



BROOKINGS COUNTY ACREAGE

48.5+/- ACRES

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



Online Auction!
Starting: April 15th @ 8:00 am
Ending: April 19th @ 11:00 am

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

**United
Country®**
Auction Services

605.692.2525
Brookings, SD
advantagelandco.com

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Country®**
Advantage Land Co.

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48.5+/- ACRES



Online Auction at www.advantagelandco.com

Starting April 15th, 2011 at 8:00 a.m.

Ending Tuesday, April 19th, 2011 at 11:00 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 2005, Geo-thermal Heating and Central Air, Master Suite with Jet Tub and Double Walk-In Shower, 2 Propane Fireplaces, Grapevines, 48.5 Acres, CRP Income, 8.21 Acres Free to Farm/Rent, Heated/Insulated Shop with Living Quarters, Large Storage Shed, Three Mature Tree Groves, Wildlife Haven and More!

Legal: Diedrich Addition in the NE1/4 of Section 25-109N-49W in Trenton Twp, Brookings County, South Dakota.

Address: 21817 478th Ave Aurora, S.D. 57002

Location: 10 miles southeast of Brookings on 478th Ave in Trenton Township, Brookings County, S.D.

Total Taxes: \$2,449.42 (2010 due in 2011)

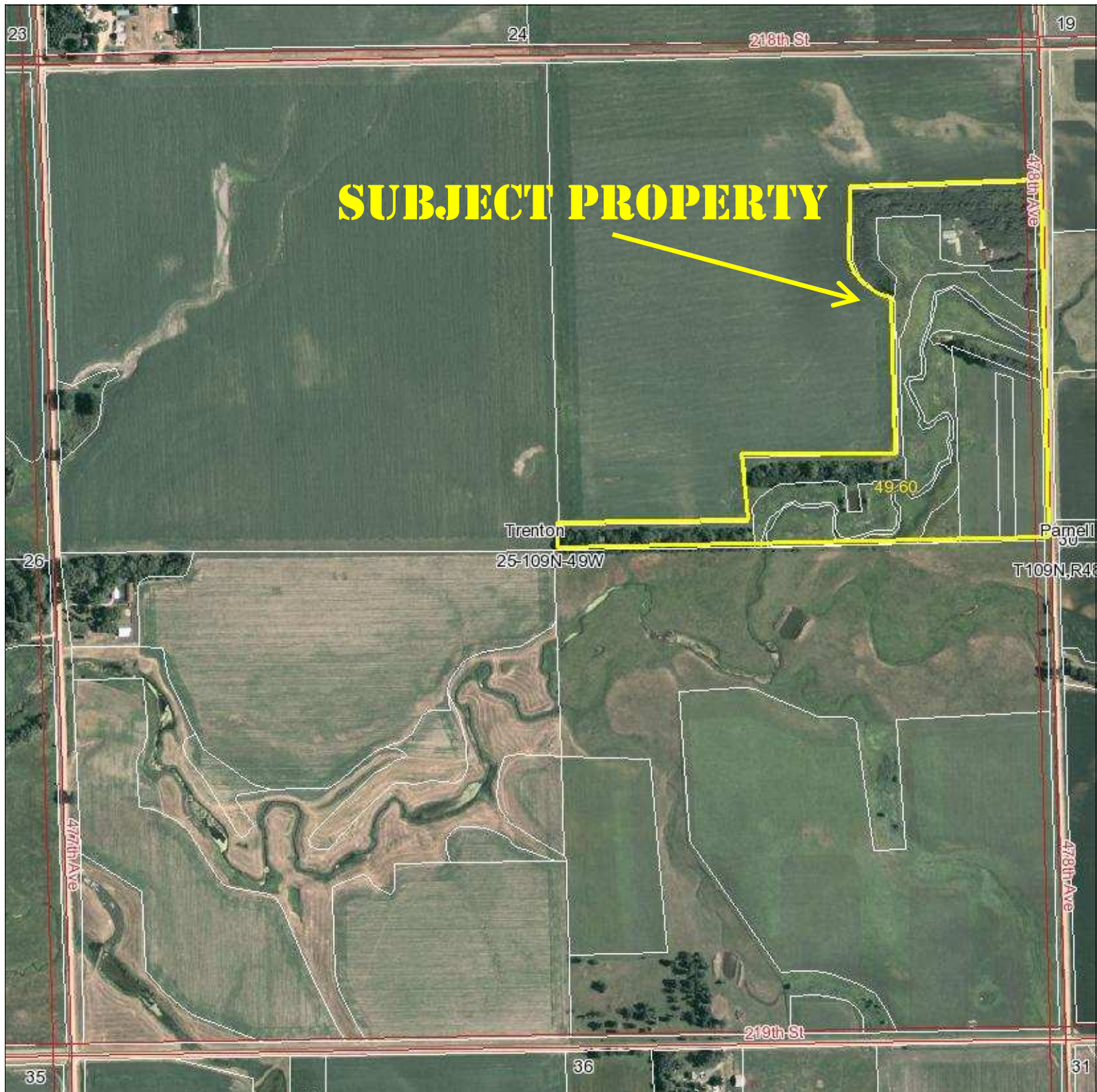
Sioux Valley Electric: \$340/mo (last 12 month average)

Owner: Beth Reams

BROOKINGS COUNTY ACREAGE

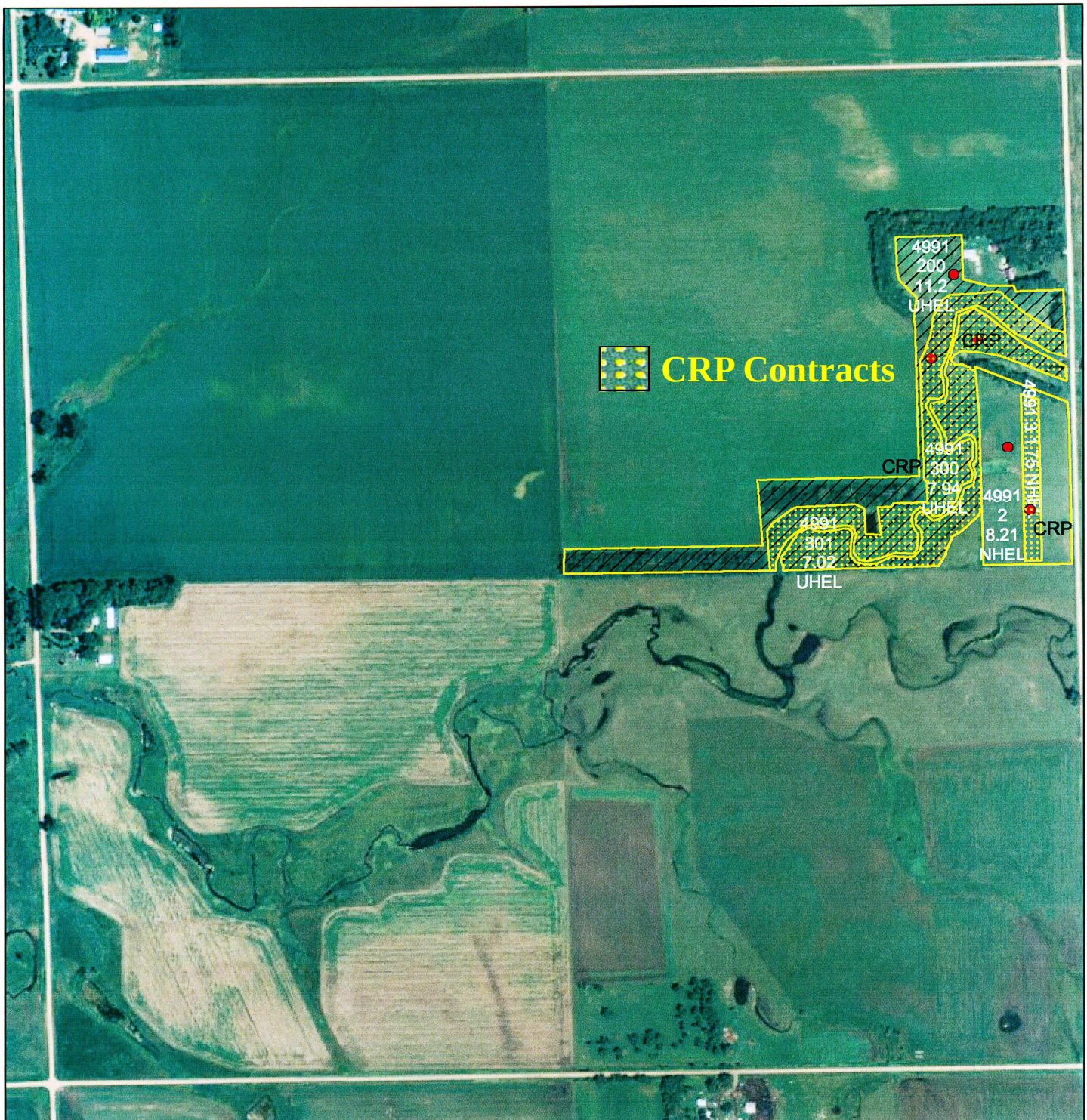
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Aerial Map



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48.5+/- ACRES



United States Department of Agriculture
Farm Service Agency

January 19, 2011

PLSS: 25_109N_49W
Farm: 6736

Brookings County
1:8,440



Wetland Determination Identifiers
 ● Restricted Use
 ▼ Limited Restrictions
 ■ Exempt from Conservation Compliance Provisions

Common Land Units
 Non Cropland

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original dermination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

2010 Ortho-Photography - Not to Scale

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Located 10 miles southeast of Brookings, this 48.5+/- acre acreage has a variety of features including a modern, geo-thermal house with a master suite, two fireplaces, grapevines, an insulated and heated shop with living quarters, large storage shed, three mature groves, warm season grass, CRP income, a creek running through the property and excellent views.

In 2005, the house was completely renovated with efficiency in mind and has an attached, heated and insulated two car garage. A few of the updates include: geo-thermal heating and central air, two propane fireplaces, an open kitchen including a walk-in pantry, two sinks, a bar and an island, a master suite with a double walk-in shower, a heated jet tub, and a walk-in closet. The views are excellent from the main floor and master suite (top level) as the south side of the house is constructed mainly of windows. Wood and tile floors throughout the house add to the elegance of the home. The unfinished basement is an additional 1,560 sf with three egress windows. The exterior is also complete with maintenance free concrete fiber siding, metal roof and vinyl windows. This country treasure has a front porch to the east and a patio to the southwest to enjoy the sun rise and sunset.

The balance of this acreage consists of a large storage shed and a heated/insulated shop. Built in 2004, this shop is equipped with living quarters, a bathroom, window air conditioning, three overhead doors, and an attached indoor/outdoor dog kennel.

This acreage is very well protected to the northwest by a thick mature shelter belt. The land is comprised of two additional mature tree belts, big blue stem and switch grass, two CRP contracts to include 16.7 acres and \$1,234 per year, a stock dam and a creek flowing through the property, all conducive in attracting wildlife.

Personal Property Included:

Kitchen Appliances: Stove, Refrigerator, Dishwasher, Beverage Refrigerator.

2 Water Softeners (one in house, one in shop)

2 Reverse Osmosis Units (water purifiers in house and in shop)

2 Window Air Conditioners in Shop

Window Treatments

Personal Property for Purchase/Negotiable

1976 Chevy 3/4 Ton Pickup with Plow

6' Front Deck Toro Law Mower

Garage Refrigerator

Chickens and Supplies

Outdoor Cats

Not Included:

Washer and Dryer

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48.5+/- ACRES

MAIN FLOOR: 1,560 +/- Total SF

Dining/Living Room: 24'x30'

Kitchen: 12'x13'

Pantry: 6'x8'

Front Door Entry: 9'x11'

Office/Library: 10'x18'

Main Floor Bedroom: 10'x11'

3/4 Bath: 7'x32' (in-floor heat)

Main Floor Bath: 7.5'x7.5'

Front Deck: 7.5'x20.5'

Back Patio: 8'x13'

TOP FLOOR/MASTER SUITE: 1,227+/- Total SF

Bedroom: 20'x30'

Landing: 9.5'x15.5'

Laundry: 6'x8'

Walk in Closet: 10'x12'

Bathroom: 8.5'x18.5' (in-floor heat)

Walk in Double Shower: 5'x5'

Porch: 7.5'x20.5'

BASEMENT: 1,560+/- Total SF Unfinished

Addition: 24'x30'

Storage Room: 11'x18'

Utility Room: 14.8'x 28'

Cellar: 11.5'x12.5'

ATTACHED 2 DOOR GARAGE: 24'X36'

- ♦ Heated and insulated

STORAGE SHED: 40'x60' (Sliding doors)

SHOP: 32'x48'

- ♦ Heated and insulated, window a/c
- ♦ Living quarters: 10.5'x16.5'
- ♦ Two overhead doors: 12'x14'
- ♦ One overhead electric door: 10.5'x10'
- ♦ 3/4 Bath
- ♦ Floor Drain
- ♦ Attached indoor and outdoor dog kennel





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BROKERS NOTE: This acreage is nestled near a thick shelter belt, just minutes from Brookings. This income producing acreage not only features a well-kept, stylish home, but offers tremendous value in the outbuildings and nearly 50 acres of land. If you are looking to enjoy a quiet place in the country with exceptional scenery, you will not want to miss this opportunity. Considering the variety of attributes including the shelter belts, the creek, the warm season grasses and the wildlife, this acreage provides the ultimate country living. See for yourself and call today for your own private showing!

TERMS: This is a cash sale. Closing date is May 17th 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 April 19th. 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, on or before May 17th, 2010. 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. This sale is subject to two CRP contracts totaling 16.7 acres that expire on 9.30.2021. The buyer to receive CRP payments starting in 2011 of \$1,234. An 8.21+/- acre field is free and clear to farm or rent in 2011. 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





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

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To Learn more about our services and to view
properties check out our websites at:

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www.ucalco.com

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.

**Specializing in Investment Grade and Lifestyle Real
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