

LIVESTOCK & OUTDOORSMEN LAND AUCTION

Thursday, October 14, 2021 10:00 A.M.

Located from Bonesteel, SD approximately 9 Miles West to Sale Site.

Take Highway 18 to 298th Street & Continue to 351st Avenue

238.55 +/- ACRES

TAXES: \$843.92

LEGAL DESCRIPTION: Section 5, Township 95, Range 70 West, Less 3085.1 Feet of North 1150 Feet, Saint Charles Township, Gregory County, SD Sold as 238.55 Acres from Gregory County SD Records.

LAND DESCRIPTION:

This contiguous land is currently all in very good pasture, with spring fed creek, stock dam and spring fed dugout. This pasture has rolling hills with great locations to build your getaway home/cabin with spectacular view. Located about 10 miles from Missouri River and just across the road from Berry Lake (with public access) which has good fishing for Bass and Bluegills and many opportunities for hunting birds and deer.

The rolling couteure of this pasture is very conducive to very good grass for the live stock producer, with multiple water sources!

TERMS OF SALE: This is a cash sale, which means potential buyers must have their financial arrangement secured prior to bidding. There will be no buyer contingencies offered or accepted for financing, inspection, or appraisals. Immediately upon the conclusion of the auction, the successful bidder(s) will be required to sign a Real Estate purchase contract and to deposit with Real Estate Broker/Auctioneer, a nonrefundable earnest money payment of 10% (ten percent) of total purchase price of parcel. The earnest money payment shall be made payable to Mitchell Realty LLC Trust Account. Balance of the purchase price is due in certified funds at closing. Closing shall be on November 11th 2021, with possession on January 1st 2022. Gregory Co Title Company, Burke, SD shall prepare and execute title work and closing. ALL LAND IS BEING SOLD AS TAXABLE ACRES AS PROVIDED BY GREGORY COUNTY SOUTH DAKOTA REGISTER OF DEEDS. PROPERTY IS BEING SOLD BY LEGAL DESCRIPTION ONLY, NO SURVEY PROVIDED BY SELLER OR SELLER'S AGENT. Should a property survey become necessary, it will be at the buyers expense. This parcel(s) will be conveyed by a Trustees Deed. Deed will be free and clear of liens, but subject to easements, reservations, and exceptions of record as well as statutory rights of way and other recorded easements at the time of sale. Owners Title Insurance policy will be provided to the buyer for examination prior to the auction. Cost of Title Insurance and closing fees will be divided equally 50% Buyer and 50% Seller. The cost of any Lenders Policy will be paid by the buyer. All 2021 due in 2022 property taxes shall be paid by the seller, as a credit (said credit shall be estimated using the 2020 due in 2021 taxes) and shall become the responsibility of the buyer to pay when due in 2022 with no adjustment for change in tax amount(s) when due and payable. All subsequent taxes are to be paid by the buyer.

Property information provided was obtained from sources deemed reliable, however, the seller(s), Broker/Auctioneer are not making any guarantees to its accuracy. Potential buyers are encouraged to conduct both on-site and off-site inspection of the property to the extent deemed necessary and rely upon their own pre-auction inspections when bidding. The Auctioneer may accept absentee and/or phone bids from bidders who cannot attend the auction. Bidding remotely does not guarantee anonymity. Winning bidder(s) acknowledge that they are representing themselves or have hired representation using their own financial means to complete the auction sales transaction.

PROPERTY BEING SOLD IS SUBJECT TO SELLER CONFIRMATION OF ACCEPTANCE OF SALE PRICE AND TERMS. SELLER RESERVES THE RIGHT TO REJECT ANY OR ALL BIDS.

Announcements made at the auction take precedence over any printed material or prior representations.

OWNER(S): Edward D. Cahoy, Trustee

**MITCHELL
REALTY L.L.C.**

300 W. Havens • Mitchell, SD
605.995.0999

SALE CONDUCTED BY

BOB JARDING
Real Estate Broker
License #11609
605-770-3613

RALPH E KINER
Real Estate Broker
License #10849
605-999-7000

TYLER SUTTON
Real Estate Broker License #18149
605-280-3284

www.mitchellrealty.net
www.sdauctions.com

