

1916.6 +/- Acres Harding County Pasture FOR SALE AT PUBLIC AUCTION

Property Location: Harding County, SD

Friday, March 9, 2018 at 1:00 PM MT

Rec Center – Buffalo, SD

Seller: Ronald K. Cornella Revocable Trust & Kasson Cornella



Property Offered By:



SAGEBRUSH REALTY
Norm Steinle (701) 220-0778

Wayne Weishaar – Salesperson (701) 376-3109

Sarah Weishaar – Salesperson (701) 376-3582

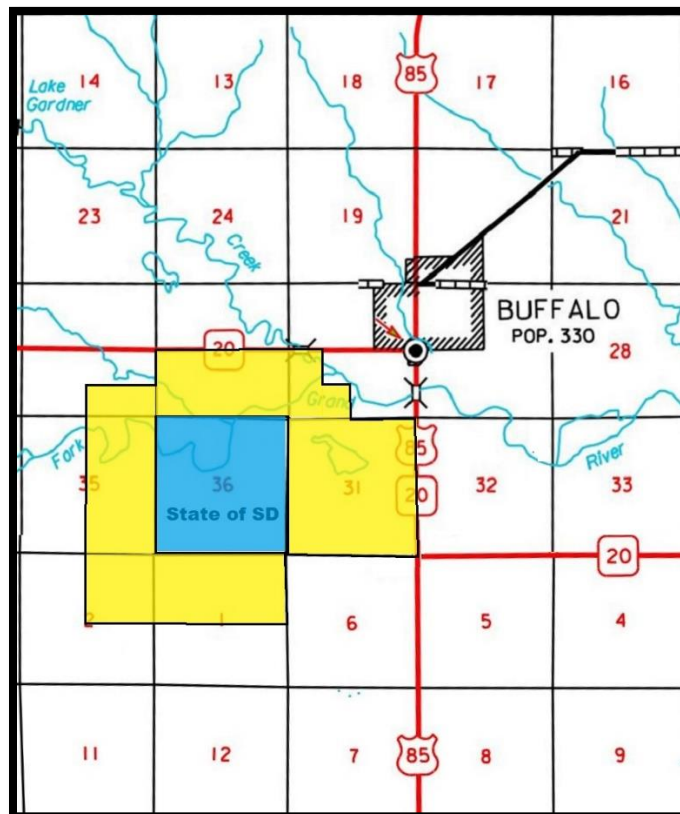
www.weishaarsales.com

Notice: Offering is subject to errors, omissions, and change or withdrawal without notice by owners. Information regarding the land types and classifications, potential production, etc., is intended only as a general guideline and has been provided by sources deemed reliable, but whose accuracy we cannot guarantee.

TERMS AND CONDITIONS:

Property to be sold as one complete unit. Successful bidder(s) will deposit 10% non-refundable earnest money on auction day, with the balance due at closing. Closing to be held within 45 days of auction. Seller will retain all of the oil, gas and other mineral rights associated with this property. Property sold without buyer contingencies of any kind. Buyers should have financial arrangements secured prior to bidding. 2017 Real Estate Taxes to be paid by the seller with 2018 Real Estate Taxes to be prorated to the date of closing. Possession gives as follows: Immediate possession at closing. Title will transfer by title insurance and Warranty Deed/Trustee's Deed. Title Insurance cost to be split 50/50 between buyer and seller. Seller to receive all 2017 rental income. Property sold by legal description only. Property to be sold "as is" and "where is." Descriptions and information are from sources deemed reliable although neither the seller nor Auctioneer-Broker are making any guarantees or warranties, actual or implied. Buyers should inspect property to the extent deemed necessary and use your own judgment when bidding. Auctioneers-Broker are representing the seller interests in this transaction. Seller is reserving the right to reject any and all bids the day of the auction. Announcements made at auction take precedence over any printed material or prior representation.

TRACT LOCATION MAP:



PROPERTY DETAILS:

Sagebrush Realty will be offering at public auction a unique tract of pasture that is located on the outskirts of Buffalo, SD. This pasture unit has highway frontage along US Highway 85 and SD Highway 20 providing additional opportunities for rural residential and commercial development. This is a rare opportunity to purchase good pasture with a good location near Buffalo and with South Grand River access. Plan on joining us on March 9, 2018 at 1 PM at the Buffalo Recreation Center in Buffalo, SD for the Cornella Land Auction.

Open House: Sunday, March 4, 2018 from 2 to 4 pm MT at property

Property Location:

- Property is located on south side of Buffalo, SD
- US Hwy 85 and SD Hwy 20 frontage –great access!

Legal Description:

Township 19 North, Range 4 East, B.H.M., Harding County, South Dakota

- Section 25: S ½
- Section 26: S ½ SE ¼
- Section 35: NE ¼ , SE ¼

Township 19 North, Range 5 East, B.H.M., Harding County, South Dakota:

- Section 30: Lots 3 and 4; SE ¼ SW ¼
- Section 31: All

Township 18 North, Range 4 East, B.H.M., Harding County, South Dakota:

- Section 1: N ½
- Section 2: NE ¼

Total Acres: 1916.6 +/-

2017 Real Estate Taxes:

- \$2062.90

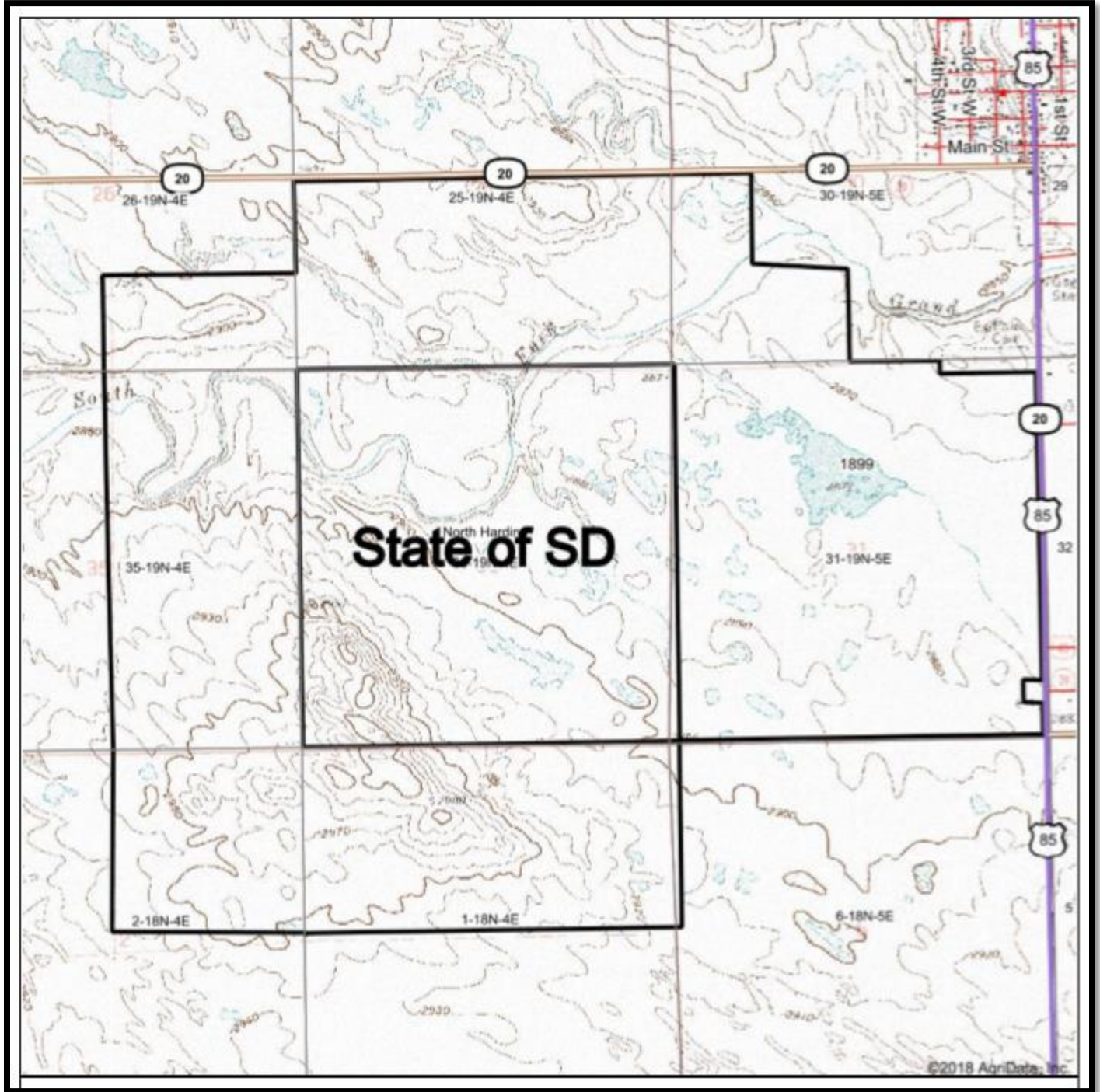
Improvements:

- 26'x48' Pole Equipment Shed (Built 1982)
- 28'x30' Pole Barn (Built 1970)

Water Sources:

- 3 wells (1 with pump jack and rubber tire tank other 2 condition unknown)
- South Grand River winds through property
- 1 Dugout

PROPERTY - TOPOGRAPHY MAP:



PROPERTY - AERIAL MAP:

