

FARM LAND FOR SALE

Bid Auction

220 Acres, More or Less
KINGSBURY COUNTY

LAND WILL BE SOLD TO THE HIGHEST BIDDER

September 15th, 2009

OWNER –Sorenson Family Real Estate LLC

“Estimated Value at \$2,700 per acre”

LEGAL DESCRIPTION

The NE1/4 (less US Fish and Wildlife Parcel) & the
NW1/4 (less Lodge Addition to be surveyed out)
All in Section 29-109N-53W,
Kingsbury County, South Dakota

220 Acres, More or Less

Approximately
208 acres Cropland – 95% Tillable

FSA Information:

<u>Base Acreage</u>	<u>Direct Yield</u>
Corn 61.3 acres	64
Soybeans 132.6 acres	30
CRP 21.9 acres	

Balance
Trees and Roads



Good Class II Soils with
.83 Productivity Rating

BID RULES

1. Bids must be received by **Sept. 14th, 2009 by noon.**
2. All bidders will be contacted by telephone Sept. 14th, 2009 and invited to a final bidding round at Spring Lake Hunting Lodge, Friday, Sept. 15th, 2009 @ 1:30 pm
3. **MINIMUM BID \$1,750/acre** with \$5,000 earnest money to be included with bid. (Fully refunded if bid unsuccessful) Make check payable to *Engstrom Agency Trust Account (personal checks acceptable)*.
4. Telephone contact information must be included in bid (land or cell numbers)
5. High bidder to enter into Purchase Agreement on day of sale and must have a 10%, non-refundable earnest money deposit.
6. Bid must be signed by Bidder.
7. The seller reserves the right to reject any or all bids.
8. Closing will be on or before **October 15th, 2009.**
9. Possession at the time of closing, subject to tenant rights.
10. Send Bids with earnest money deposit to...*Engstrom Agency, Inc; PO Box 1391; Watertown, SD 57201*

FOR BID RULES OR VIEWING - CONTACT:

AL ENGSTROM

Dakota Properties of Watertown

605-882-2533 Ext. 205 or 605-881-3298 (cell)

Or stop by – 21 5th Street NE

Located on Hwy 81 – between Kemp Ave & 1st Ave NE



Est. Taxes: \$1,993
2008 DAP 2009
To Be Paid by Seller 100% Or
Credited to Purchaser at closing

Terms: 10% non-refundable earnest money down day of sale. Balance due at closing in 30 days or less.
Closing Agent: Arneson, Issenhuth, Leibel & Parent, LLP, Madison, South Dakota. Property is sold
subject to easements, reservations, restrictions, & highways of record, if any. Any FSA information is
deemed to be true, but not guaranteed. Property will be sold subject to approval of owners.
Announcements made sale day take precedence over all written materials