



OVERLOOKING LAKE OAHE ONLINE AUCTION

Starting Oct. 14th, 2011 and Ending Oct. 18th at 11:00am CT

Stanley County, S.D.
167.55+/- Acres



**United
Country**
Advantage Land
Company LLC

605.692.2525 - AdvantageLandCo.com

United Country-Advantage Land Company - 510 Main Ave Ste. 4 Brookings, SD 57006
Chuck - Jackson - Laura Hegerfeld - Megan Hammond - SD & MN Auctioneers and Land Brokers

Terms: Must have \$10,000 certified funds in order to enter and bid at auction. Purchase subject to buyer premium. Announcements made day of sale take precedence over all written material.

OVERLOOKING LAKE OAHE

167.55+/- ACRES



Online Auction at www.advantagelandco.com
Starting Oct. 14 at 8:00 A.M.
Ending Oct. 18th 11:00 A.M.

A bidding fee is required to bid on the auction in the amount of \$10,000 certified funds to Advantage Land Trust Account.

Features: Excellent views of Lake Oahe, hunting and fishing opportunities, grazing land, easy access from Hwy 1806, minutes from Fort Pierre, Surveyed into four lots with a building eligibility on each lot, 109 additional acres to lease from the S.D Game, Fish & Parks with access to the Missouri River!

Location: From Fort Pierre, SD: 5 miles west on Hwy 14, take a right on Cut Across Road for 3 miles, then left on Hwy 1806 for 7 miles and property will be on the right side of the road.

Legal: Lots 1A (40.43 acres), 1B (40.68 acres), 1C (41.31 acres), and 1D (45.13 acres) of Chantier View Estates...in Section 8 and 17-T6N-R29E Stanley County, S.D.

Taxes: \$186.08

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AERIAL MAP



OVERLOOKING LAKE OAHE

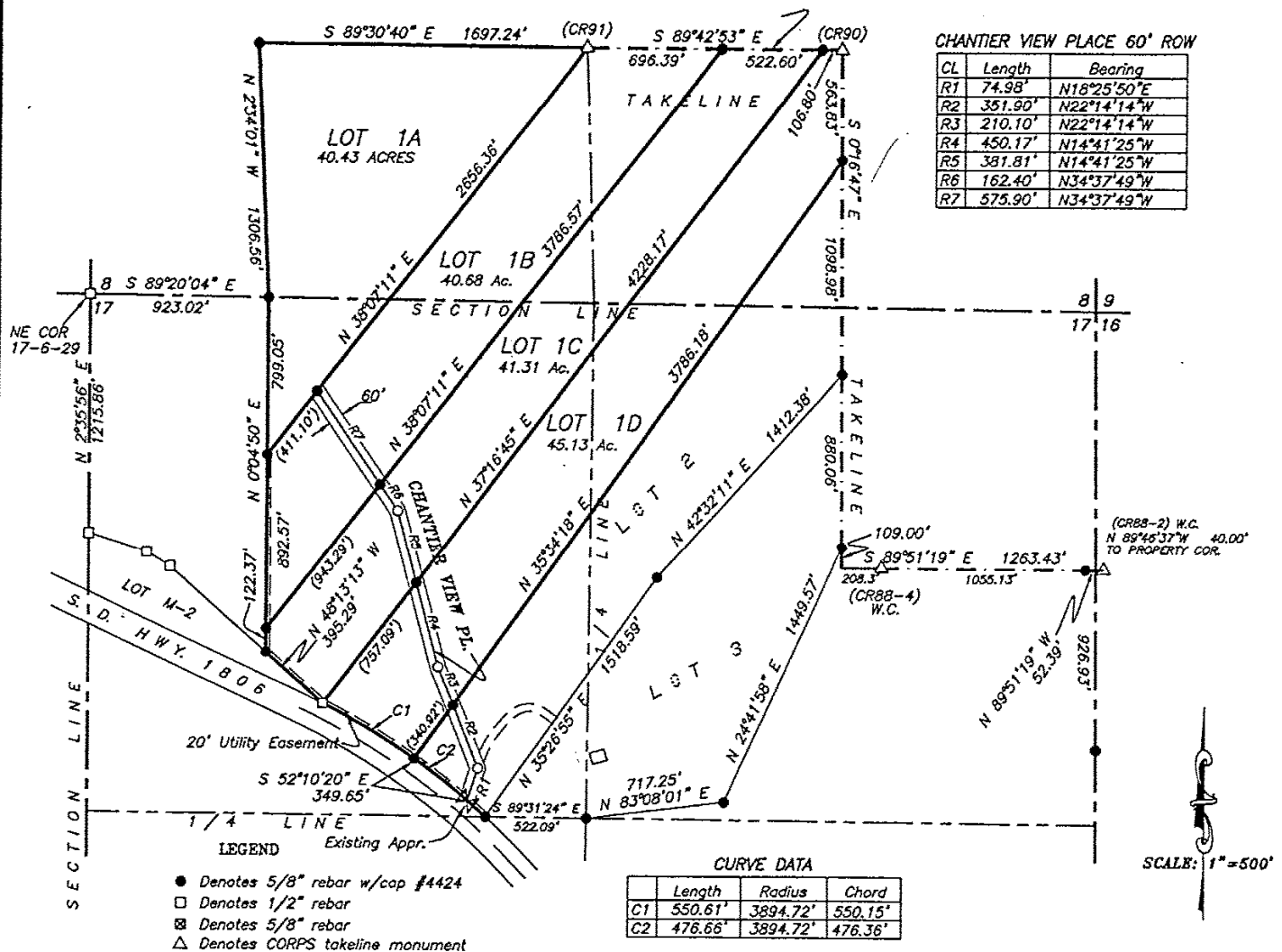
167.55+/- ACRES

SURVEY

Plat of
LOTS 1A, 1B, 1C & 1D
CHANTIER VIEW ESTATES

a subdivision of Lot 1 of Chantier View Estates
a portion of the SE¹SW⁴, SW¹SW⁴ exc. the West 921.38'
and the SW¹SE⁴ all in Section 8; the NW⁴ North & East
of the Hwy. except the West 921.38' & less Lot M-2,
and the NW¹NE⁴ in Section 17, all in

T6N, R29E, B.H.M.
STANLEY COUNTY, SOUTH DAKOTA



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BROKERS NOTES: This is your opportunity to own 167.55 elevated acres with beautiful views of the Missouri River and rolling hills! Several hunting opportunities include waterfowl, pheasants, mule deer, and grouse. Walk down to the river and fish for walleye, trout and northern pike. Only 16 miles northwest of Fort Pierre, this unique property has excellent access from Hwy 1806 and is surveyed into four lots with building eligibilities. 109 acres are leased through 2012 with the S.D. Game, Fish and Parks for \$241 per year, offering additional grazing and hunting land with direct access to the river. There is a boat dock available with in one mile of this property.

If you are looking to develop or build a home in the country with exceptional views or looking for an investment in grazing and hunting land, you will not want to miss this opportunity. You must see to appreciate. Call today for more information at 605.692.2525.



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Terms: This is a cash sale. To bid at the auction, you must register online and receive approval from United Country - Advantage Land Company. Closing will be scheduled on or before November 17th, 2011. In order to bid at the auction a bidding fee is required in the amount of \$10,000 certified funds, made payable to the Advantage Land Company, LLC Trust Account, refundable if you are not the highest bidder. Upon acceptance of the sale by the seller, the bidding fee of the high bidder will be credited toward a non-refundable Earnest Money deposit equal to 10% of the sale price and due at the conclusion of the auction. If Buyer is not immediately available at the conclusion of the auction, the Purchase Agreement and 10% non-refundable Earnest Money deposit must be complete within 24 hours from the close of the auction. The balance will be due at closing. Merchantable Title will be conveyed and title insurance cost will be divided 50-50 between the buyer and seller. Closing costs are to be split 50-50 buyer and seller. All of the 2010 RE taxes due and payable in 2011 will be paid by the seller. The 2011 taxes payable in 2012 will be paid by the seller. Possession will be given at closing but this property is sold subject to an existing grazing lease for 2011 and will be free and clear to graze in 2012. Sale is subject to 109 acres S.D. Game, Fish & Parks lease through 2012 with access to the river for \$241 per year with public hunting & fishing access. This lease is paid through 2011 with the next payment due by January 31st, 2012. The seller does not warranty or guarantee that existing fences lie on the true boundary, and any new fencing will be the responsibility of the purchaser pursuant to SD statutes. FSA yields, bases, payments and other information is estimated and not guaranteed and are subject to County Committee Approval. Information contained herein is deemed to be correct but is not guaranteed. Sold subject to existing easements, restrictions, reservation or highways of record, if any, as well as any or all Stanley County Zoning Ordinances. The RE licensees in this transaction stipulate that they are acting as agents for the seller. Announcements made day of sale take precedence over any written materials. Said property is sold as is. Purchase subject to a 7% buyer's premium. This sale is subject to seller confirmation. The bidder with the winning bid must contact United Country - Advantage Land Co. within 24 hours after the close of the auction. Office (605)692-2525. Fax (605) 692-2526.



Serving the "Pheasant Capital Of The World"
and the "Land Of 10,000 Lakes"

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Note: This information and any other information presented by Advantage Land Company has been obtained from sources deemed to be reliable, but is not guaranteed to be warranted by the sellers or by Advantage Land Company. Prospective buyers are responsible for conducting their own investigation of the property and for analysis of productions. Advantage Land Company and its sales staff are agents of the sellers in the sale of this property. It is also Advantage Land Company's policy to have all potential buyers read and understand an Agency Disclosure form before viewing this or any other property.

**Specializing in Investment Grade and Lifestyle
Real Estate!**

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