Auction Terms and Services

ABSOLUTE FARM AUCTION - Wed March 26, 2025 10am CST- BROOKINGS COUNTRY CLUB GOLF COURSE -BROOKINGS, SD - HYBRID COMBINATION LIVE AND ONLINE AUCTION \*\*\*ONLINE BIDDING BEGINS MARCH 12TH ON AUCTIONTIME.COM.\*\*\*

\*\*NOTE: ALL ONLINE AND PHONE BIDDERS MUST BE PRE-APPROVED AND BE REGISTERED TO BID 24 HOURS PRIOR TO AUCTION DATE! \*\* \*\*\*ALL SALES ARE FINAL!!\*\* HAVE FINANCES LINED UP IN ADVANCE \*\*\*ALL DUE DILIGENCE MUST BE DONE PRIOR TO FINAL SALE DAY \*\*\*PLEASE SEE FULL LIST OF TERMS AND CONDITIONS.\*\*\*

Property Specific \*\*\* PROPERTY SHALL BE OFFERED IN FIVE TRACTS \*\*\*

Farm Location: From the town of Brookings, head South out of Brookings via Main Avenue South to the S Curves before heading West on County Hwy 12 for 1.5 miles. Turn South on County Highway 19 for approximately 1 ¾ miles before the property begins on the East side of the road.

Auction Location: Brookings Country Club. 2180 Clubhouse Dr, Brookings, SD 57006. From Southwest corner of property to be auctioned, travel West one-half mile on Clubhouse Dr.

Legal Description:

Tract 1: 202.25 +/- acres with current tillable, hay land, slough bottom and timber acres located in SW ¼, S ½ SE ¼ & EXC TRACT 2 JR FARMS CONSERVATION EASEMENT SEC 27-109-50; all in Medary Twp, Brookings County, SD.

Tract 2: 160 +/- acres with current hay land and pasture acres located in NW ¼ SEC 27-109-50; all in Medary Twp, Brookings County, SD.

Tract 3: 40 +/- acres with current hay land and conservation acres located in NW ¼ SE ¼ EXC TRACT 4 OF BEDOWS ADDN and BEDOWS ADDN IN E ½ TRACT 4; all in Medary Twp, Brookings County, SD. This tract has a perpetual WRP easement encumbering approximately 10 acres.

Tract 4: 73 +/- acres with conservation acres located in JR FARMS CONSERVATION EASEMENT TRACT 1 IN SW ¼ SW ¼ SEC 26-109-50 AND JR FARMS CONSERVATION EASEMENT TRACT 2 IN SE ¼ SE ¼ SEC 27-109-50; all in Medary Twp, Brookings County, SD. This tract has a perpetual WRP easement encumbering all acres.

Tract 5: 40 +/- acres with current hay land or pasture acres located in SW ¼ SW ¼ SEC 22-109-50; all in Medary Twp, Brookings County, SD.

USE: Property is Ag Use Zoned; this property has versatile options for farming and agricultural use as well as recreation. This Eastern South Dakota farm ground presents a great opportunity for long term investments and returns, while offering ample space for recreational activities or to hold livestock with pasture.

Scenic Landscapes: The property's picturesque landscapes encompass open fields, and captivating views, creating an ideal backdrop for country living. Enjoy the breathtaking sunrises, and the soothing sounds of nature all around. The views of the meticulously maintained Brookings Country Club golf course and restaurant and nearby Lake Campbell add to these properties unique character.

Income: The property is currently being used within the seller’s farming operation and is open and available for the 2025 Growing Season. Seller may have interest in renting production acres back should buyer and seller agree to rental terms.

Real Estate Terms: The successful bidder will sign a legally binding purchase agreement at the auction site or electronically immediately following the close of bidding. 10% non-refundable down payment due on the day of auction in good funds payable directly to Brookings County Title Co. to be deposited in escrow no later than end of business on the following business day. The remainder of the purchase price shall be paid in certified funds at closing on or before April 30th, 2025. Buyers will pay a $495 Broker Administrative fee plus applicable SD sales tax at closing. All 2024 taxes to be paid by seller. All 2025 taxes will be prorated to day of closing. Full possession will be given at closing. Buyers have full right to use of land for all of 2025 growing season. Title insurance and escrow closing fee to be split 50/50 by buyer and seller. Purchase is not contingent upon financing or inspections. Please have all arrangements made prior to the sale. American Legacy Land Co, Broker, Ryan Nagelhout, Scott Jelinek, Auctioneer/Realtors are exclusive agents of the seller. The property will be sold as five separate tracts. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence. Maps are shown for illustration purposes only and not intended to be actual property lines. Any and all fences may or may not fall on the exact property line. Please arrive in advance of the auction for any inspections, notices, changes, corrections, or additions to the auction information. All announcements made the day of the auction take precedence over any printed advertisements. Auctioneers are not responsible for any errors in advertising. All information contained herein is believed to be accurate but not guaranteed. We urge all buyers to inspect and rely on their own judgments prior to bidding. All sales are final once the auctioneer says "sold". All property is offered in "AS IS, WHERE IS" condition unless otherwise specified by the auctioneer. No warranties, neither expressed nor implied, will be offered.