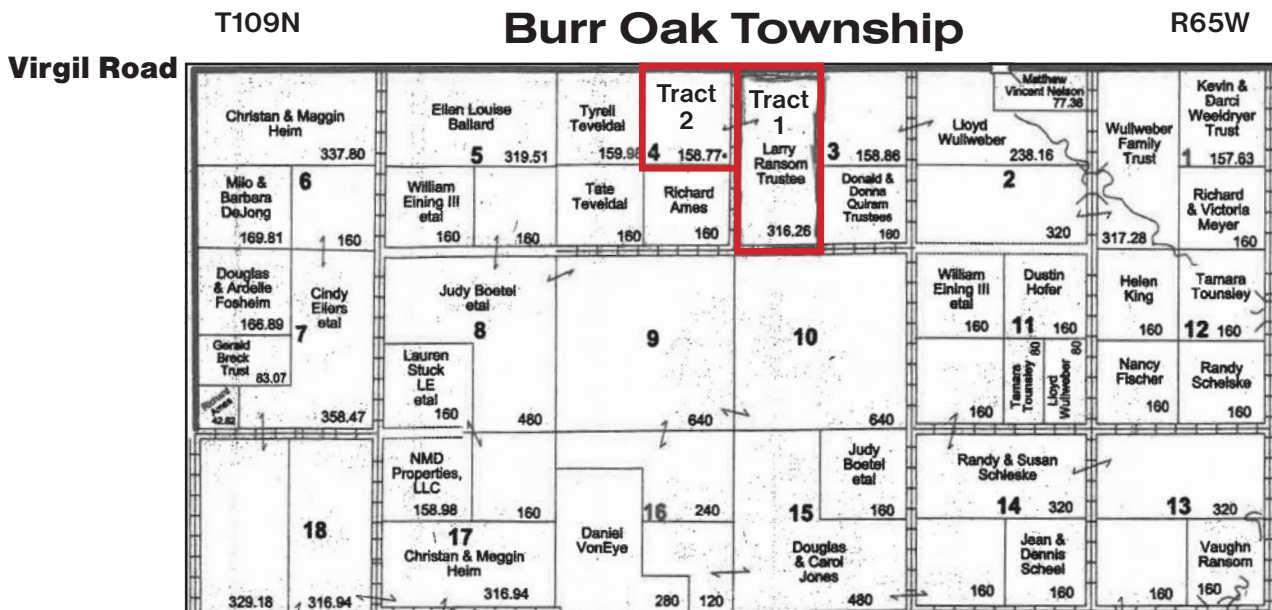


# Beadle County Land At LIVE AUCTION

Friday, Sept. 20th at 10:30am

On Location

From Hwy 281 and Virgil Road Jct, go 8 3/4 miles West on Virgil Road.  
Land on South side of road.



**Tract No. 1:** W 1/2 of Section 3. T109N-R65W Burr Oak Twp Beadle County, South Dakota. 316.26 taxable acres. FSA records show 269.29 acres cropland. Balance of acres in trees, building site, and grassland. A few more of the grassland acres have been broken and farmed. Taxes are \$5,531.10.

**Soils:** 200 plus acres are Houdek-Prosper loams with 84 rating. Balance of the soils are about average to above average in soil rating.

**Tract No. 2:** NE 1/4 of Section 4. T109-R65W Burr Oak Twp Beadle County, South Dakota. 158.77 taxable acres. This quarter section is all grass. Taxes are \$2,157.78.

**Soils:** The balance of this quarter is average to above average in soil rating.

**Terms of sale:** 15% DOWN day of sale (non-refundable). Title insurance and closing cost split 50/50 by buyer and seller, to be closed at Huron Title on or before December 15, 2024. No buyer's premium. Seller reserves the right to reject any or all bids. Auctioneer is agent of seller. All verbal words at auction take precedence over any written material. For showing or more information call Steve Sprecher at 605-350-2157.

**Owner: Larry Ransom Trust**

Steve Sprecher  
Broker/Auctioneer  
RE #4609



605-350-2157  
www.sdauctions.com  
www.acerealty.net

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