

ACREAGE AUCTION



HIGHLIGHTS

- Three acres and a beautiful ranch home
- Located just five miles west of Sioux Falls
- New kitchen in 2017, new windows, and two new composite decks
- Mature trees with park-like atmosphere



3+/- Acres • Minnehaha County, South Dakota

Tuesday, July 31 • 6:30 PM

On Site • 26368 464th Avenue, Hartford, South Dakota

Property Location: Just five miles west from Sioux Falls, South Dakota on Highway 42 then one and one-half miles north on 464th Ave.

Legal Description: The North 565.71' of the South 1,774.71' of the West 231' of the West Half of the SW1/4 of Section 11-101-51, Wall Lake Township in Minnehaha County, South Dakota; consisting of 3± acres.



2017 Taxes: \$2,266.95

Property Description: If you've been looking for that perfect acreage close to Sioux Falls with a great home and beautiful mature trees with a yard like a park - this is it!! This property features an upgraded and very well maintained two-plus bedroom ranch style home with a 23 X 32 double garage and a full, unfinished basement. Upgrades include a new kitchen in 2017, all new windows, two new composite decks, new steel shingles, newer Lennox Heat Pump and more. The 11 X 11 study could be the third bedroom and the unfinished basement is plumbed and awaiting your remodel. This property is impeccably maintained inside and out and includes two outside buildings for tool storage or conversion for horse. This is about as close to heaven on earth as it gets !!



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For additional information, please contact:

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AUCTION TERMS

Taxes: Real estate taxes will be prorated to closing.

Conditions: This sale is subject to all easements, covenants, restrictions of record, and leases. Each Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. All property is sold on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Seller or Farmers National Company.

Possession: Possession will be granted at closing on August 30, 2018 or such other date agreed to by the parties.

Earnest Payment: A 10% earnest money payment is required on the day of the auction. The payment may be in the form of cash, cashier's check, personal check, or company check. All funds will be deposited and held by Farmers National Company in their trust account.

Contract and Title: Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate contract and deposit with Farmers National Company the required earnest payment. The Seller will provide an owner's policy of title insurance in the amount of the contract price. The cost of title insurance will be equally paid by the Seller and Buyer(s). The cost of any escrow closing services will be paid equally by the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on August 30, 2018 or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in cash, guaranteed funds, or by wire transfer at the discretion of Farmers National Company.

Sale Method: The real estate will be offered as one individual tract. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. The real estate will sell in the manner resulting in the highest total price. Bidding increments are solely at the discretion of the Auctioneer. No absentee or telephone bids will be accepted without prior approval of Farmers National Company and Seller. All decisions of the Auctioneer are final.

Approval of Bids: Final sale is subject to the Seller's approval or rejection.

Agency: Farmers National Company and its representatives are acting as Agents of the Seller.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Seller makes any guarantees or warranties as to its accuracy. All potential bidders are urged to inspect the property, its condition, and to rely on their own conclusions. All sketches, dimensions, and acreage figures are approximate or "more or less". Any announcements made auction day by Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Seller reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

Seller: Deane and Darlene Johnson

Location Map

