

**312.33 +/- acres McCook County, SD Land
AUCTION**

Monday, May 1, 2017 - 10:30 am

Auction Location: Wieman Auction Facility, 44628 SD HWY 44, Marion SD

Owner: Tyler & Rebecca McGregor

Auctioneer's Note: ...The McGregors are discontinuing their farm operation and it is our pleasure to offer this balanced agricultural property at auction! This property represents a nice opportunity to buy well-located, easily accessed property all in close proximity to each other. Offered in three individual tracts, the property is a nice blend of tillable land and pasture acres and will appeal to many buyers from farmers, livestock producers, investors and outdoor enthusiasts. **Come prepared to buy!** Remember...Only at Auction!

Property Location: I-90 (Salem) Exit # 364 ...Three miles south on Hwy 81, 1/2 mile East on 260th St. I-90 (Canistota) Exit # 368...Three miles south on 445th Ave, Three miles west on 260th St. Signs designate the property and approximate property boundaries are marked with orange ribbon. Inspect the property on your own-from the road-or contact Auction Co. for private showing.

Legal Descriptions:

Tract 1:

Northwest Quarter (NW ¼) of Section Thirty (30), Township One Hundred Two (102) North, Range Fifty-Four (54), West of the 5th P.M., Except the North Seventeen (17) Rods of the East Fifty (50) Rods and Except Tract 2 of McGregor's Addition (7.60 acres), McCook County, South Dakota. 164.8 +/- acres. Tract 1 consists of approximately 92.9 +/- acres of tillable land with the balance in pasture and ROW and features a 62 productivity index. There are no improvements included with this tract.

2017 R.E. Taxes: \$3711.00

Tract 2: The South Eighty Acres (S.80 Acres) of the Southwest Quarter (SW ¼) of Section Nineteen (19), Township One Hundred Two (102) North, Range Fifty-Four (54), West of the 5th P.M., Except Tract 1 of McGregor's Addition (12.47 acres), McCook County, South Dakota. 67.53 +/- acres. This tract consists of 43.11 +/- acres of tillable land, 1.53 acres in CRP (\$269 annual payment-through Sept 2025) along the west boundary, and the remaining 22.89 +/- consist of pasture and ROW. The entire tract features a 63 productivity index. There are no improvements included with this tract.

2017 R.E. Taxes: \$2287.98.

Tract 3:

North Half of the Northeast Quarter (N ½ NE ¼) of Section Twenty-Five (25), Township One Hundred Two (102) North, Range Fifty-Five (55), West of the 5th P.M., McCook County, South Dakota. (80 ac +/-). This tract consists of approximately 58 +/- acres presently farmed with the balance in grass and ROW and features a 57 productivity index. A small dugout is located in the southwest corner of the tract. The property is bordered on the west and south sides by SD Game Fish & Parks Game Production Areas (GPA). 2017 R.E. Taxes: \$1311.88.

Terms: A 15% non-refundable earnest money deposit along with a signed purchase agreement will be required the day of the auction. Buyer shall be granted immediate possession of the property upon signing the purchase agreement and depositing earnest money. The balance of the purchase price will be due in full, certified funds at closing on or before June 8, 2017 at Turner County Title, Parker, SD. The Seller will pay 2016 R.E. taxes due and payable in 2017. Buyer is responsible for subsequent R.E. taxes. Title Insurance and closing service fee will be divided equally between Buyer and Seller. Information on this property was obtained from the McCook County governmental offices, USDA Farm Service Agency and USDA Natural Resources Conservation Service. This information is deemed reliable but is not guaranteed by the Seller or Peterson Land & Auction LLC who is representing the Seller only in this transaction. Property will be sold subject to seller confirmation. No buyer contingencies of any kind are offered nor will any be accepted. Please have financial arrangements secured prior to bidding. The property will be sold in "As-is" condition-No warranty is made as to property boundaries, soil productivity, water supply or environmental hazards. Please inspect the property to the extent deemed necessary and rely on your own judgment when bidding. Do your own research both onsite and offsite. Announcements made day of auction take precedence over printed material or prior representations.

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