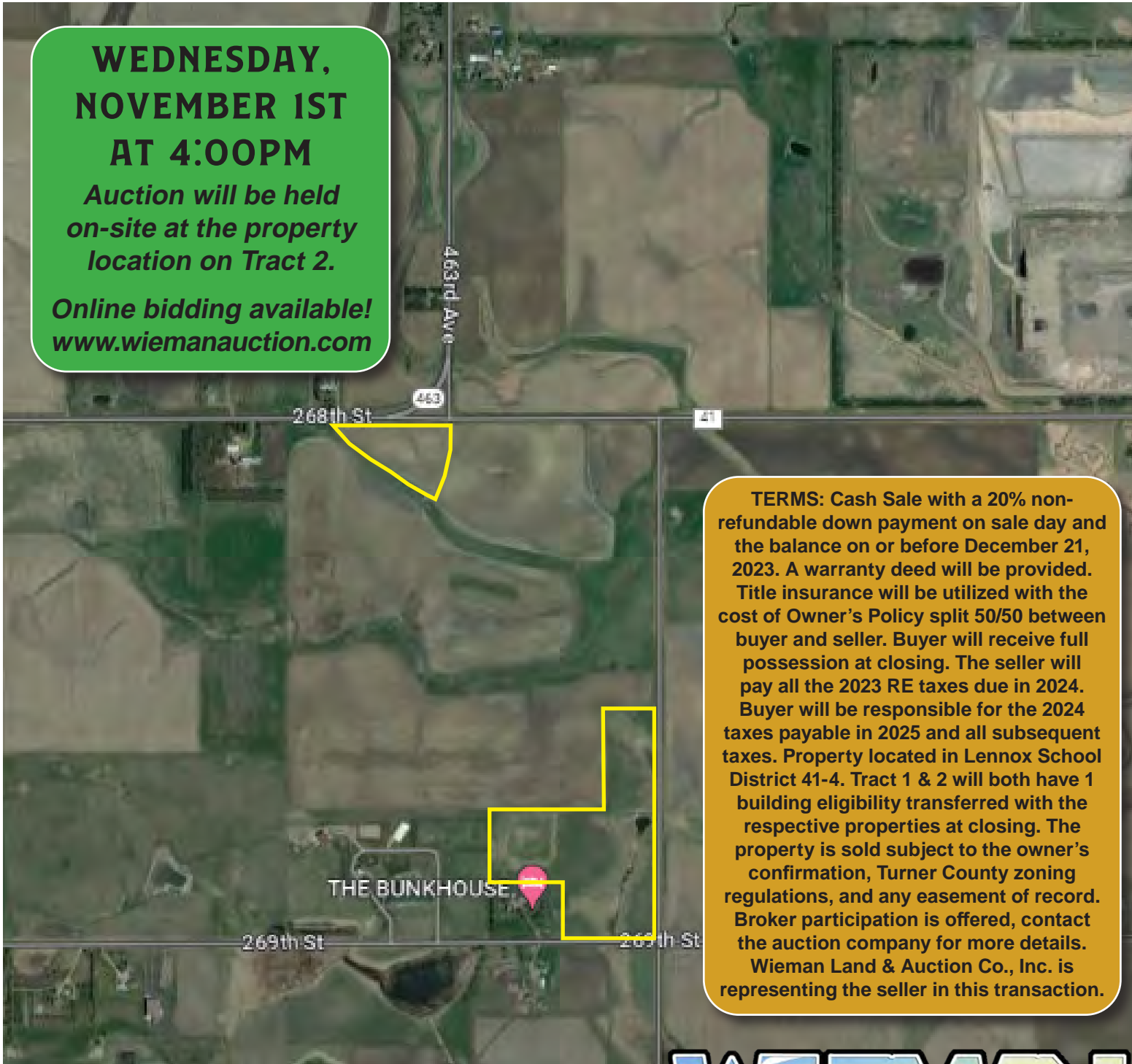


2 ACREAGES NEAR SIOUX FALLS, SD

**WEDNESDAY,
NOVEMBER 1ST
AT 4:00PM**

*Auction will be held
on-site at the property
location on Tract 2.*

*Online bidding available!
www.wiமானauCTION.com*



TERMS: Cash Sale with a 20% non-refundable down payment on sale day and the balance on or before December 21, 2023. A warranty deed will be provided. Title insurance will be utilized with the cost of Owner's Policy split 50/50 between buyer and seller. Buyer will receive full possession at closing. The seller will pay all the 2023 RE taxes due in 2024. Buyer will be responsible for the 2024 taxes payable in 2025 and all subsequent taxes. Property located in Lennox School District 41-4. Tract 1 & 2 will both have 1 building eligibility transferred with the respective properties at closing. The property is sold subject to the owner's confirmation, Turner County zoning regulations, and any easement of record. Broker participation is offered, contact the auction company for more details. Wieman Land & Auction Co., Inc. is representing the seller in this transaction.



"We Sell The Earth And Everything On It!"
800.251.3111 | Marion, SD | WiemanAuction.com
Wieman Land & Auction Inc., 44628 SD HWY 44, Marion SD 57043

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**ACREAGES! ACREAGES! ACREAGES!
2 SPECTACULAR ACREAGE BUILDING SITES
5 MILES WEST OF SIOUX FALLS
AT AUCTION**

online bidding available via www.wiemanauktion.com

We will offer the following at a live public auction on:

WEDNESDAY NOVEMBER 1ST 4:00 PM

Here is a rare opportunity to purchase buildable acreage sites near Sioux Falls! This is a unique opportunity that doesn't come along very often. Both properties are located just off hard surface roads with rural water and electricity available. Bring your dream plans and come check out the possibilities!

TRACT 1: APPROX. 5 ACRE – BUILDING SITE (subject to survey)

LOCATION: From Wall Lake Oil on SD Hwy 42, go 3 miles south on 463rd Ave (Wall Lake Oil).

LEGAL DESCRIPTION: (Subject to survey) in Section 11, Township 100N, Range 52W of the 5th P.M., Turner County, South Dakota

TRACT 2: 25.78 ACRES – BUILDING SITE - (Live Auction to be held at this site)

LOCATION: From Wild Water West go 1.5 miles south to 269th St., then 3 miles west to the property. With Great access on 2 well maintained township roads (one is paved!) on the north and east sides.

LEGAL DESCRIPTION: Tract 1 of Lufco Addition in the SE ¼ of Section 11, Township 100N, Range 52W of the 5th P.M., Turner County, South Dakota

TERMS: Cash Sale with a 20% non-refundable down payment on sale day and the balance on or before December 21, 2023. A warranty deed will be provided. Title insurance will be utilized with the cost of Owner's Policy split 50/50 between buyer and seller. Buyer will receive full possession at closing. The seller will pay all the 2023 RE taxes due in 2024. Buyer will be responsible for the 2024 taxes payable in 2025 and all subsequent taxes. Property located in Lennox School District 41-4. Tract 1 & 2 will both have 1 building eligibility transferred with the respective properties at closing. The property is sold subject to the owner's confirmation, Turner County zoning regulations, and any easement of record. Broker participation is offered, contact the auction company for more details. Wieman Land & Auction Co., Inc. is representing the seller in this transaction.

CONTRACT FOR DEED OPTION: The seller is offering a contract for deed option on both tracts. Buyers must notify the seller or auctioneers at least 24 hours prior to the auction if they are interested in the CFD option. Terms are 35% down at closing on or before December 21, 2023, and the balance paid in 2 equal payments of principal and interest due on December 1, of 2024 & 2025, respectively. A fixed interest rate of 5% will be charged. The buyer would have the right to pay off the CFD at any time prior to the final payment due on December 1, 2025. Any professional fees charged to prepare the CFD documents will be split 50/50 between the buyer and the seller.

NOTE: For an information packet, go to www.wiemanauktion.com. **The live auction will be held at Tract #2!** We invite you to view these parcels at your convenience. Contact Ryan Wieman 605-366-3369 for more details.

**LUFKO, INC. – OWNER
Warren & Wilma Luke**

Wieman Land & Auction Co., Inc.
Marion SD 800-251-3111
Auctioneers/RE Brokers
www.wiemanauktion.com

Aerial Map



Boundary Center: 43° 29' 41.93, -96° 56' 55.77

0ft 803ft 1606ft



**11-100N-52W
Turner County
South Dakota**

10/9/2023

Field borders provided by Farm Service Agency as of 5/21/2008.