

Shippy Realty & Auction 605-842-3212
Brad Gran, Auctioneer 605-208-5671
439 East 2nd Street
Winner, SD 57580

Central South Dakota
(Mellette County, Wood)

LAND AUCTION

Monday
April 22, 2024
1:00 PM CST

1120 +/- Acres
Offered in 1 Tract

REGISTRATION AT 12:00 NOON

REAL ESTATE TAXES: Seller pays all the 2023 Real Estate Taxes, with 2024 taxes pro-rated to date of closing.

MINERAL RIGHTS: Seller will transfer all mineral rights that they presently have in this property to the new owner(s).

ACREAGES: Acreages determined by Mellette Co. Assessors, FSA maps, Agri-Data maps, and BLM maps & sold by legal description only. The number of acres determine the total price of the parcel, but there is no guarantee of the exact number of acres in the parcel. No survey provided. If sold in tracts, interior corners are deemed reliable, however, neither Seller or Auctioneer/ Broker are making any guarantees or warranties, actual or implied, as to number of acres in the entire unit. No guarantee on the placement of any of the existing fences.

TITLE INSURANCE & CLOSING: Titles of Dakota, Kennebec, SD at 605-869-2215 will conduct the closing. Preliminary Title Policy available for inspection prior to the auction. Owners Title Policy & Closing Agent Fee to be split between Buyer and Seller. Lenders Policy, if needed, is to be paid at Buyer's Expense.

1031 EXCHANGE: Seller will cooperate to facilitate a 1031 Exchange, if needed by the buyer. Inspect property to the extent deemed necessary and rely on your own judgment when bidding. Do your own research both onsite and offsite. Descriptions & information are from sources deemed reliable; however, neither Seller, Auctioneers, nor associated persons is making any guarantees or warranties, actual or implied. Property is sold "As-is, Where-is".

TERMS: All bidders must provide a Bank Pre-Approval Letter to pre-qualify to Bid on Auction Day. Successful bidder will deposit 10% nonrefundable earnest money on Auction Day with the balance due in certified funds on, or before May 20, 2024. Property Sells without Buyer Contingency. Must have financial arrangements secured prior to bidding. Marketable title transferred by Trustee's Deed, subject to any easements, restriction, or reservations of record. Possession: May 20, 2024.

Announcements made at Auction take precedence over any Printed material or prior representations. Auctioneers represent Sellers in transaction. Landowners are not responsible for Accidents.