

Stanley Schaible Estate Pasture and Farmland

Auction

Saturday November 24th, 2018 - 1 pm

Land is located from the junction of Hwy. SD47 and Hwy. SD10, Eureka SD, 3 miles west 4 miles south on 324 Ave.

Auctioneers Note: Do to the passing of Stanley this summer we will offer his real estate at auction to help settle the estate. This land has been rented to a very responsible tenant for 20 years. In the event of inclement weather storm date is set for November 26th at 1pm. For more information on soil maps and easements visit www.mrauctionsllc.com.

Sale will be held at the Wolf Den 610 7th St, Eureka, SD 57437 (Watch For Signs)



Tract 1: Offered \$_____ X 320 taxable acres

Legal: S 1/2 NE 1/4, S 1/2 SW 1/4, SE 1/4 Sec. 20, T-126N., R-73W., 5th P.M., Bauer Twp., McPherson County, SD

This tract will contain approximately 191.09 acres of pasture/grass with dugout, and approximately 121.97 acres of hay ground. The balance will be non-crop acres and right of ways. The 2018 real estate tax: \$ 952.18 . With access from a paved road. Contains water well which is powered by a submersible pump. The pump is owned by the current renter but may be available for purchase.

Has USFWS Wetland & Grassland Easements, and can not be hayed or grazed on till after July 15 of each year. Has a USFWS perpetual wetland easement which restricts the right to drain, burn, fill or level the protected wetland areas.

Tract 2: Offered \$_____ X 160 taxable acres

Legal: SE 1/4, Sec. 29, T-126N., R-73W., 5th P.M., Bauer Twp. McPherson County, SD

This Tract will contain approximately 158.38 acres of farmland. The Balance will be non-crop acres and right of ways. The 2018 real estate tax \$ 1141.18 . Soybeans were raised for the 2018 crop

Tract 3: Offered \$_____ X 80 taxable acres

Legal: S 1/2 NE 1/4, Sec. 32, T-126N., R-73W., 5th P.M., Bauer Twp. McPherson County, SD

This tract will contain approximately 79.66 acres of farmland. The balance will be non-crop acres and right of ways. Soybeans were raised for the 2018 crop

The 2018 real estate tax: \$ 460.52 . Has a USFWS perpetual wetland easement which restricts the right to drain, burn, fill or level the protected wetland areas.

Tract 4: 560 acres or all of Tract 1, Tract 2, And Tract 3 combined

This tract will be sold for one money and buyer will have to give a bid higher then the held price on the other three tracts combined.

All Tracts lay from north to south as shown on the maps above.

Terms: 10% non-refundable earnest money deposit due day of the sale. The balance will be due at closing which will be within 45 days after date of sale. Closing Agent is Don Kallenberger of Kallenberger Law Offices. Eureka SD. Title Insurance and closing cost will be split 50/50 between buyer and seller. The 2018 real estate tax will be paid by seller, with 2019 taxes paid by buyer. M&R Realty Auctions LLC and Kallenberger Law Offices are acting as agents for the seller. The seller reserves the right to accept and reject any or all bids. Possession will be giving at closing. Seller will convey to buyer any gas, oil, mineral, or hunting rights owned. These parcels are offered subject to any right, easements, restrictions and/or reservations of record. No buyer contingencies of any kind, and have financial arrangements secured prior to bidding. We feel that all information is correct, but it is your responsibility as a buyer to research any and all information prior to sale. Statement made day of sale take precedence of all written material. Do to current weather conditions current renter will be allowed time to get crop off if harvest hasn't been completed by closing. In the event of inclement weather storm date will be set for November 26th at 1pm.

Mike Hepper , Personal Representative

Sale will be held at the Wolf Den 610 7th St, Eureka, SD 57437 (Watch For Signs)

For more information on soil maps or easement paper work please contact M&R Realty Auctions LLC or visit our website at www.mrauctionsllc.com



M & R Realty Auction LLC - Hoven, SD



www.mrauctionsllc.com

Lewis Reuer Lic. # 15381 (605) 281-1067 Shane McCloud Lic. # 16465 (605) 870-0670

Sam McCloud Lic. # 16466 (605) 769-0088