

LAND AUCTION

+/-72.77 Acres of Highly Productive Edison Twp., Minnehaha County, SD Land with 1 Rural Housing Eligibility Situated between Garretson, SD & Brandon, SD! This Auction Awards a Nice Opportunity to Purchase a Productive Parcel of Land to Add to an Area Row Crop Farming Operation or to Purchase as an Investment!

We will offer the following real property at auction, with the auction to be held "On Site" at the land which is located from the Brandon-Corson, SD Exit #406 on I-90 – 4 ½ miles north on Hwy. #11 (482nd Ave.), then ½ Mile W. on 256th St., or from Garretson, SD – 3 miles west on Hwy. #11 to the Hwy. Curve, then approx. 2 miles south on Hwy. #11 (482nd Ave.) to 256th St., then ½ mile west.

FRIDAY DECEMBER 27, 2024 • SALE TIME: 10:00 AM

This auction awards the opportunity to purchase an extremely well-located parcel of land situated in Edison Twp., Minnehaha County SD. This property has a variety of amenities that make this a very desirable property for a variety of potential buyers as it features the inclusion of 1 rural housing eligibility & an extremely high percentage tillable. This land is located in an area where farms such as this don't come available on the open market with a great frequency, thus this auction awards a very nice opportunity to purchase this land!

LEGAL DESC.: Tract 2 of Brandt's Addition in Sec. 34, T. 103N., R. 48W., Edison Twp., Minnehaha Co., SD

TERMS: A 10% non-refundable earnest money payment on the day of the sale and the balance on or before Feb. 17, 2025, with full possession for the 2025 crop year. The seller(s) may intend to utilize this property in connection with a 1031 tax free exchange and the buyer will agree to cooperate with facilitation of the exchange, although any expenses related to the exchange will be paid by the seller(s). The RE licensees in this transaction are acting as agents for the agent for the owners. Sold subject to confirmation of the owners. To make arrangements for absentee bidding or other information contact the auctioneers. For full terms or additional information visit www.suttonauction.com

BRETT FUNKE & JENNIFER FUNKE, OWNERS

AUCTION CONDUCTED BY: SUTTON AUCTIONEERS & LAND BROKERS, LLC

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