

Meade County Absolute Land Sale

October 15th 2013, 10:00 A.M.

Location: Meade County Commissioners Room, Erskine Annex Building, 1300 Sherman Street, Sturgis SD 57785

Selling at auction without minimum or reserve 640 acres of Meade County pasture land declared surplus by Meade County.

Legal Description: Section 16, Township 6, Range 9 located in Meade County SD; Approx. 640 acres +/-, Meade County parcel # 36.16.11

Property Information

This section of pasture land purchased by Meade County in 2000 for future needs has been declared surplus. The entire parcel consists of native grass lands. Terrain is level to rolling to steep. Access is obtained from State Highway 34 approx. 23 miles east of Sturgis. Watch for signs posted on the south side of Hwy 34. Survey markers will be provided to determine actual access route on section line trail, the property is located approx. one mile south of Hwy 34 and is perimeter fenced. Water source is 1 dam that will need reconstruction.

On Site Showing Dates with listing Brokers present: September 24th and October 1st from 2:00 P.M. till 6:00 P.M. or by appointment. Brokers recommend ATV, horseback or non-catalytic converter vehicles for inspections. Please close all gates as neighboring cattle are present.

Broker Participation invited, contact listing broker for forms and deadlines.

Terms and Conditions of Real Estate Auction: This property of Meade County SD is being sold in accordance to SD Statutes. The property described in this auction listing has been declared by Meade County. This Meade County property will sell to the highest bidder on auction day. 15% irrevocable earnest money paid on purchase price immediately following the auction. Balance due to be paid in certified funds on or before November 22nd 2013. **Property will be sold without buyer's contingency of any kind. Make sure your financial arrangements are in order before bidding.** Possession will be upon closing. A title insurance policy will be provided by the seller and will be available for buyer inspection before the auction. Title Company closing costs and Title Policy will be split evenly between buyer and seller. The closing will take place at

Meade County Title Company, Sturgis SD. At closing title will be transferred to the buyer/buyers. All information here has been acquired by sources deemed reliable, however neither the Auctioneers, associated personal or the seller make any warranty or guarantees either expressed or implied. Property is sold strictly “AS IS-WHERE IS”. The Auction Company represents the sellers in this transaction. Announcements made sale day take precedence over any printed material or prior representations. Neither the Sellers nor the Auction Co. is responsible for printing errors.

The seller does not warranty or guarantee that existing fences lie on the true boundary, and any new fencing will be the responsibility of the purchaser pursuant to SD statutes.

Property is sold by legal description only no survey will be provided.

Owner: Meade County SD

Auction Managed and Conducted By:

United Country-Bertolotto Real Estate& Auction Inc.

1102 Junction Avenue, Sturgis SD 57785 • 605-720-2021

Bob Bertolotto---Owner/Broker/Auctioneer

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