

# 154 ACRES

## McCOOK COUNTY LAND

- FRIDAY, DECEMBER 8TH AT 10:30AM -



★ ★ ★  
PEGGY  
**HEALY**  
JUDY KANE  
OWNERS



*"We Sell The Earth And Everything On It!"*

800.251.3111 | Marion, SD | [WiemanAuction.com](http://WiemanAuction.com)

Wieman Land & Auction Inc., 44628 SD HWY 44, Marion SD 57043

**154-ACRES GREENLAND TOWNSHIP McCOOK COUNTY, SOUTH DAKOTA LAND  
MIX OF TILLABLE & PASTURE LAND WITH ACCESS TO LAKE VERMILLION**

We have decided to offer the following land for sale at public auction located in the heated Wieman Auction Facility located 1-mile south and ½ mile west of Marion on Hwy. 44 on:

**FRIDAY DECEMBER 8<sup>TH</sup> 2023**

**10:30 A.M.**

It is our pleasure to offer this unique property with Lake Front Development potential on the NW side of Lake Vermillion. Rolling pasture hills with powerful tillable land would allow developers, farmers, cow-calf operators or acreage buyers a property loaded with possibilities. There is a total of 1190' of lake/river access which allows the ability to walk to your own private boat dock in your privately owned cove. Check out the drone video footage or come take a tour and let your mind dream!

**LEGAL:** The NE ¼ of Section 22, 102-53 McCook County, South Dakota

**LOCATION:** From Lake Time Steakhouse go 2 ½ mile north on 451<sup>st</sup> Ave turn east on 259<sup>th</sup> St. road dead ends into property or from I-90 exit 374 (Montrose Exit) go 2 ½ miles south turn east on 259<sup>th</sup> St.

- \* 75.02 acres tillable with 78.62 acres in rolling pasture.
- \* Soil Production rating of 54.7 overall with soil ratings of 69-86 on the tillable land
- \* New buyer able to lease out or farm for the 2024 crop year. Annual Taxes \$2,273.12.
- \* Entire Tract is Zoned Lake Residential, see buyers packet for zoning rules and regulations
- \* Aerial & Soil Maps, Base & Yield Info, and other pertinent info. found in the buyers packet
- \* Mineral Rights are reserved by the State of South Dakota acting through its Rural Credit Board. This was filed on March 11, 1943 and has been kept current.

**TO INSPECT THE PROPERTY:** We invite you to inspect the property at your convenience. Drone video footage and buyers packet can be viewed by visiting [www.wiemanauktion.com](http://www.wiemanauktion.com) or contact the auctioneers at 800-251-3111 and packets can be mailed out.

**TERMS:** Cash sale with 15% (non-refundable) down payment auction day with the balance on or before January 18, 2024. Warranty deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Seller to pay all 2023 taxes in full. New buyer will be responsible for all 2024 taxes. Sold subject to the owners approval and all easements and restrictions of record. Remember auction to be held in the Wieman Auction Facility.

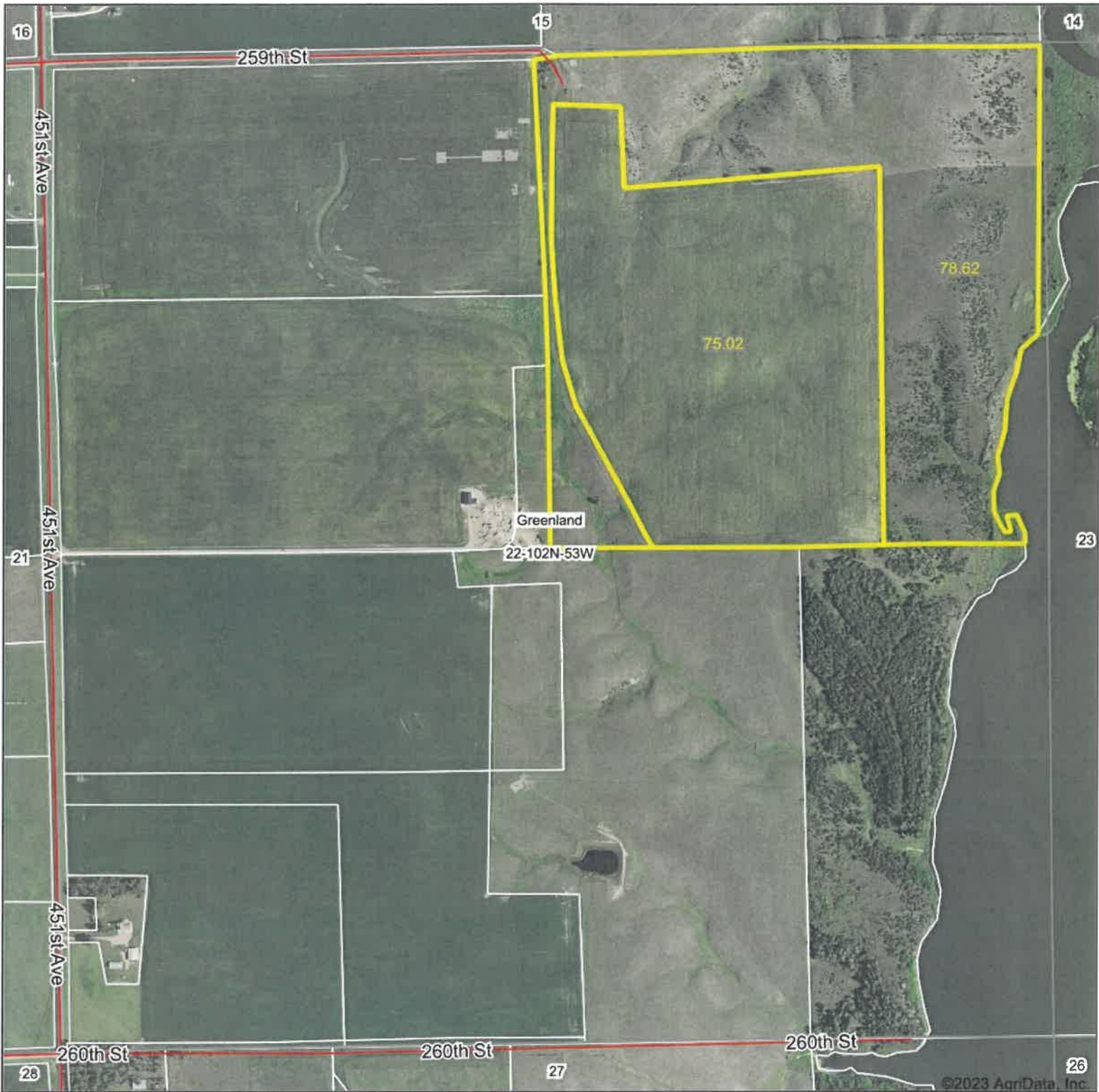
**PEGGY HEALY – OWNER**

**JUDY KANE – OWNER**

Wieman Land & Auction Co. Inc.  
Marion, SD 800-251-3111  
[www.wiemanauktion.com](http://www.wiemanauktion.com)

Fink Law Office  
Closing Attorney  
605-729-2552

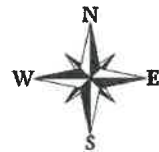
# Aerial Map



Boundary Center: 43° 37' 36.07, -97° 10' 26.78



**22-102N-53W**  
**McCook County**  
**South Dakota**



Maps Provided By:



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9/25/2023



United States  
Department of  
Agriculture

# McCook County, South Dakota



**Common Land Unit**

- Tract Boundary
- Non-Cropland
- PLSS
- Cropland

**Wetland Determination Identifiers**

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

**2022 Program Year**

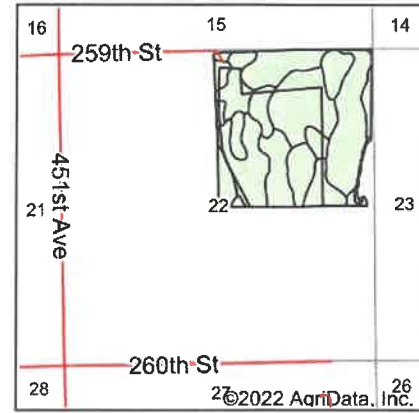
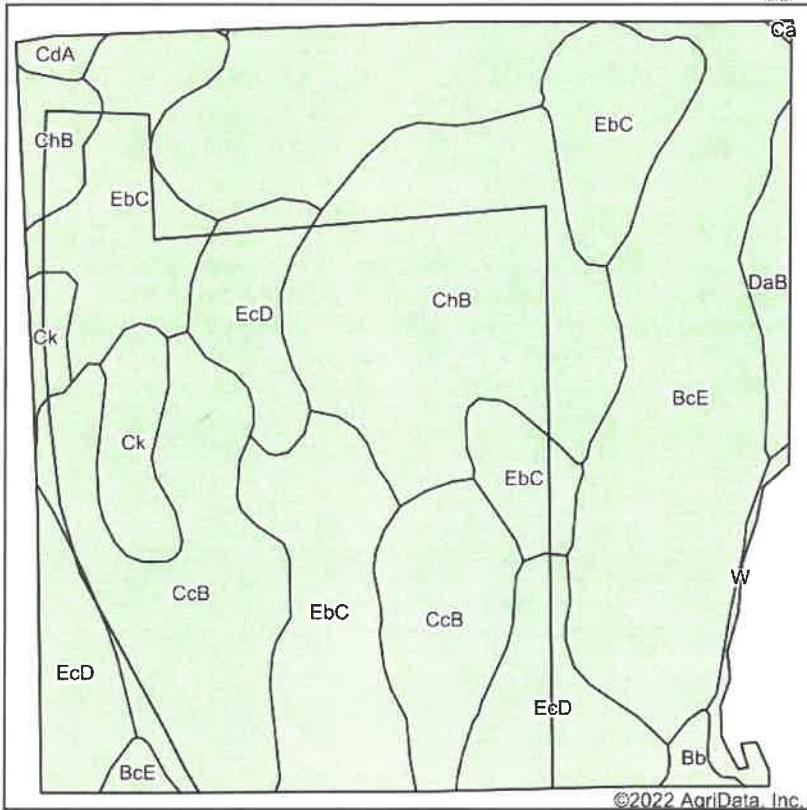
Map Created May 03, 2022

**Farm 392**

**22-102N-53W-McCook**

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# Soils Map



State: **South Dakota**  
 County: **McCook**  
 Location: **22-102N-53W**  
 Township: **Greenland**  
 Acres: **153.64**  
 Date: **9/30/2022**



Maps Provided By:



Soils data provided by USDA and NRCS.

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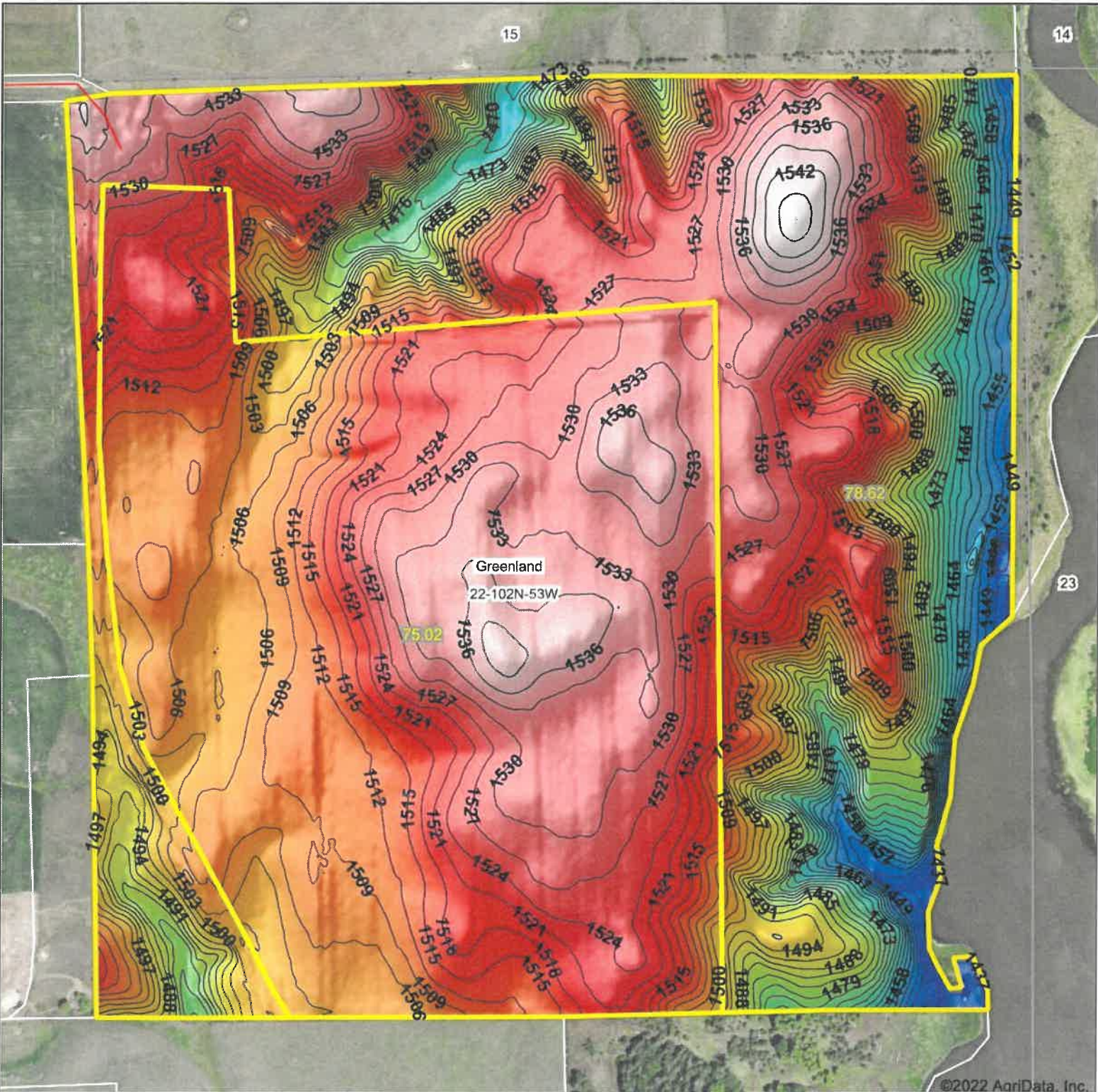
Area Symbol: SD087, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
BcE	Betts-Ethan loams, 15 to 40 percent slopes	40.84	26.6%	VIIe	18
EbC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	31.49	20.5%	IIIe	69
ChB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	27.19	17.7%	IIe	78
CcB	Clarno loam, 2 to 6 percent slopes	25.85	16.8%	IIe	82
EcD	Ethan-Betts loams, 9 to 15 percent slopes	17.39	11.3%	VIe	30
Ck	Crossplain clay loam	5.29	3.4%	IIw	77
DaB	Davis loam, 3 to 6 percent slopes	2.76	1.8%	IIe	86
W	Water	1.12	0.7%	VIII	0
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	0.82	0.5%	IIc	88
Bb	Baltic silty clay loam, ponded	0.80	0.5%	VIIIw	12
Ca	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	0.09	0.1%	VIw	34
<b>Weighted Average</b>				<b>4.06</b>	<b>54.7</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# Topography Hillshade



Maps Provided By:



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

Source: USGS 3 meter dem  
 Interval(ft): 3  
 Min: 1,436.7  
 Max: 1,546.8  
 Range: 110.1  
 Average: 1,510.6  
 Standard Deviation: 21.46 ft



9/30/2022

**22-102N-53W**  
**McCook County**  
**South Dakota**

map center: 43° 37' 23.24, -97° 10' 44.38

SOUTH DAKOTA  
MCCOOK  
Form: FSA-156EZ



FARM : 392  
Prepared : 10/3/22 12:03 PM CST  
Crop Year : 2023

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :  
CRP Contract Number(s) : None  
Recon ID : None  
Transferred From : None  
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
153.64	75.02	75.02	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	75.02	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	OATS	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Oats	27.30	0.00	57	
Corn	46.70	0.00	108	
<b>TOTAL</b>	<b>74.00</b>	<b>0.00</b>		

NOTES

Tract Number : 852

Description : L9 NE 22 102 53  
FSA Physical Location : SOUTH DAKOTA/MCCOOK  
ANSI Physical Location : SOUTH DAKOTA/MCCOOK  
BIA Unit Range Number :  
HEL Status : HEL field on tract.Conservation system being actively applied  
Wetland Status : Tract contains a wetland or farmed wetland  
WL Violations : None  
Owners :  
Other Producers : None  
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
153.64	75.02	75.02	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	75.02	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Oats	27.30	0.00	57

SOUTH DAKOTA  
MCCOOK  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 392

Prepared : 10/3/22 12:03 PM CST

Crop Year : 2023

Abbreviated 156 Farm Record

Tract 852 Continued ...

Corn	46.70	0.00	108
<b>TOTAL</b>	<b>74.00</b>	<b>0.00</b>	

NOTES

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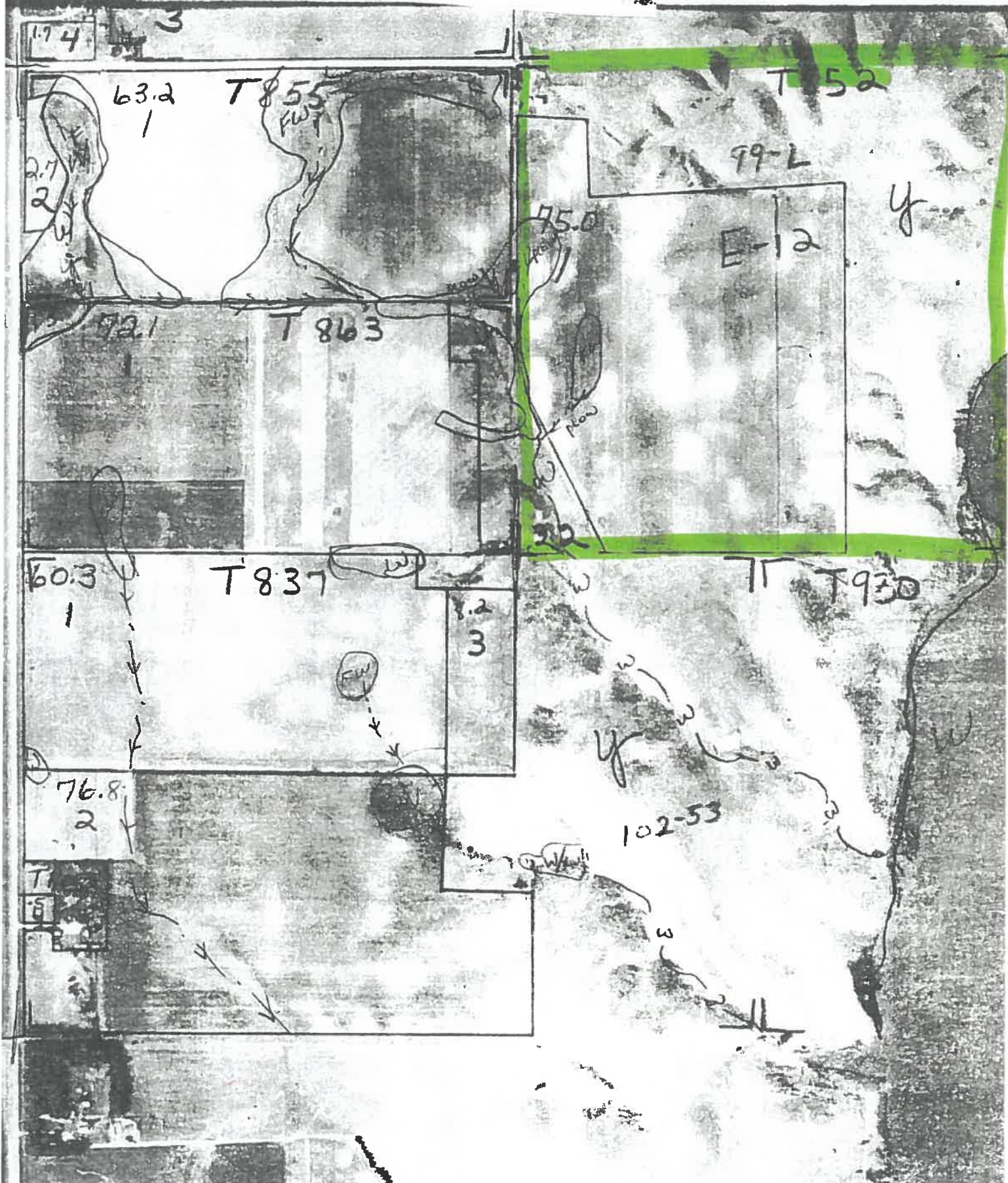
*Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.*

*To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.*



**N** OFFICIAL WETLAND DETERMINATION  
for Highlighted Tracts Only

**CALE 1988**



# 5

## **LR: LAKE RESIDENTIAL DISTRICT**

### **5.01 Permitted Uses**

<b>Permitted Use</b>	<b>Applicable Standards</b>
Single-family dwelling	11.02, 11.04, 11.06, 11.10, 11.11
Manufactured home	11.02, 11.04, 11.06, 11.11, 11.13
Neighborhood utility	11.02
Public parks/recreation areas	11.02, 11.04, 11.06
Agriculture (cropping)	11.02
Accessory use and structure (i.e. garage, shed)	11.02, 11.03, 12.01

### **5.02 Conditional Uses**

<b>Conditional Use</b>	<b>Applicable Standards</b>
Major home occupation	11.12, 17.01
Public utility facility	11.02, 11.04, 11.05, 11.06, 11.11, 17.01
Public service facility	11.02, 11.04, 11.05, 11.06, 11.11, 17.01
Private parks/recreation areas	11.02, 11.04, 11.05, 11.06, 17.01
Commercial outdoor recreation areas similar to public recreation areas	11.02, 11.04, 11.05, 11.06, 17.01
Campground	11.02, 11.04, 11.05, 11.06, 17.01

### **5.03 Area Regulations**

<b>Minimum Lot Requirements **</b>	<b>Depth</b>	<b>Frontage</b>
All Uses	150 feet	75 feet

\*\* Or have a minimum square footage of 11,250 square feet

Minimum Yard Requirements	General	Side
All Uses	Set back 65 feet from the normal high water mark, and 25 feet from all roads	9 feet, with overhang extending not more than 3 feet into the yard

#### 5.04 Additional Regulations

A. Construction above highest known water level.

No structure except boat houses, piers, and docks shall be placed at an elevation such that the lowest floor, including basement, is less than 3 feet above the highest known water level. In those instances where sufficient data on known high water levels are not available, the elevation line of permanent terrestrial vegetation shall be used as the estimated high water elevation. When fill is required to meet this elevation the fill shall be required to stabilize before construction is begun.

B. Minimum Shoreline Alterations.

These regulations are deemed necessary along the shores of natural waters to protect scenic beauty, control erosion, reduce effluent and nutrient flow from the shore land. Tree and shrub cutting in a strip paralleling the shoreline and extending a minimum of thirty-five (35) feet inland from all points along the normal high water mark of the shoreline shall be limited in accordance with the following provisions:

Cutting shall, at a minimum, leave sufficient cover to screen cars, dwellings, and accessory structures, except boathouses, as seen from the water; to preserve natural beauty and to control erosion.

Natural shrubbery shall, at a minimum, be preserved as far as practicable, and where removed, it shall be replaced with other vegetation that is equally effective in retarding runoff, preserving natural beauty and preventing erosion.

C. Filling, Grading, Lagooning, and Dredging.

Filling, grading, lagooning, or dredging which would result in substantial detriment to natural waters by reason of erosion, sedimentation, or impairment of fish and aquatic life is prohibited.

A permit shall be required for any filling or grading of any area which is within three hundred (300) feet horizontal distance of a natural water body and which has surface drainage toward the water and on which there is:

Filling of more than five hundred (500) square feet of any wetland which is contiguous to

the water; or

Filling or grading on all slopes of twenty (20) percent or more (This does not apply to soil conservation practices such as terraces, runoff diversions and grassed waterways, which are used for sediment retardation); or

Exposure by grading of more than ten thousand square feet of the bank of a natural body of water.

A permit shall be required before constructing, dredging, or commencing work on an artificial waterway, canal, ditch, lagoon, pond, lake, or similar waterway which is within three hundred (300) feet of the natural high water mark of a natural body of water or where the purpose is the ultimate connection with such body of water. (This requirement does not apply to soil conservation practices such as terraces, runoff diversions, and grassed waterways which are used for sediment retardation).

D. Minimum Sewer Requirements.

Installation of wastewater systems shall comply with the Administrative Rules of South Dakota, Chapter 74:53:01.

**SCHEDULE A**

1. Commitment Date: August 21, 2023 at 07:00 AM
2. Policy to be issued:
  - (a) ALTA Own. Policy (06/17/06)  
Proposed Insured: TO BE DETERMINED  
Proposed Policy Amount: \$ 50.00
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. The Title is, at the Commitment Date, vested in:  
An Undivided 1/3 Interest to: JUDY KANE; and  
An Undivided 2/3 Interest to: PEGGY HEALY
5. The Land is described as follows:  
THE NORTHEAST QUARTER (NE1/4) OF SECTION TWENTY TWO (22), TOWNSHIP ONE HUNDRED TWO (102) NORTH, RANGE FIFTY THREE (53) West of the 5th P.M., McCook County, South Dakota,

By:   
\_\_\_\_\_  
McCook County Abstract & Title Insurance, Ltd.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by . This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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AMERICAN  
LAND TITLE  
ASSOCIATION



**SCHEDULE B, PART I  
Requirements**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Requirements may be included as Special Exceptions on SCHEDULE B, PART II.
6. Marital status of any Grantor &/or Mortgagor must be stated on the documents to be insured by the policies (Ownership Deed and/or Mortgage). If married, spouses must sign documents.
7. Seller/Mortgagor Affidavit and/or Purchaser Affidavit (PROVIDED WITH THIS COMMITMENT) to be executed and returned to McCook County Abstract & Title.

**SCHEDULE B, PART II  
Exceptions**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. General Exceptions:
  1. Rights or claim of parties in possession not shown by the public records.\*
  2. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and physical inspection of the premises including, but not limited to, insufficient or impaired access or matters contradictory to any survey plat shown by the public records.\*
  3. Easements, or claims of easements, not shown by the public records.\*
  4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records. \*

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by . This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

SCHEDULE B  
(Continued)

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.\*
6. Taxes or special assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.\*
7. Any service, installation or connection charge for sewer, water or electricity.\*
8. Any right, title, or interest in any minerals, mineral rights, or related matters, including but not limited to oil, gas, coal, and other hydrocarbons.\*

\* Paragraphs 1, 2, 3, 4, 5, 6, 7 and 8 will not appear as printed exceptions on extended coverage policies except as to such parts thereof which may be typed as a Special Exception.

## Special Exceptions:

3. Any charges for municipal &/or rural services (i.e. water, sewer, correction of nuisance conditions, etc.) are the responsibility of the parties to this transaction. For information regarding the existence of any such bills, contact the appropriate municipal office.
4. Accrued taxes and assessments for the year 2023 and subsequent years, not yet due or delinquent.
5. 2022 Real Estate Taxes payable in 2023 are:  
Parcel # 09.22.1000: \_\_\_\_\_ \$2,273.12  
1st 1/2 \_\_\_\_\_ \$1,136.56 + INTEREST  
2nd 1/2 \_\_\_\_\_ \$1,136.56 Due 10/31/2023
6. The Commitment/Policy does not insure amount of acres of land legally described in Schedule A.
7. Rights of tenants in possession under the terms of unrecorded leases.
8. This preliminary & informational commitment provides no title insurance. Once a buyer and purchase amount is available, contact our office to update and issue an "official" commitment.
9. Any claim arising from the difference in the mean high water line of the East Vermillion Lake and the meander line as shown by the Government Survey.
10. EASEMENT executed by Ben Morrison -to- State of South Dakota, by and through the Department of Game, Fish and Parks; dated December 6, 1956; FILED December 7, 1956 at 10:35 A.M., and recorded in Book 118 of Deeds, Page 354. (SEE PRIOR SEARCH FOR COPY.)
11. RESERVATIONS contained within a Warranty Deed executed by State of South Dakota, acting by and through its Rural Credit Board -to- Ben Morrison; dated March 11, 1943; FILED August 23, 1976 at 8:45 A.M., and recorded in Book 136 of Deeds, Page 555. (SEE PRIOR SEARCH FOR COPY.)
12. Statutory Easement for highway along the section line (or lines) bounding (or within) the land herein described.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by . This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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MISCELLANEOUS DEED RECORD NO. 118

EASEMENT

KNOW ALL MEN BY THESE PRESENT:

BEN MORRISON of McCook County, South Dakota, grantor, for good and valuable consideration receipt of which is hereby acknowledged, does hereby grant to the State of South Dakota by and through the Department of Game, Fish and Parks, Grantee, of Pierre, South Dakota, P.O., the right to construct and maintain a lake on the hereinafter described real estate and the right of public entrance and public use of a strip of land fifty (50) feet in width outside the highwater contour of said lake.

The land affected by this easement is situated in McCook County, South Dakota, and described as follows, to-wit:

The East Half of the Southeast Quarter of the Northeast Quarter (E $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ ) of Section Twenty-two (22), Township One Hundred Two (102) North, Range Fifty-three (53) West of the Fifth Principal Meridian.

The grantor covenants that he is the owner of said premises free and clear of all encumbrances.

Dated this 6th day of December, 1956.

Ben Morrison

State of South Dakota ss.  
County of McCook

On this 6th day of December, 1956, before me, the undersigned Notary Public in and for said county and state, personally appeared Ben Morrison of McCook County, South Dakota, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF I hereunto set my hand and official seal.

(SEAL) Ward Clark  
Notary Public

STATE OF SOUTH DAKOTA ss.  
County of McCook  
OFFICE OF REGISTER OF DEEDS  
Filed for Record this 7th day  
of Dec. 1956 at Pierre S.D.  
at 10:30 A.M. and Registered in Book 118  
of 103 at Page 334  
Ward Clark  
Register of Deeds.  
Fees \$ 1.00 By Ward Clark  
Deputy



MISCELLANEOUS DEED RECORD No. 136

555

McCOOK COUNTY, SOUTH DAKOTA

WARRANTY DEED

by and

The State of South Dakota acting through its Rural Credit Board, Grantor, of Pierre, County of Hughes State of South Dakota, for and in consideration of

TWO THOUSAND ----- Dollars

grants, conveys and warrants to Ben Morrison, Grantee, of Canistota, South Dakota, F.O., the following described real estate in the County of McCook, in the State of South Dakota, to-wit:

The Northeast Quarter of Section Twenty-two (22), in Township One Hundred Two (102), North of Range Fifty-three (53) West of the Fifth Principal Meridian, containing 160 acres, more or less,

TRANSFER FEE \$ 2.00 EXEMPT DATE Aug 29 1944

Subject to reservation of rights of way for irrigation ditches, canals, etc., as provided by SDC 61.0147 and subject to reservations and rights relating to deposits of coal, ores, metals, and other minerals, asphaltum, oil, gas, and other like substances, as provided by SDC 15.0501 and SDC 55.0203.

Dated this 11th day of March, 1943.

(SEAL)

Attest:

A. J. Moodie ? Secretary

STATE OF SOUTH DAKOTA,

Acting by and through its Rural Credit Board,

By Millard G. Scott Rural Credit Director.

STATE OF SOUTH DAKOTA,

County of Hughes

On this 11th day of March, in the year 1943, before me personally appeared MILLARD G. SCOTT known to me to be the Director of the Rural Credit Board of the State of South Dakota, and acknowledged to me that the State of South Dakota by and through its Rural Credit Board, executed the foregoing instrument.

(SEAL)

Maxine Ruste Notary Public

My commission expires: 10-6-46

OF SOUTH DAKOTA County of McCook RECEIVED BY RECORDER OF DEEDS this 11th day of March 1943. Recorded in Book 222 Page 222





# 154 ACRES

## McCOOK COUNTY LAND

**FRIDAY,  
DECEMBER 8TH  
AT 10:30AM**

*Auction will be held at the  
Wieman Auction Facility  
near Marion, SD*

HUMBOLDT →

259th St

**TERMS:** Cash sale with 15% (non-refundable) down payment auction day with the balance on or before January 18, 2024. Warranty deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Seller to pay all 2023 taxes in full. New buyer will be responsible for all 2024 taxes. Sold subject to the owners approval and all easements and restrictions of record. Remember auction to be held in the Wieman Auction Facility



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