



BROOKINGS COUNTY ACREAGE

27+/- ACRES

**MUST HAVE
\$15,000 CERTIFIED
FUNDS TO BID ON
AUCTION**



Online Auction!
Starting: June 24th @ 8:00 am
Ending: June 28th @ 10:00 am

United Country - Advantage Land Company
Chuck - Jackson - Megan Hegerfeld

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605.692.2525
Brookings, SD
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Country®**
Advantage Land Co.

BROOKINGS COUNTY ACREAGE

27+/- ACRES



Online Auction at www.advantagelandco.com

Starting June 24th, 2011 at 8:00 a.m.

Ending Tuesday, June 28th, 2011 at 10:00 a.m.

**A bidding fee is required to bid at the auction in the amount of \$15,000 certified funds to Advantage Land Co Trust Account.*

Features: Renovated in 1999, Master Suite with Jet Tub and Walk-In Shower, Surround Sound Throughout Interior & Exterior, Heated/Insulated Two Car Garage, 40'x80' Quonset with Metal Roof and Cement Floor, Several Large Outbuildings with Metal Roofs and Cement Floors, Easy Access on a Blacktop Road.

Address: 20415 459th Ave Bruce, S. D. 57220

Location: 12 Miles NW of Volga or 2.5 Miles West of Lake Oakwood, on a Blacktop Road in Winsor Township, Brookings Co.

Legal: The N 673' of the E 910' of the NE1/4 Section 14-T111N-R52W of the 5th P.M. In Brookings County SD, except Hwy ROW; AND The S 677' of the N 1350' of the E 910', (except the S 130') of the N 1350' of the E389' of the NE1/4 of Section 14-T111N-R52W of the 5th P.M., Brookings County, S.D, except Hwy ROW, and Except 1/2 of the Oil and Mineral interest reserved by the Union Central Life Insurance Co.

Total Taxes: \$2,292.60 (2010 due in 2011)

Sioux Valley Electric: \$185.61/mo (last 12 month average)

Prairie Ag Propane: \$196/mo (last 12 month average) (tank rented)

Kingbrook Rural Water: \$35/mo (last 6 month average)

Personal Property Included: Main Floor Kitchen Appliances to include: Antique stove, refrigerator, Oven & Dishwasher. Washer and Dryer. Window Treatments. (All new with remodel). Basement Kitchen: Double oven, Stove/Oven, Refrigerator (New with Remodel).

Not Included: Microwave, Pot & Pan Rack

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Aerial Map



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Conveniently located 12 miles northwest of Volga on a blacktop road, only two miles west of Lake Oakwood, this 27+/- acre acreage is overflowing with character and charm. It features a remodeled home with a master suite on the main floor, an insulated and heated two car garage with an electric overhead door and a dog door, several outbuildings encompassing more than 12,000 SF, pasture, mature trees including apple and lilac trees, and abundant wildlife.

This 3,092+/- SF finished contemporary country home was completely renovated in 1999 with family in mind. Enter the home in the back from the all season porch or the mudroom, both lead to the open kitchen. The kitchen features an antique stove from the early 1900's with efficient custom cabinetry, a section of granite countertop, an island, breakfast nook, and several windows providing tons of natural light. Parallel to the kitchen is the dining room with a set of French doors that lead to the family room. The family room is equipped with the wood burning stove and wood box as well as French doors that lead to the wraparound porch to enjoy the views along with surround sound that is implemented throughout the entire interior and exterior of the home. The master suite on the main floor features a walk-in closet and a full bath with a built in fan-light-heater, a tiled walk-in shower with glass blocks, and a jet tub. The main floor also includes an office/library with a view, laundry room with chute and 1/2 bath. The upper level consists of two bedrooms, each with a walk-in closet, cedar chest, and a private entry to a playroom. It also includes a spacious 3/4 bath with two pedestal sinks, laundry chute, and a den/sewing room. The basement is equipped with a 3/4 bath, den, kitchen, and pantry. Convenient updates found throughout the house include: new electrical, propane furnace, cold storage room with an air chute, contemporary archways, detailed wood, glass doors, variety of unique lighting and fixtures along with numerous windows throughout. A wood stove with a built-in wood box adds to the efficiency of the house and is also equipped with a three-zone propane furnace and central air. Rural water is included in the home and offers well water as an additional option.

The balance of this acreage consists of a 40'x80' Quonset with metal roof and cement floor, 40'x80' machine shed with cement floor, 18'x36' granary with metal roof and cement floor, 10'x14' finished play house, 36'x76' livestock barn with a metal roof, 14'x24' chicken coop with metal roof, and a 24'x60' livestock shed with metal roof. All of the outbuildings have electricity. This acreage is also offers a variety of mature trees, including apple and lilac, three grain bins, pasture with a good fence, and several paddocks. Pheasants and deer frequent the property to offer a well rounded acreage for work and leisure.

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MAIN FLOOR: 1684.22+/- Total SF

Dining: 11'7" x 13'6"

Living Room: 12'5" x 24'

Kitchen: 14' x 17'5", Nook: 6'5" x 6'8"

Front Door Entry: 5'9" x 6'

Office/Library: 9' x 10'

Main Floor Master Suite Bedroom: 14'4" x 26'

Main Floor 1/2 Bath: 8' x 11'5"

Enclosed Porch: 7'9" x 17'

Mudroom: 7' x 11'

Hallway: 8'3" x 16'

TOP FLOOR: 907.67+/- Total SF

Bedroom: 11' x 15'

Walk In Closet: 7' x 8'8"

Landing: 8' x 20'5"

Bedroom: 11'4" x 15'

Walk in Closet: 6'8" x 8'8"

Bathroom: 8'10" x 9'1"

Den: 13'8" x 15'4"

BASEMENT: 499+/- Total Finished SF

Den & Kitchen: 21'8" x 22'9"

2 CAR GARAGE: 24'x24'

- ♦ Heated and insulated
- ♦ Electric Overhead Door
- ♦ Dog Door

OUTBUILDINGS:

- ♦ Quonset 40'x80'
- ♦ Shed 40'x80'
- ♦ Granary 18'x36'
- ♦ Shed 37'x76'
- ♦ Shed 24'x60'
- ♦ Chicken Coop 14'x24'
- ♦ Finished Playhouse 10'x14'



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BROKERS NOTE: If you are looking for an inviting acreage to call home for your family, you will not want to miss this opportunity. Considering the attributes including the variety of outbuildings, pasture and paddocks to the newly remodeled home on 27 acres, this acreage would suite the needs for a variety of buyers such as families looking for a quiet home in the country, hobby farmers, and outdoor enthusiasts. There is also income potential to rent the pasture, grain bins and storage space. This property displays variety, character and convenience through out. See for yourself and call today for your own private showing!



TERMS: This is a cash sale. Closing date is July 28th 2011. To bid at the auction, you must register online and receive approval from United Country - Advantage Land Company. A bidding fee is required to bid in the amount of \$15,000 (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 on June 28th, 2011. 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 prorated to the date of closing. 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. 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 Brookings County Zoning Ordinances. The RE licensees in this transaction stipulate that they are acting as agents for the seller. This sale is subject to seller confirmation. Said property is sold as is. Purchase subject to a 7% buyer's premium.

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



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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.

Agency Disclosure: 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.

Advantage Land Co.

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