brule County, SD. (432.59 +/- Ac).

Tract 2 consists of 62.91 +/- acres under cultivation with the remaining 369.68 +/- acres in pasture and ROW. The overall productivity index for this tract is 24.4, with the cultivated acres featuring a 66 productivity index. This tract is easily accessed on Elm Creek Road on the north and west sides. If the buyer desires rural water, they will need to make application for rural water service with Aurora-Brule Rural Water.

R.E. Taxes (Est): \$2117.17 (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: 433

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