



WESSINGTON ACREAGE AUCTION



Presented By:

**United Country - Advantage Land Company
Jackson Hegerfeld and Megan Hegerfeld**

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Auction Services

**BROOKINGS, SD
605.692.2525
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LOCATION! LOCATION! LOCATION!



Price: This is an Online Auction: Starting June 11th at 8:00am and Ending June 15th at 11:00am. Opening bid is \$55,000...Get Registered to bid ASAP!

Features: A spacious ranch style home with attached garages with in-floor propane heat, a beautiful stone fireplace, three steel pole barns, mature trees and pasture with several potential uses as a fun hobby farm on 27+/- acres.

Location: 15 miles East of Miller and 29 miles Northwest of Huron. Adjacent to 374th Ave, the oil county road and only 1/8 mile North of Hwy 14, on the Northwest edge of Wessington.

Address: 20195 374th Ave, Wessington, SD 57381

Size: 27+/- Acres

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HAND COUNTY ACREAGE

BROKERS COMMENTS

Looking for a cozy home in a quiet scene or a fun hobby farm with great potential? This acreage has it all and is surrounded by big willow, cedar, and cottonwood trees, a variety of chirping birds, wildlife and cattails, waterfowl in your ponds and waterways, and a lush pasture.

Conveniently located on a blacktop county road at the northwest edge of Wessington, this 27 acre (+/-) hobby farm offers a quiet and serene place in the country.

This acreage is comprised of a 2300 SF ranch style home with an attached, insulated and heated, double garage. The home is spacious with 5 bedrooms, 2 bathrooms, a kitchen and pantry, dining and living room with patio doors to the back screened-in porch. It includes a beautiful stone fireplace, several ceiling fans and atv/garage storage. The home and garage have in-floor propane heat as well as an electric forced air furnace (propane tank owned), central air, water heater, and city water, electric and garbage service, and private septic system.

The 26 acre acreage also features three pole barns in good condition, several hydrants and a private well. The three pole barns are approximately 36'x99'; 11'5"x24'; and 23'5"x54'5" in size. These buildings are ideally suited for farm, ranch, recreational and storage uses.

TAXES: 2009 taxes due and payable in 2010 are \$535.15.

UTILITIES: Estimated from 2009.

- ♦ Electric: \$75/month on average.
- ♦ Water/Garbage: \$35/ month on average.
- ♦ Propane: \$183/mo on average when propane was at its highest.
- ♦ Septic Tank: was pumped in 2004.

PERSONAL PROPERTY INCLUDED: **Sold as is.** Window treatments, propane tank (owned).

DIMENSIONS:

Garage: 20'x26'

Garage Storage Room: 13'x14'

Screened-in Porch: 12'x17'6"

House: 39'x59'

Kitchen: 12'x25'

Living Room: 23'x24'5"

North Bedroom: 12'x10'5"

Middle Bedroom: 12'x10'5" with closet

Middle Bedroom: 12'x14" with closet

South Bedroom: 12'x14'5" with closet

South West Bedroom: 10'x12' with closet

Pantry: 9'x7'

North Bathroom: 10'5"x7'5"

South Bathroom: 9'x6'5"



ACREAGE AUCTION

TERMS

This is a cash sale. Closing date is July 15th 2010. To bid at the auction, you must register online and receive approval confirmation from United Country - Advantage Land Company. A bidding fee is required to bid in the amount of \$3,500 (certified funds), made payable to the Advantage Land Company, LLC Trust Account, refundable the next business day if you are not the high 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 (June 15th). 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 within 30 days (July 15th 2010) of the end of the online auction. Marketable Title will be conveyed and title insurance cost will be split 50-50 between the buyer and seller. Closing costs are to be split 50-50 buyer and seller. All of the 2009 RE taxes due and payable in 2010 will be paid by the seller. The 2010 taxes payable in 2011 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 Hand 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. See User Agreement for complete auction terms.

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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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.

****Buyer, Please read the following form prior to engaging in discussion or written agreement on the enclosed property. Know that Advantage Land Company is an agent for the seller.**

REAL ESTATE RELATIONSHIPS DISCLOSURE

South Dakota real estate brokers are required to develop and maintain a written office policy that sets forth agency and brokerage relationships that the broker may establish. The broker must disclose in writing the types of agency and brokerage relationships the broker offers to consumers and to allow a consumer the right to choose or refuse among the various real estate relationships. The following real estate relationships are permissible under South Dakota law.

- ☐ **Single Agent-Seller's/Landlord's Agent:** Works on behalf of the seller/landlord and owes duties to the seller/landlord, which include good faith, loyalty, and fidelity. The agent will negotiate on behalf of and act as an advocate for the seller/landlord. The agent may not disclose confidential information without written permission of the seller or landlord.
- ☐ **Single Agent-Buyer's/Tenant's Agent:** Works on behalf of the buyer/tenant and owes duties to the buyer/tenant which include good faith, loyalty, and fidelity. The agent will negotiate on behalf of and act as an advocate for the buyer/tenant. The agent may not disclose confidential information without written permission of the buyer or tenant.
- ☐ **Disclosed Limited Agent:** Works on behalf of more than one client to a transaction, requiring the informed written consent of the clients before doing so. A limited agent may not disclose confidential information about one client to another without written permission releasing that information. While working to put the transaction together, agents in a limited agency transaction cannot negotiate nor advocate solely on behalf of either the seller/landlord or buyer/tenant. A limited agent may not be able to continue to provide other fiduciary services previously provided to the client.
- ☐ **Appointed Agent:** Works on behalf of the seller/landlord or buyer/tenant and owes the same duties to the client as that of a single agent. A seller/landlord or buyer/tenant with an appointed agency agreement is represented by agents specifically named in the agreement. Any agents of the firm not named in the agreement do not represent the seller/landlord or buyer/tenant. The named appointed agent acts solely on behalf of his or her client and may only share confidential information about the client with the agent's responsible broker or the broker's designated broker who is also named in the agreement. Other agents in the firm have no duties to the seller/landlord or buyer/tenant and may act solely on behalf of another party in the transaction. The responsible broker and the broker's designee act as a disclosed limited agent when appointed agents within the same firm are representing their respective clients in the same transaction.
- ☐ **Transaction Broker:** Exercises reasonable skill and care in assisting one or more parties with a real estate transaction without being an advocate for any party. Although the transaction broker will help facilitate the transaction, the licensee will serve as a neutral party, offering no client-level services (such as negotiation) to the customer. The transaction broker may not disclose confidential information about a party to another without written permission releasing that information.

Duties of a buyer, tenant, landlord, or seller: The duties of the real estate licensees in a real estate transaction do not relieve a party to a transaction from the responsibility to protect the party's own interests. Persons should carefully read all documents to ensure that they adequately express their understanding of the transaction. If legal or tax advice is desired, consult a competent professional in that field.

All real estate licensees must provide disclosure of all actually known adverse material facts about the subject property or a party's ability to perform its obligations.

South Dakota law requires a written agreement which sets forth the duties and obligations of the parties as described in the brokerage relationships itemized above.

The office policy of _____ (company) is to offer only those services marked above.

By _____ (licensee)

Acknowledgment: I have been presented with an overview of the brokerage relationship options available and hereby acknowledge receipt of:

Real Estate Relationships Disclosure form

Consumer Real Estate Information Guide (residential property sales transaction only)

I understand that receipt of these materials is for disclosure purposes only and does not constitute a contract or agreement with the licensee.

Signature _____ Date _____ Time _____ am/pm

Signature _____ Date _____ Time _____ am/pm

By marking a box and signing below, it is understood that the consumer is working without the benefit of client or transaction broker representation.

☐ Buyer/tenant understands that Broker is not representing Buyer/Tenant as a client or working with Buyer/Tenant as a transaction broker. Buyer further understands that Broker is acting as agent for the seller or is assisting the seller as a transaction broker.

☐ Seller/Landlord understands that Broker is not representing Seller/Landlord as a client or working with Seller/Landlord as a transaction broker. Seller further understands that Broker is acting as agent for the buyer or is assisting the buyer as a transaction broker.

Signature(s) _____ Date _____ Time _____ am/pm

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