

Sale Name: Cedardale Ranch Land Auction

LOT 3 - Entire Unit - 911.01 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, W $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 1, NE $\frac{1}{4}$ of Section 2, NW $\frac{1}{4}$ of Section 2, All in T101-N-R71W AND SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 35-T102N-R71W of the 5th PM, Brule County, SD. 911.01 acres.

Collectively, these two tracts combine 188.54 +/- acres under cultivation with 722.47 +/- acres in pasture, and ROW. The Cedardale Ranch property is one of the most unique properties we have ever brought to market. Crop land, grazing, hunting and building opportunity potential all in the realm of possibilities! The land will be offered in individual tracts and one combination and will be sold in the manner that generates the most revenue for the seller.

R.E. Taxes (Est): \$5612.23

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: 911



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