

2019

South Dakota

State Land Sale

640 Total Acres

Minimum Bid

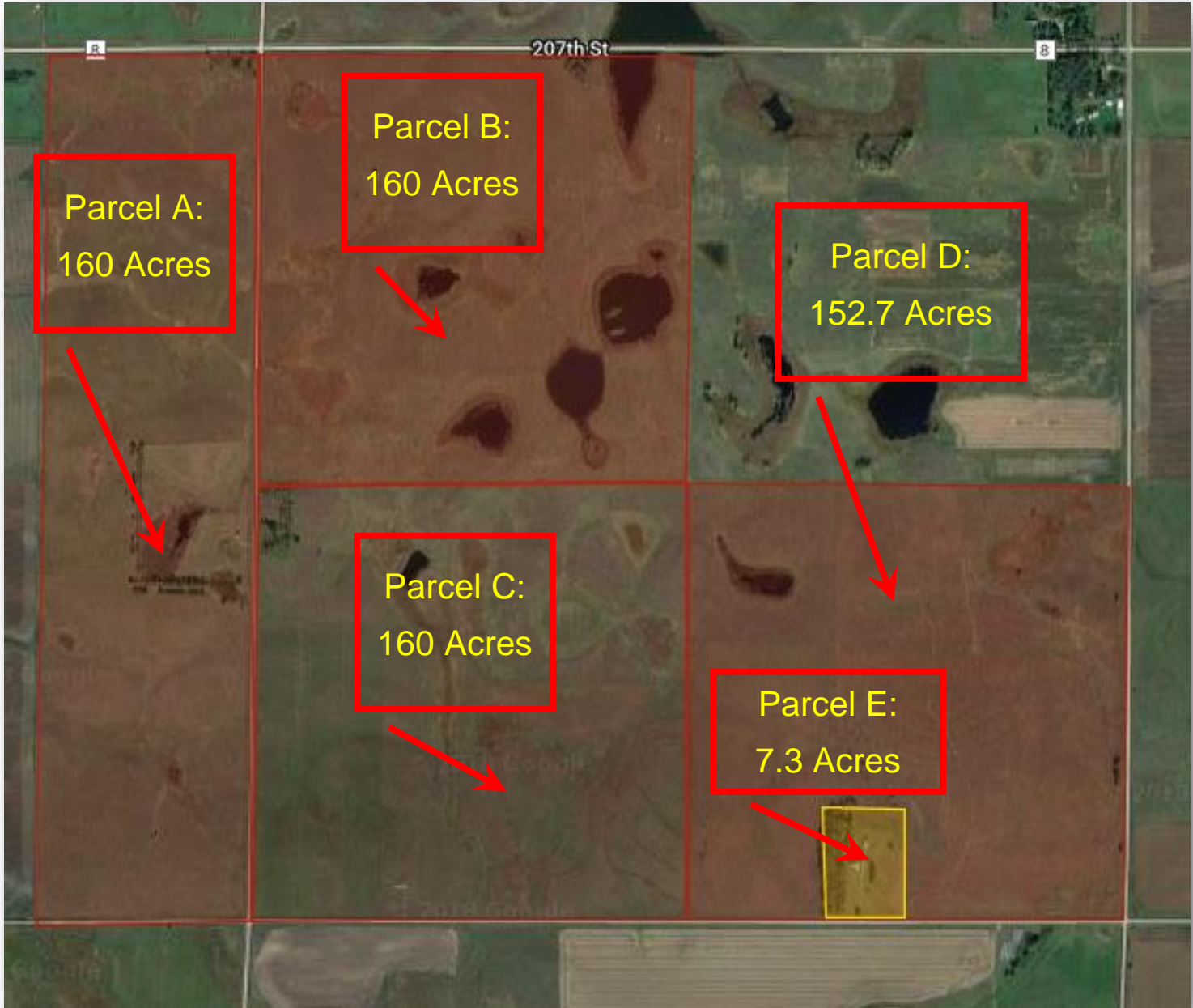
\$2,200.09/acre

632.7 ACRES OF AG LAND AND 7.3 ACRES OF RURAL RESIDENTIAL
4 MILES NORTH OF VOLGA, SD

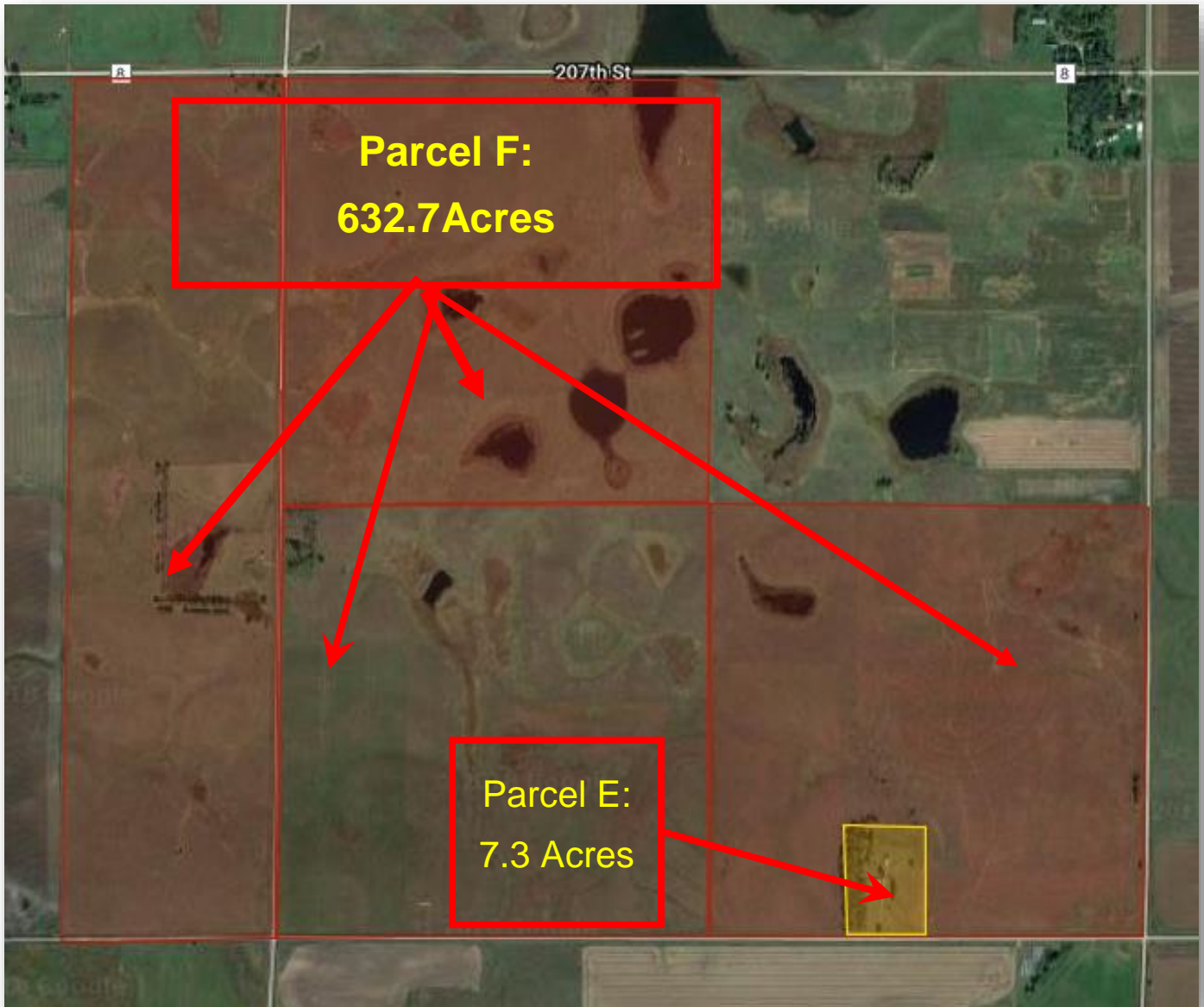
AUCTION WILL BE HELD ON THURSDAY, SEPTEMBER 26TH, 2019 AT 1:00PM

AT THE BROOKINGS CITY/COUNTY GOVERNMENT CENTER

520 3RD STREET, BROOKINGS, SD 57006



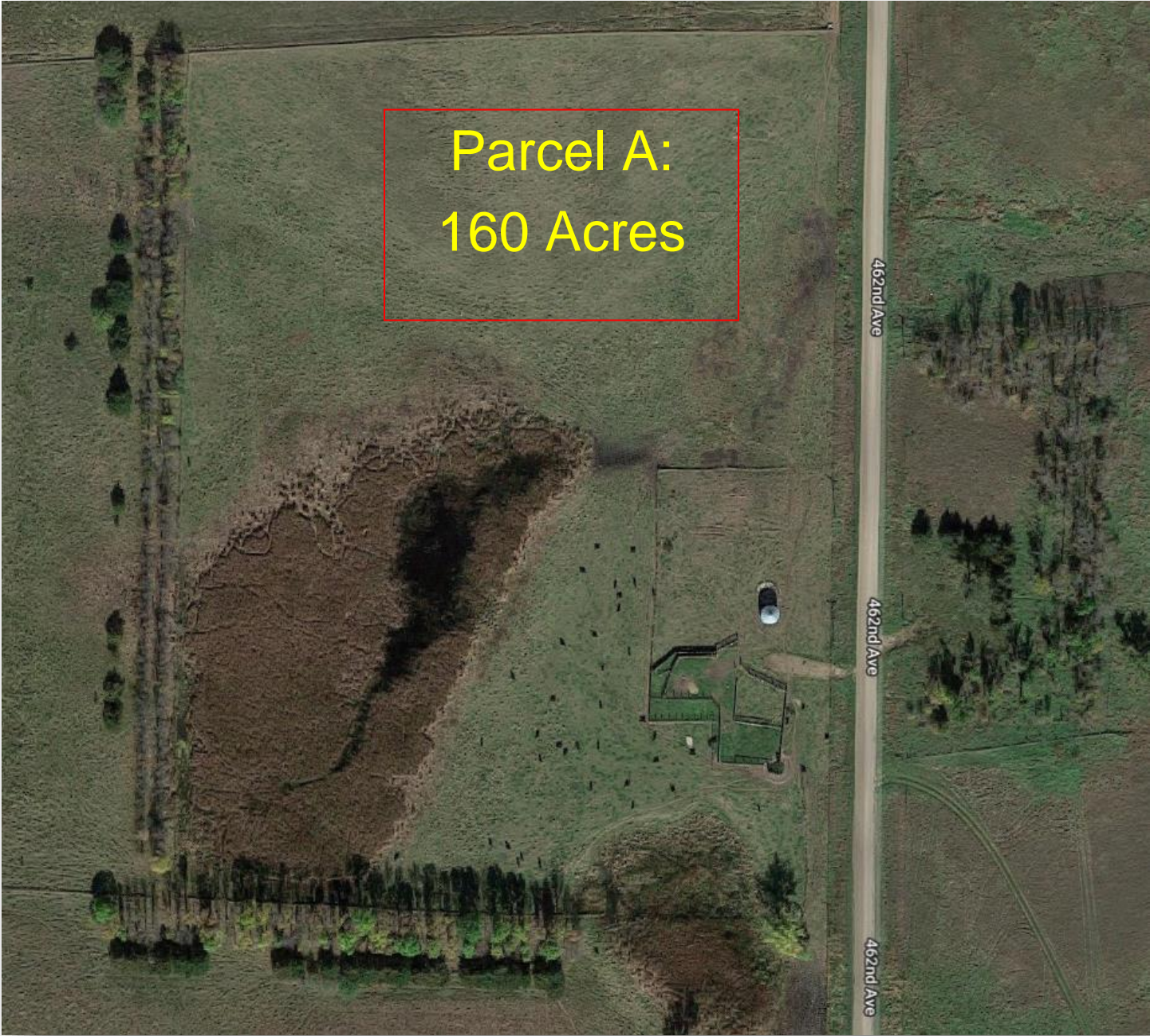
- **Parcel A: 160 Acres – E1/2 E1/2, Sec 32, T111N, R51W of the 5th P.M.**
- **Parcel B: NW1/4 (160 acres), Sec 33, T111N, R51W of the 5th P.M.**
- **Parcel C: SW1/4 (160 acres), Sec 33, T111N, R51W of the 5th P.M.**
- **Parcel D: SE1/4 (152.7 acres), Sec 33, T111N, R51W of the 5th P.M.**
- **Parcel E: 7.3 Acres - Address: 46270 208th Street Volga, SD 57071.**



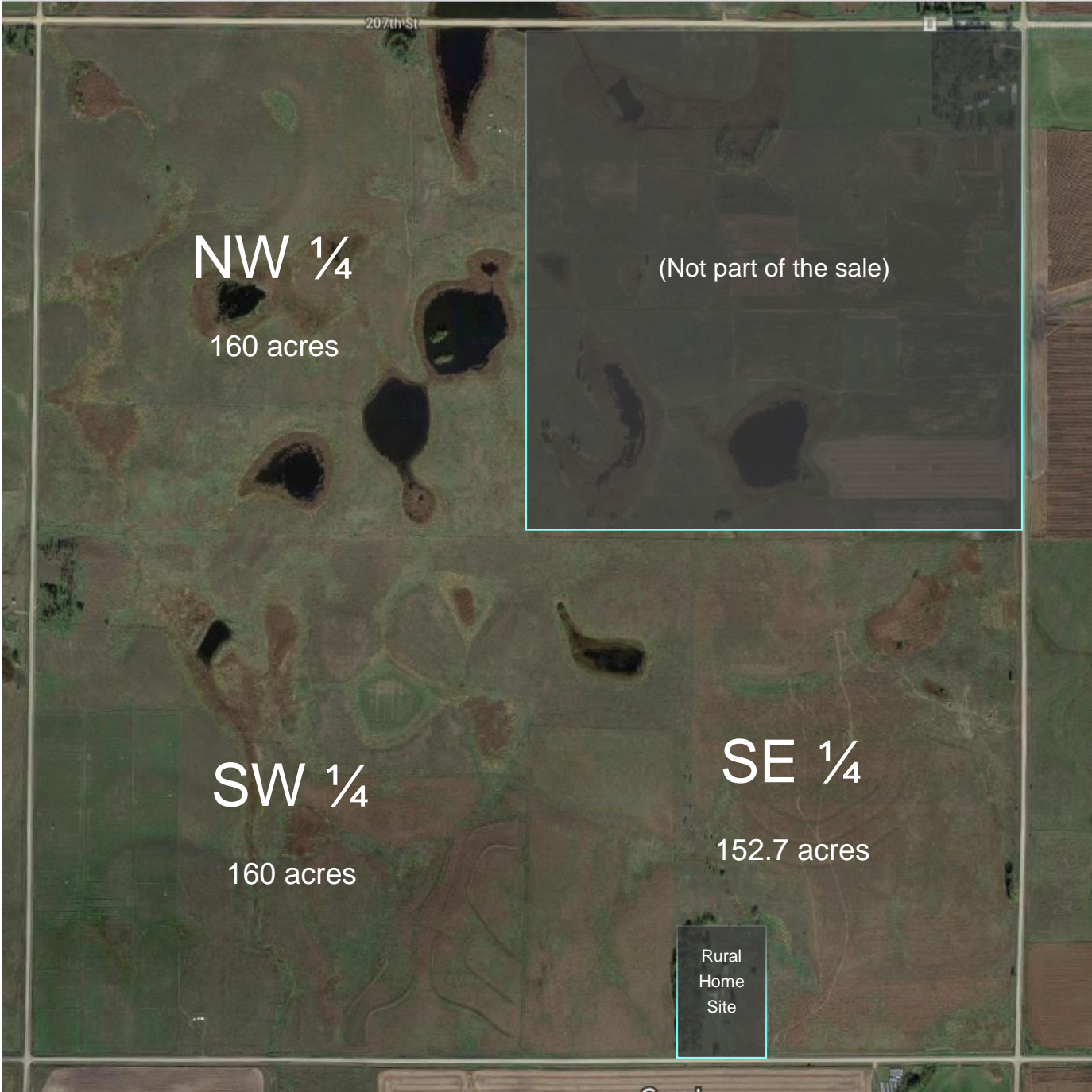
- **Parcel F: is a combination of parcels A, B, C, and D 632.7 acres**

Currently used as pasture land and consists of native type grasses. All the property in Parcel F is encumbered by a U.S. Fish and Wildlife Service Easement of Waterfowl Habitat Protection for in perpetuity. Easement area must maintain permanent vegetative cover, there is no alteration of grassland, wildlife habitat or any other natural feature by digging, plowing, disking, or otherwise destroying the vegetative cover and no agricultural crop production upon the habitat areas. Grazing is allowed any time throughout the calendar year.

Parcel A: 160 Acres includes fences and working corrals along with a rural water source to a newer rubber tire water tank at the corral site.



Auction will be individual parcels A, B C, and D will be auctioned as 160 acre parcels and E will be auctioned as a 7.3 acre parcel. Then parcel F will be auctioned as a whole 632.7 acres. The winning bid will be the highest price individually or as a whole.



- **Parcel E: 7.3 Acres – Single family house and pole building. The Ranch style house was constructed in 1978 – 1,152 square feet 2-bedroom 1 bath.**





STATE LAND AUCTION

STARTING BID \$1,392,000 & \$127,260

Agricultural Land and Rural Residential

Property 1: 632.70 Acres of Agricultural Land – Improvements consist of fences and working corrals.

Property 2: 7.30 Acres of Rural Residential – Site is improved with a signal family house and pole building.

Minimum Bid
632.70 Acres
\$1,392,000 &
7.3 Acres \$127,260

632.70 Acres of Ag
and 7.3 Acres of Rural
Residential

Located in Brookings
County, near Volga,
SD.

Auction Date Sept.
26th, 2019

Auction to be held at the
Brookings City/County
Government Center

OFFICE OF SCHOOL AND
PUBLIC LANDS – STATE OF
SOUTH DAKOTA

500 East Capitol
Pierre, SD 57501
605-773-3303

www.sdpubliclands.com

PRICE BREAKDOWN STARTING BID

- **Parcel A: 160 Acres – \$352,015.17**
- **Parcel B: 160 Acres - \$352,015.17**
- **Parcel C: 160 Acres - \$352,015.17**
- **Parcel D: 152.7 acres - \$335,954.48**
- **Parcel E: 7.3 Acres - \$127,260 (price reduced for electric installation cost).**
- **Parcel F: 632.7 Acres - \$1,392,000**

(Parcel F is a combination of Parcels A, B, C, and D for a total of 632.7 acres.)

**IF YOU HAVE ANY QUESTIONS
ABOUT THE AUCTION
PROCESS PLEASE CALL OUR
OFFICE 605-773-3303.**