

**LAND**

# AUCTION

## Monday, October 15, 2018

**SALE TIME: 10:00 AM**

LOCATION: FARRELL AUCTION CENTER, S. HWY. 15, MILBANK, SD

### 135.21 Acres in Twin Brooks Township

**TERMS:** 10% down earnest money day of auction, balance on closing Dec. 19th. Title insurance used, cost split 50/50 between buyer and seller. Seller will pay the 2018 taxes. This property is being sold with no contingencies.

**NO BUYERS FEE!**

**Grant County, South Dakota**

**LEGAL DESCRIPTION:**  
 NW1/4 excluding the east 1200 feet of the north 900 feet, Section 17, R120N-R50W, Grant Co., SD  
 135.21 acres of which 83.76 are listed as tillable acres, 40 acres of pasture, and 11.45 acres in a wooded ravine with excellent hunting. Taxes are approx. \$1500. Taxes haven't been determined for this parcel. There are 2 easements on this property. One with Geronimo Energy for a wind easement, and one for access to neighboring fields.

**For more information and aerial maps contact Farrell Auction Co.**

**FARRELL AUCTIONEERS**  
 208 • 211E • 15E

**Farrell Auction and Real Estate LLC**  
 AUCTIONEERS  
 REAL ESTATE BROKERS  
 REAL ESTATE APPRAISERS  
 P.O. Box 1941 • Milbank, SD  
 Phone: 605-681-5297 • Mobile: 605-682-2100  
 Website: FarrellAuction.com

NOTICE: All applicants in bids will act between buyer and seller. As between auctioneers, checks and money orders are cash. All bids are for the entire lot or all of the quantity and performance of the product is within 30% of the bid. The auctioneers do not express liability of any kind other than expressed or implied. The buyer acknowledges being accustomed to the sale.

**SALE TERMS:** Cash. All other sale terms and conditions will be announced on sale day. Announcements made on day take precedence over printed ads.

NOT RESPONSIBLE FOR ACCIDENTS

## Great Western Bank

**OWNERS**

**Publication: Valley Shopper**  
**Publication Date: October 8, 2018**  
**Sale price: \$324,504**  
**Acres: 135.21**  
**Price per acre: \$2400.00**

