

BUFFALO COUNTY SOUTH DAKOTA

**FARM
LAND AUCTION**

3,759± Deeded Acres | 2,820± Tillable Acres

THURSDAY, NOVEMBER 4TH • 10AM

Held at the Arrowwood Cedar Shore Resort & Conference Center
Oacoma, South Dakota



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BUFFALO COUNTY SOUTH DAKOTA

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LAND**

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Directions to Property: From Lees Corner travel East approximately 6 miles on Hwy 34 to Ree Heights Road. Turn North and travel approximately 3 miles to 225th street. Travel west on 225th Street approximately 2 miles to the property.

Address to the Auction Site: 1500 Shoreline Drive, Oacoma, SD 57365

The Buffalo County Farmland auction includes 3,759+/- surveyed acres near Lees Corner (Crow Creek) South Dakota. The property will be offered in two tracts and in combination. Don't miss this opportunity to add to an existing operation or acquire a sound investment property.

Base Acres: 2820.4

Soil Types: Mostly Opal and Promise Silty Clay

Taxes: \$20,841 in 2018 based on 3,841 tax acres

Bins: Two 75,000 Bushel GSI Grain Bins

A Great Opportunity to put a Large Contiguous Block of Farmland Together!



INFORMATION DAY: THURSDAY, OCTOBER 14TH • 10-12PM

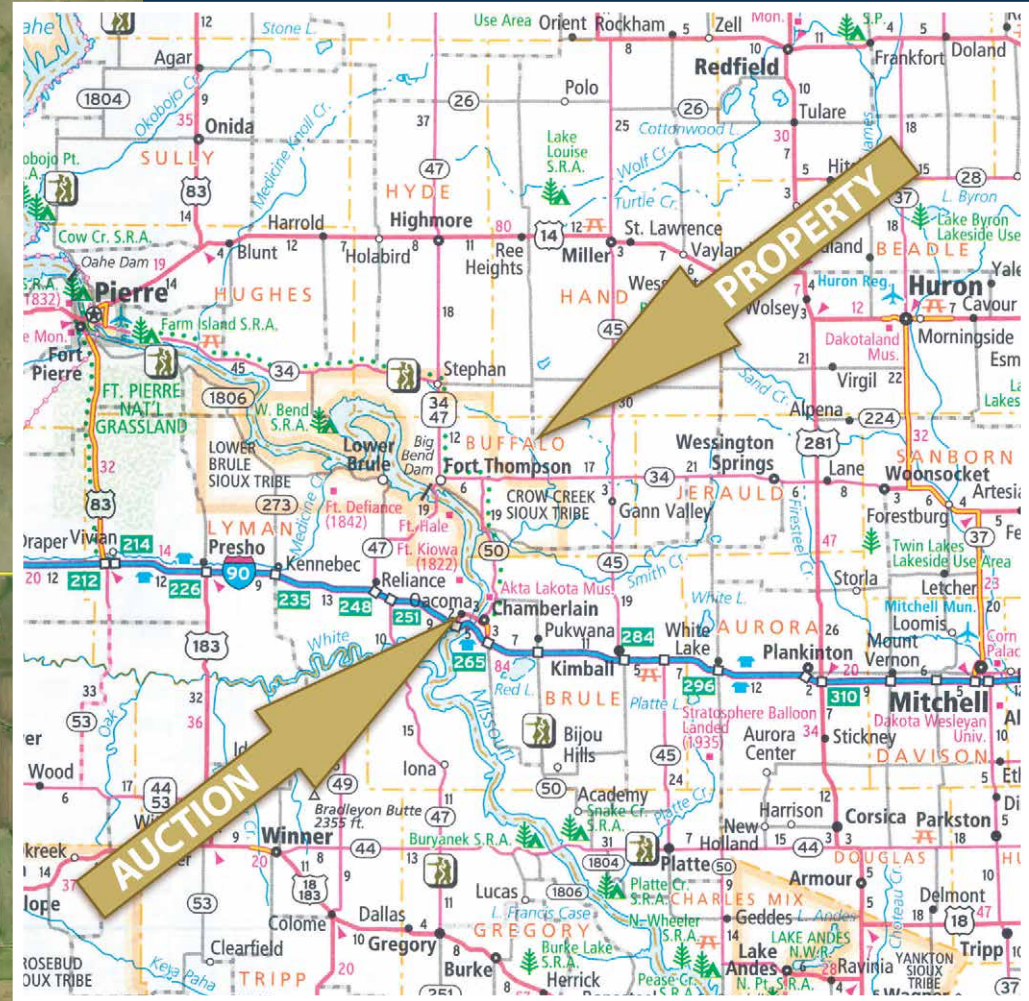
Meet an auction representative on the property at the bin site to visit about the auction process and tour the offering.

TRACT 1
2,509± Acres

TRACT 2
1,250± Acres

BINS

225TH ST.



800.829.8747
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Hall and Hall Auctions
100 S. Cherry Ave., Unit 5B
Eaton, CO 80615

Scott Shuman
Broker #16087



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SUMMARY OF TERMS: A 10% earnest money deposit of the total contract price will be due immediately from all successful bidders. A 5% buyer's premium will be added to the high bid to determine the purchase price. The property is being sold "AS IS, WHERE IS" and without any contingencies, including financing. Closing will be set 30 days from the auction date or as soon thereafter as closing documents are available. Broker participation is available.