

TERRACED GRASSLAND
75.46± ACRES UNION COUNTY, SD

UNRESERVED ONLINE LAND AUCTION

BigIron
REALTY

[EXPERTS IN SELLING LAND]

Bid Online
**APR. 27-
MAY 11, 2021**

BIDDING ENDS AT 10 A.M. CST

Get a sale bill, register and bid at
www.bigironrealty.com

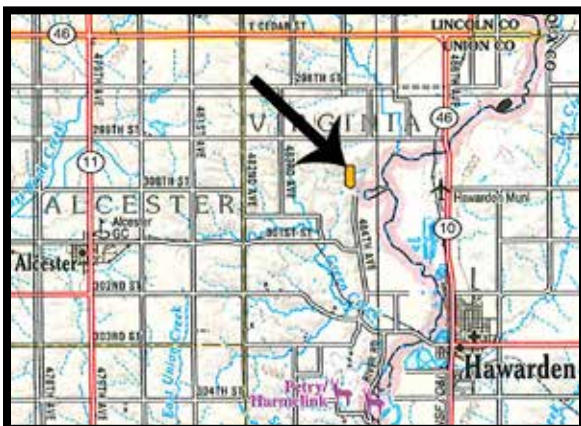
Seller: Farm Credit Services of America

Contact Your Listing Agent

Mike Fujan 605.777.9470

Explore the Property from Above

DRONE TOUR



Information:

The land consists of 75± acres of rolling hill grassland that has been terraced. There is a large stock dam filled with run-off water supplied by the hills on the property and adjoining properties. The land is fenced and has underground power located at the south end. There is approximately 1/8 mile of minimum maintenance road leading to the property entrance. This property has one housing eligibility available.

Location:

The farm is located 5 miles east of Alcester, SD. Go 5 miles east of Alcester, SD, on Hwy 13, then go north 3 miles on 484th Avenue. From Hawarden, IA, go west 1 mile on Hwy 13, turn north onto 484th Avenue and go 3 miles. The property is beyond a wire gate about 1/8 mile.

Legal:

The W ½ of the SW ¼ Section 16-T95N-R48W, less Tract 1 of Robertson-Bruget Add, Union County, SD, containing 75.46± acres.

Taxes: \$831.24

FSA Data:

Visit www.bigironrealty.com for more information.



BIDDING PROCESS

Bidding increments will be \$50/acre. Real Estate Agent reserves the right to adjust bidding increments. The final sale price will be calculated based on total acres times the highest per acre bid. You may place bids on this real estate for 14 days beginning April 27, 2021, and ending May 11, 2021, at 10:00 a.m. This unreserved online land auction features bidding extensions. If a bid is received within five minutes of the scheduled close time, the bidding period is automatically extended to five minutes. Bidding will continue until there is a five-minute period where no bids are placed. NOTE: Do not wait until the day the auction closes to register to bid online. All bidders must be approved to bid, so register at least 24 hours prior to the auction close or call 800-887-8625 for assistance.

TERMS & CONDITIONS

The successful Buyer will be required to enter into a written purchase agreement immediately after the sale with a \$40,000.00 non-refundable down payment to be payable to the closing company. The purchase agreement will be posted to the website before the sale closes out for potential Buyers to review. The earnest deposit can be made by a personal check, company check, or wire transfer. The balance will be due at closing on or before June 11, 2021. Possession will be at closing. Seller will provide marketable title to the Buyer evidenced by title insurance; the title insurance and closing costs are split 50/50 between the Buyer and Seller. The Seller will pay the 2020 real estate taxes, and the Buyer will pay the 2021 real estate taxes. The property will not be sold subject to financing. Bidding increments may be changed at the discretion of the real estate agent. Please have all financial arrangements made prior to the auction. The written purchase agreement, to be signed by the Seller and Buyer after the auction, is the sole and controlling document of this sale and supersedes any and all other terms, whether verbal, written, expressed, or implied, and shall be the sole and controlling document for this real estate transaction. BigIron Realty is working for the Seller.

Attend the Auction
Tuesday, May 11, 2021
9 A.M. CST until bidding ends

**The Bridges at Beresford Golf Course &
Community Center**

601 S 7th Street | Beresford, SD 57004

BigIron Realty representatives will be there to answer questions about the property and assist buyers with bidding online. You do not have to be present to bid online, but you are required to be available by phone.

Information was obtained from sources deemed reliable, but broker makes no guarantees as to accuracy. All prospective buyers are urged to fully inspect property and rely on their own conclusions. Copyright 2021 BigIron Realty. All rights reserved.

For more information on the property, visit

www.bigironrealty.com

THE BIGIRON REALTY ADVANTAGE

QUICK LAND SALES

When you list your property on our unreserved online land auction platform, it is **guaranteed to be sold after six weeks.**

MORE MONEY IN YOUR POCKET
Our unreserved online land auctions consistently **outperform** traditional auctions and listings.

UNMATCHED MARKETING REACH
We market land auction listings to **hundreds of thousands of potential buyers** across the United States using traditional and innovative marketing methods.



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4860 33rd Avenue
Columbus, NE 68601
www.bigironrealty.com



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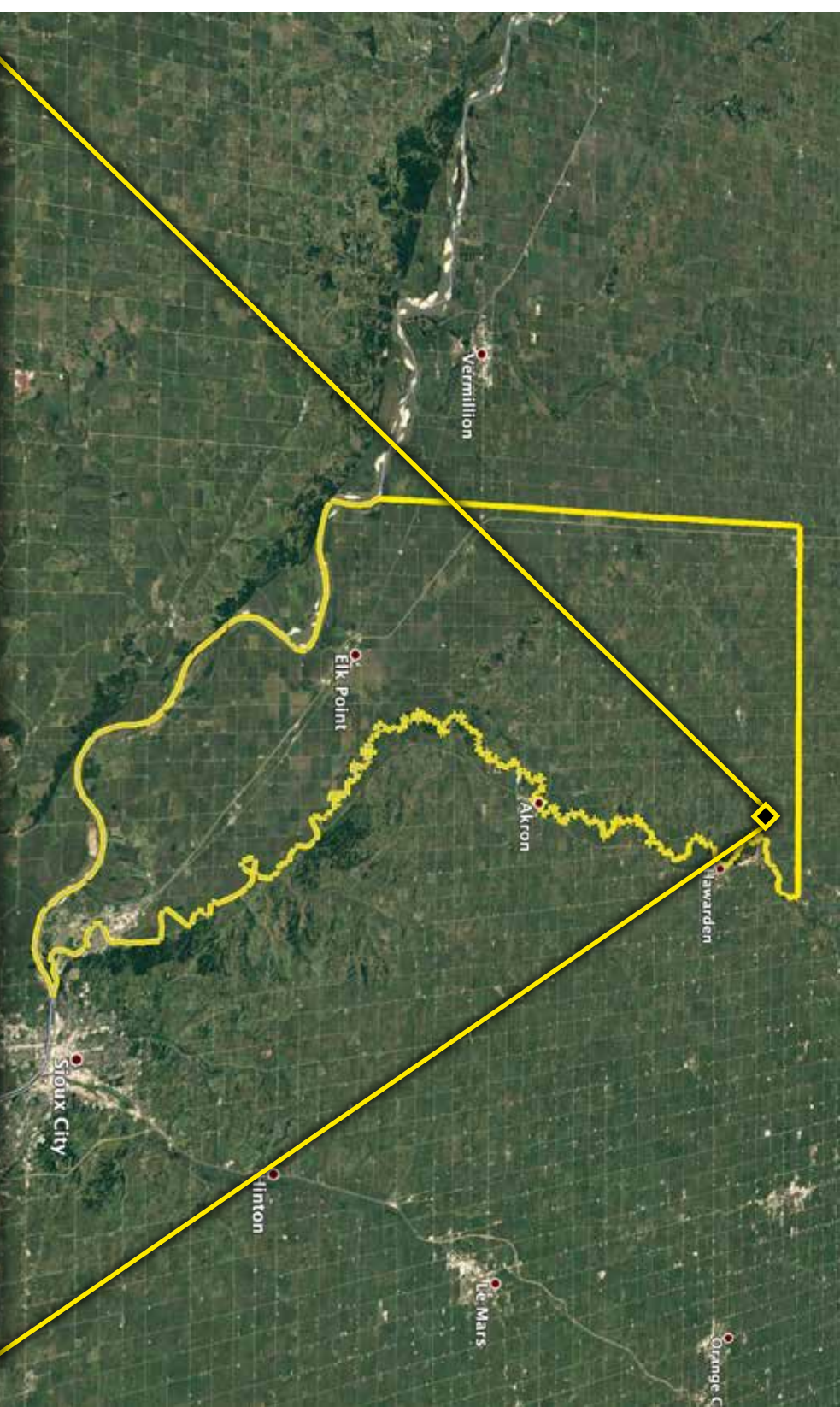
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