

Midwestern
LAND & AUCTION

Presents

at

FARMLAND PUBLIC AUCTION

Live & Simulcast

An outstanding, all tillable, unimproved 80 Acres in Union County, South Dakota.

Monday, February 7, 2022 @ 11:00 AM

Visit www.midwesternlandandauktion.com or www.iowauctiongroup.com for more information, drone videos, and proxibid bidding info.

AUCTION LOCATION:

Alcester Community Center
307 E. 6th St., Alcester, South Dakota

FARM LOCATION:

From Alcester, SD: 3 miles North on Hwy 11 to gravel 298th St., then one mile West to 478th Ave., then 1/4 mile North to the SW corner of the farm.

AUCTIONEERS' NOTE:

The offering of this excellent farm is an opportunity to purchase an 80 A. tract that you would certainly be proud to own. We look forward to seeing you there!

LEGAL DESCRIPTION:

The North Half of the Southwest Quarter (N1/2 SW1/4) of Section Four (4), Township Ninety-Five (95) North, Range Forty-Nine (49), West of the 5th P.M., Alcester Plat, Union County, South Dakota; containing 80 acres more or less, subject to easements, rights of way and restrictions

GENERAL INFORMATION:

This gently sloping and easy to farm 80 A. has a great location in a strong agricultural area. It has had excellent stewardship and is a top producer with good access. It is nearly all tillable and has an average productivity index of 70.2.

FSA REPORTS :

77.40 cropland acres, 40.50 A. corn base with a PLC yield of 162 bu., and a 36.90 A. soybean base with a PLC yield of 51.0 bu. The crop election choice is ARC Co.

TAX INFORMATION:

The current annual net taxes are \$2,134.28 for 80 taxable acres.

TERMS & CONDITIONS:

The successful bidder(s) shall pay 10% of the total purchase price on the day of the sale and sign a Real Estate Contract that states the entire balance is due and payable when the Seller has furnished Title Insurance indicating merchantable title. The cost of the title, insurance shall be split equally between the Seller and the Buyer(s). The Seller shall pay the real estate taxes prorated to the Buyer's date of possession and all prior taxes if any. Closing of this transaction is estimated to occur March 1, 2022, at which time full possession, absent any leases, will be given. This farm is sold "as is" and any announcements made on the day of the auction take precedence over any previously given information. Prospective buyers may inspect this farm on-site as soil condition allows. Please call the auctioneer, if any questions, @ 712-880-1234.



BIDDING OPTIONS:

OPTION 1: On-site bidding by conventional means. You physically attend the auction as you have normally done in the past.

OPTION 2: You call in at 712-882-2406, prior to 12:00 Noon on Feb. 5, 2022, to get our approval to bid via phone during the auction sale. We will explain this process to you when you call us.

OPTION 3: Absentee bidding is offered on-line. To register: go to www.iowauctiongroup.com, then scroll to the appropriate land auction, then click view catalog. Deadline to register to bid is two days prior to auction. Online bidders must register by 12:00 Noon on Feb 5, 2022.

PLEASE NOTE: If you purchase using Option 2 or 3,

Call us @ 712-882-2406 for wiring instructions.

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Auctioneers ♦ Real Estate Brokers ♦ Appraisers
Since 1939

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Sale Conducted by:

Auctioneer

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712-880-1234

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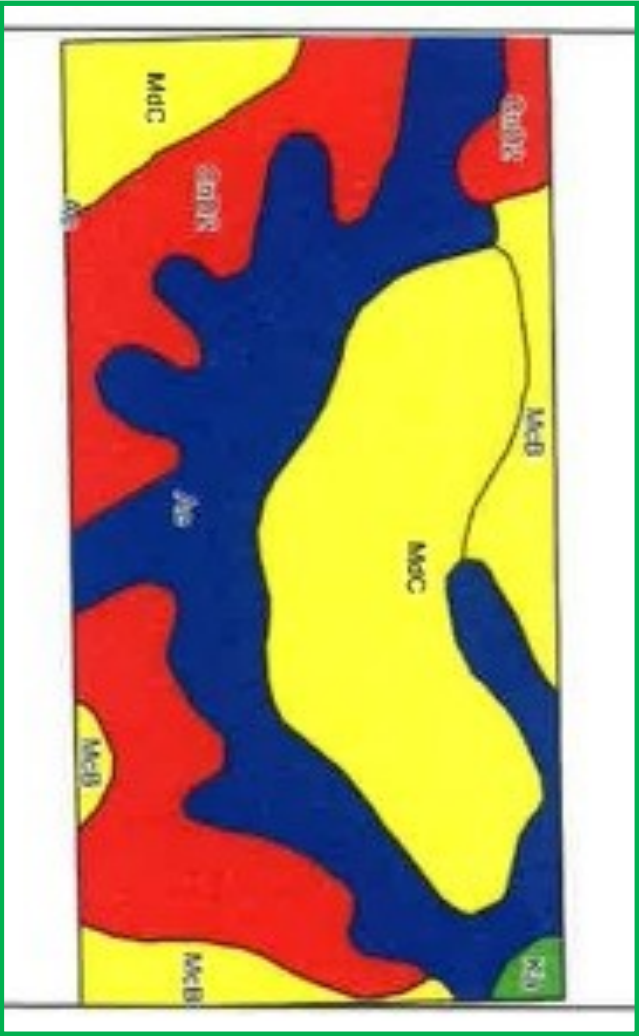
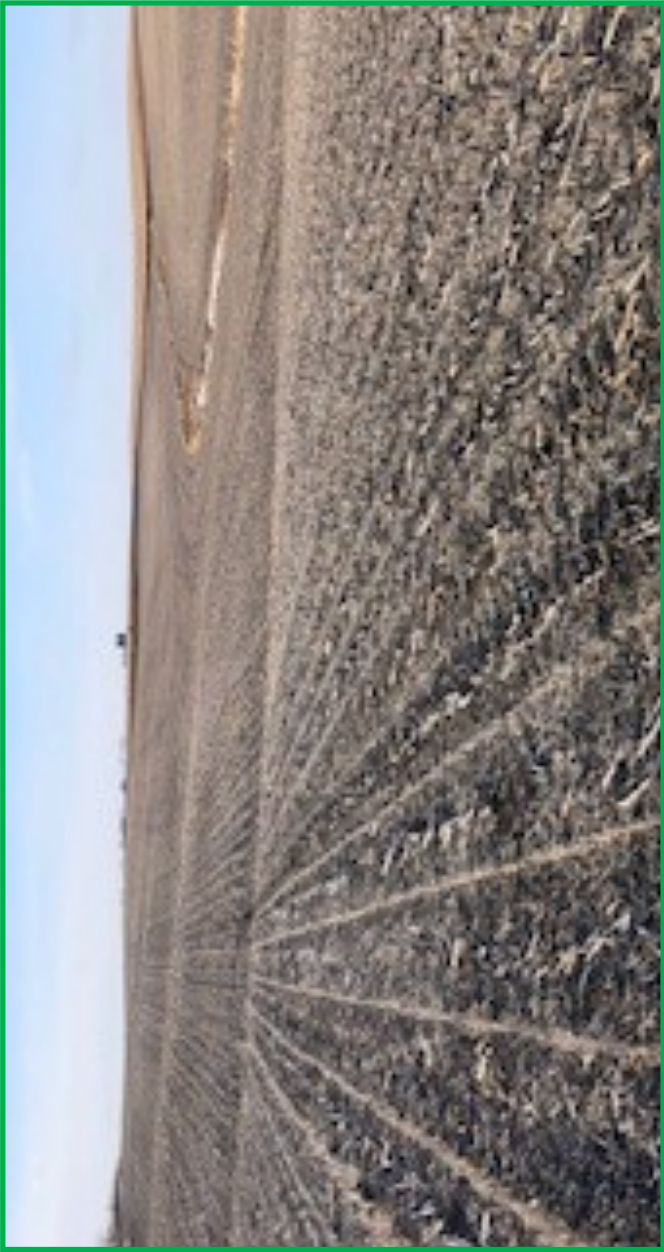
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Iowa Auction Group
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Kevin Cone: 712-299-4258
Denny O'Bryan: 712-261-1316

Wayne T. Spies – Owner

Upcoming Land Auction: February 7, 2022



Phone: 712-882-2406
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