AUCTION!!!

Good Farmland and Acreage West of Sioux Falls!

72 ac +/- Tillable land and 8 ac +/- Residential Acreage

Located at 26446 455th Ave. or approx 14 miles west of Sioux Falls on SD HWY 42 (12th Street) to 455th Ave, then ½ mile north; or 8 miles west of Wall Lake Oil Co. and ½ mile north.

WEDNESDAY, JULY 24, 2013 – 6:30 p.m.

Tr. 1 – Approx. 72 ac. +/- of good farmland. This piece has an Agridata P.I. of over 75 with primarily Egan-Ethan-Trent Complex Class II Soils! Nearly all tillable and looks great! FSA reports a corn base of 35.10 with Direct Yield 86 and CC Yield 117. Bean base of 33.9 with Direct Yield of 30 and CC Yield of 36. 1.4 acres of CRP in southeast corner. Presently leased for 2013 crop year. Buyer to receive second half rent based on $250 per acre!

Tr. 2 –Approx. 8 ac. +/- protected by mature shelterbelt on the north side. The house is over 1,000 sq. ft. and has 2 bedrooms, full bath, large kitchen, foyer, and great living room with big windows. Lots of updates including fresh exterior paint, storm windows, water heater. Shingles, heat pump, furnace (2008), and more! Nice double garage. This pretty acreage has a 60' X 32' Barn with loft that you will LOVE! Other out buildings include 24' x 10' coop (tack room w/hitch rails), four 3500 bu. Butter Bins (1 dryer and 1 with floor and fan), older 40' X 26' Crib, 32' x 22' Open Shelter Barn, storage shed, a windmill tower, etc. Just a super little acreage with the space and facilities to have some fun! Good place to raise kids and critters!

OPEN HOUSES: Wed. July 10, 5:30-7:00 & Sun. July 14, 3:30 – 5:00 pm

Legal: S1/2 NW1/4 17-101-52 Minnehaha Co. SD

Terms: A non-refundable 10% down payment the day of the sale with the balance of the purchase price on or before August 23, 2013. The cost of the title insurance and closing agents' fees to be divided equally between the buyers and sellers. Property is sold subject to owners' confirmation and tenants rights, survey and county approval and platting, easements, restrictions, reservations or highways of record, if any. **Merle Miller Real Estate and Auction Company** represents the seller only in this transaction. All prospective buyers are encouraged to inspect the property and verify all facts and figures provided herein. Buyers are purchasing the above-described property strictly on an "as is" basis without warranty or representation as to condition, value or fitness for any use or purpose. Announcements made the day of sale will take precedence over any printed materials. For pictures and additional information, visit **www.soldbymiller.com** or contact **Forrest Miller, Your Real Estate Specialist**, at 605-361-1699.

Auctioneer's Note: Great opportunity for anyone looking for good farmland, or nice acreage, or both! These great options are only 15 miles west of Sioux Falls!

Loren & Marsha Letsche – Owners

Auctioneers:

FORREST MILLER
Broker Associate

BROKERS AND AUCTIONEERS

MARSHALL MILLER
Broker

BOB HANSEN
Broker, Hansen Land & Auction

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