

Sargent County, ND Land Auction

640+/- Contiguous Grassland Acres - Offered in 4 Tracts and 1 Unit
Located on SD/ND border near Britton, SD

Tuesday, April 8th, 2008 at 2:00 pm CST SHARP!
Auction held at Community Center in Britton, SD

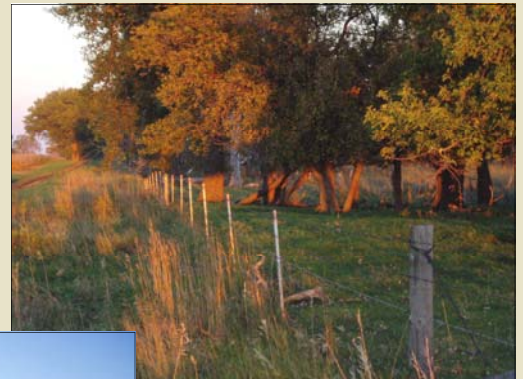
This property is nestled in along the border of North Dakota and South Dakota. The entire property rests in North Dakota, with the southern border resting on the state line. The section is cross fenced to allow for easy rotational grazing and is under a perpetual grassland easement. The property is a rare complete section located one half mile off of a well traveled roadway making it very accessible. The property also contains a artesian well and other natural water sources which ease with rotational grazing. The cattails and trees provide shade and cover for livestock and habitat for wildlife such as waterfowl, deer, and pheasants. This is an unique property that lends itself to a variety of uses.

Take advantage of the opportunity to own it.
Located 7 miles west, 11 miles north, 1/2 mile west of Britton, SD.

Legal Description: W1/2 of 35-129-58 and E1/2 of 34-129-58, Sargent County, ND.

Owners: David & Connie Finley

Call for a complete Property Information Packet, or download from website.



Broker Participation Invited.

Dakota Properties will be acting as agents of the seller with the duty to represent the seller's interest.

Auction Professionally Conducted By:

Lucas Lentsch
Broker Associate/Auctioneer
605-237-8942

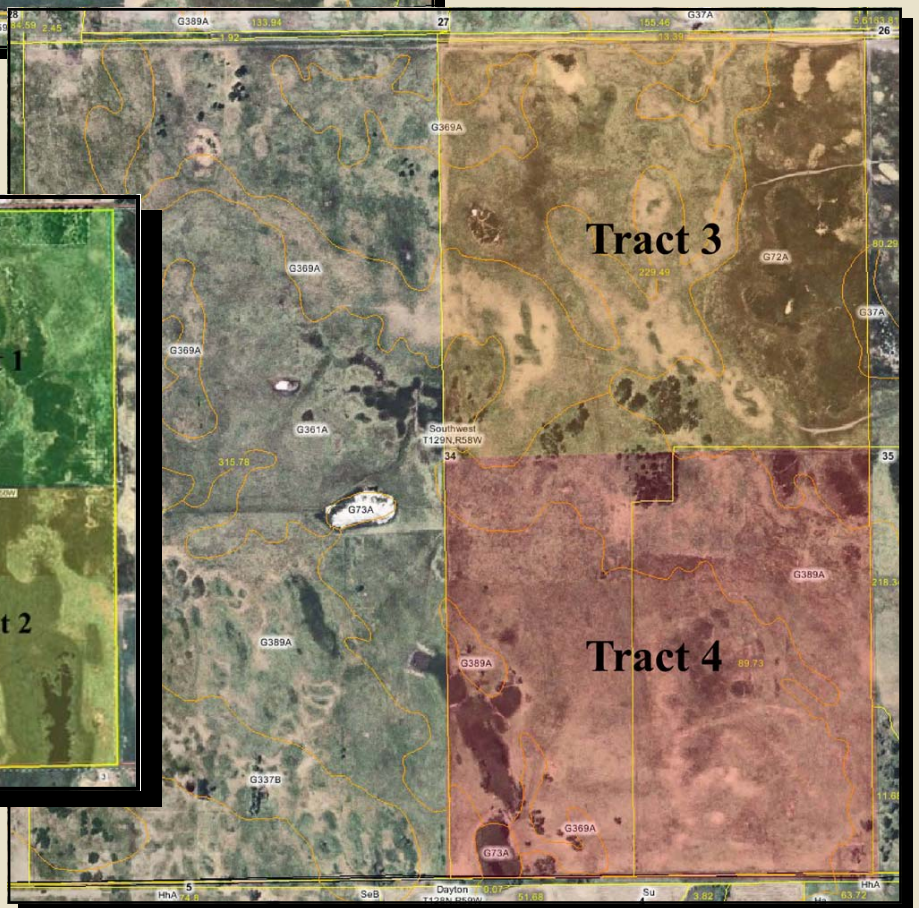
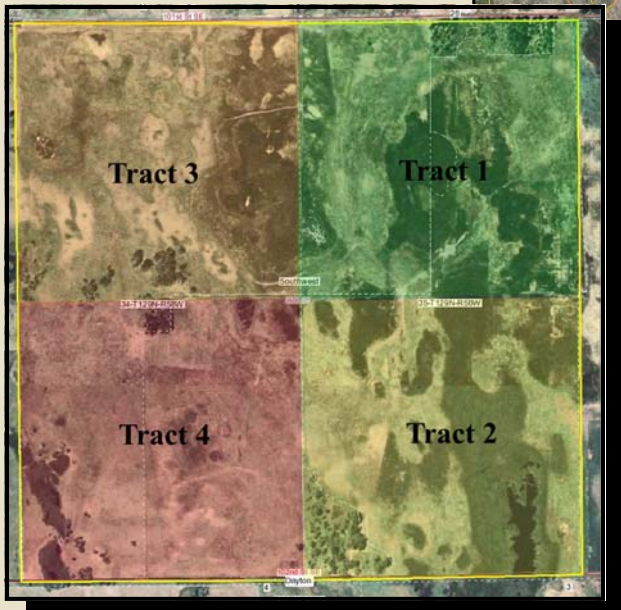
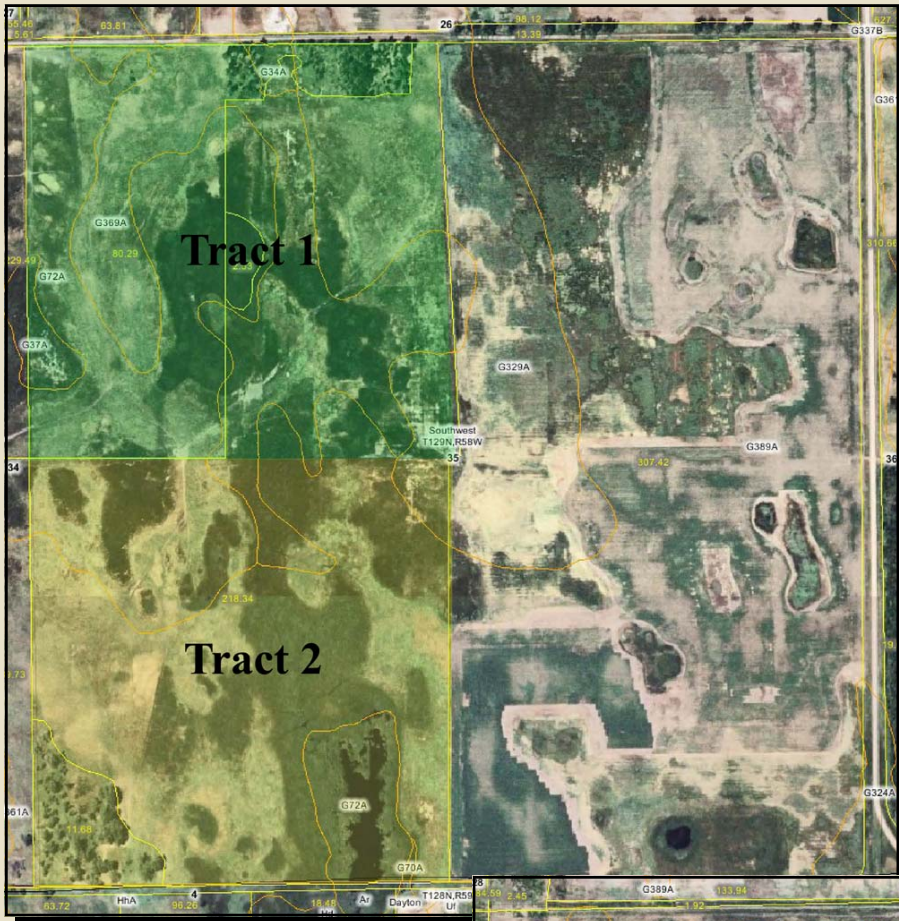
Josh Kraft
Broker Associate/Auctioneer
605-448-8376

Participating with

Dakota 
PROPERTIES
REAL ESTATE
www.DakotaProperties.com


Cabela's TROPHY
PROPERTIES™
www.CabelasTrophyProperties.com

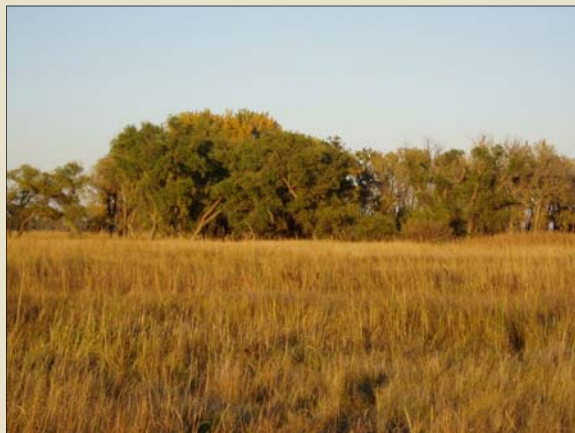
Sargent County, ND Land Auction



Total Acres: 640+/-

2007 Real Estate Taxes: \$3,474.11

Legal Description : W1/2 of 35-129-58; E1/2 of 34-129-58, Sargent County, ND



Lucas Lentsch, Broker Associate/Auctioneer Cell: 605-237-8942

Josh Kraft Broker Associate/Auctioneer Cell: 605-448-8376

PO Box 447, Britton, SD 57430

Website: www.DakotaProperties.com

TERMS AND CONDITIONS

DOWN PAYMENT: This is a cash sale. Buyer is required to pay ten percent (10%) nonrefundable earnest money deposit of purchase price on the day of sale. Balance of purchase price shall be paid in cash at the time of final closing. Your bidding is not conditional upon any financing. Buyer must have financing in place prior to sale day.

SELLER CONFIRMATION: Sale shall be subject to confirmation by the Sellers. The Sellers absolutely reserve the right to reject any and/or all bids received on tract/tracts without cause or reason for such rejection.

REAL ESTATE TAXES: The 2007 real estate taxes, payable in 2008 will be paid in full by the seller. The 2008 real estate taxes payable in 2009 will be pro-rated to day of closing.

COUNTY/FSA RECORDS: Tracts will be sold by legal description as provided by the FSA. Any fencing desired will be at the Buyer's expense. Any existing fencing is not survey accurate and does not depict boundary lines. Seller may grant any necessary easements for access in the event that property sells in separate tracts. Entire 640+/- acres is under a perpetual grassland easement.

POSSESSION: To be upon Final Closing or in the event a delayed closing is preferred by Seller, then possession of grassland will be immediate for grazing. Any spring work desired to be done by the Buyer prior to closing will be at Buyer's expense. In the event that closing does not occur, then Buyer forfeits the non-refundable earnest money deposited on auction day and any input costs associated with fence work or fertilizer, or chemicals that have been applied to the grassland. The above possession terms require Buyer's execution of a purchase agreement and deposit of the required amount of earnest money on auction date.

TITLE: Up-to-date abstracts will be provided to buyer by seller. Seller agrees to provide and execute a proper deed conveying the real estate to the Buyer(s) by Warranty deed. Real Estate will be free and clear of all liens, but subject to easement, reservations, mineral conveyances, and exceptions of records, as well as statutory rights of way.

CLOSING: Final closing shall take prior to May 1, 2008 or a delayed closing date as determined by Seller. In the event that the Seller elects to complete a Tax Deferred Exchange then Buyer hereby acknowledges that it is the intent of the Seller to complete an IRC Section 1031 tax deferred exchange which will not delay the closing or cause additional expenses to the Buyer. The Seller's rights under this agreement may be assigned to a Qualified Intermediary, named by the Seller, for the purpose of completing such an exchange. Buyer agrees to cooperate with the Seller and the Qualified Intermediary in a manner necessary to complete the Exchange. All payments to the Seller may be made to the Intermediary. Buyer agrees to cooperate so that the final closing date of this sale may be coordinated with the closing of Seller's agricultural property. Closing will be no later than December 31, 2008.

MINERAL RIGHTS: 100% of the mineral rights now owned by the seller will pass to the Buyer. Seller makes no warranty of mineral rights owned, if any. Entire 640+/- acres is under a perpetual grassland easement.

PURCHASE AGREEMENT: Successful bidders will execute a real estate purchase agreement immediately following the auction. Purchase agreement will be made available for review prior to the start of the auction.

AGENCY: Dakota Properties will be acting as exclusive agents of the seller with the duty to represent the seller's interest exclusively.

DISCLAIMER: All information gathered for auction purposes was provided by the FSA office. The information is believed to be accurate but is subject to verification by all parties relying on it. The property is being sold "AS IS, WHERE IS" basis, and no warranty or representation either expressed or implied, concerning the property such as boundaries, water supply, or soil productivity, or acreages, is made by the seller or the broker/auction company. All prospective buyers are strongly encouraged to conduct an independent investigation of the property. Dakota Properties, will not be responsible for typographical errors, misprints, or inaccurate information as provided by the Seller, County Offices, or County FSA Office. All maps that have been put together for Property Information Package are approximate and been measured by the County FSA Office, existing fence boundaries may change from actual survey conducted. All acreages are approximate and have been estimated based on legal descriptions. Announcements made by the auctioneer or broker prior to the start of the auction will take precedence over any previously printed material.