

# 383± acres

Charles Mix County, SD

OFFERED IN 7 TRACTS  
OR ANY COMBINATION OF TRACTS

- High Percentage Tillable Land
- Pasture • Nice Farm Home
- 2025 Farming Rights
- Tracts Ranging from 6± to 136± acres



TRACTS 2 & 3

# Important LAND AUCTION



800.451.2709  
schraderauction.com

## MONDAY, SEPTEMBER 23<sup>RD</sup> • 6PM CT

Auction held at the Wagner VFW, 107 2nd St. SW Wagner, SD 57380

3% Buyer's Premium

# 383± acres

TRACTS 4-7

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MONDAY, SEPTEMBER 23<sup>RD</sup> • 6PM CT

**Inspection Dates:**

Friday, September 6<sup>th</sup> • 3-5pm  
Monday, September 16<sup>th</sup> • 3-5pm  
Monday, September 23<sup>rd</sup> • 9-11am  
Or by Appointment with Sale Manager

**GENERAL PROPERTY DESCRIPTION:** The James and Katherine Andersh Revocable Family Trust is pleased to offer 383± acres of Charles Mix County land with tillable and pasture acres, as well as a scenic farmstead. Located along SD Highway 46 just 6.5 miles East of Wagner, SD. The properties will be offered in 7 tracts allowing you the opportunity to combine tracts to obtain a large number of tillable acres. Be sure to inspect this property and take advantage of the flexibility that our multi-parcel bidding system provides you!

**AUCTION LOCATION:** Wagner VFW, 107 2nd St. SW Wagner, SD 57380.

**DIRECTIONS TO AUCTION LOCATION:** From the intersection of Main Ave. S and SD Hwy 46, travel 0.1 miles South on Main Ave. S. Then turn West on 2nd St. SW and the VFW is located on the Southeast corner at the intersection of 2nd St. SW and West Ave. SW.

**DIRECTIONS:**

**Tract 1:** From the intersection of Main Ave. N and SD Hwy 46 in Wagner, travel East on Hwy 46 for 6.4 miles then turn South on 401st Ave. Travel for 0.2 miles and the property will be on the West side of the road.

**Tracts 2 & 3:** From the intersection of Main Ave. N and SD Hwy 46 in Wagner, travel East on Hwy 46 for 6.4 miles then turn North on 401st Ave. Tracts 2 and 3 will be on the East side of the road.

**Tracts 4-7:** From the intersection of Main Ave. N and SD Hwy 46 in Wagner, travel East on Hwy 46 for 7.4 miles then turn South on 402nd Ave. The tracts will be on the East side of the road.

**TRACT DESCRIPTIONS:**

**TRACT 1: 40± ACRES** of mostly tillable land containing mostly Class II Eakin-Ethan complex, Homme-Onita silty clay loams and Onita-Tetonka silt loam soils.

**TRACTS 2: 60± ACRES** of nearly all tillable land containing Class II Onita-Tetonka silt loams, Home-Ethan-Onita complex and Homme-Onita silty clay loam soils. Paved road frontage on SD Hwy 46 and 401st Ave.

**TRACT 3: 136± ACRES** of mostly tillable land containing mostly Class II Homme-Ethan-Onita complex, Homme-Onita silty clay loam and Ethan-Homme complex soils. Road frontage on 401st Ave. and 402nd Ave. *Combine Tracts 2 and 3 for 196± acres of mostly all tillable land!*

**TRACT 4: 6± ACRES** nice farmstead with 3200 sq. ft., 4 bedroom, 2 bathroom home with a two car garage, unfinished basement, outbuildings and corrals. New HVAC in 2021. Roof over second story replaced in 2022, the rest of the roof is less than 10 years old. Laundry on main floor. Canning kitchen in basement with freezer. New septic in the last year or so. Enclosed breezeway between garage and house. Beautiful setting amongst the mature trees!

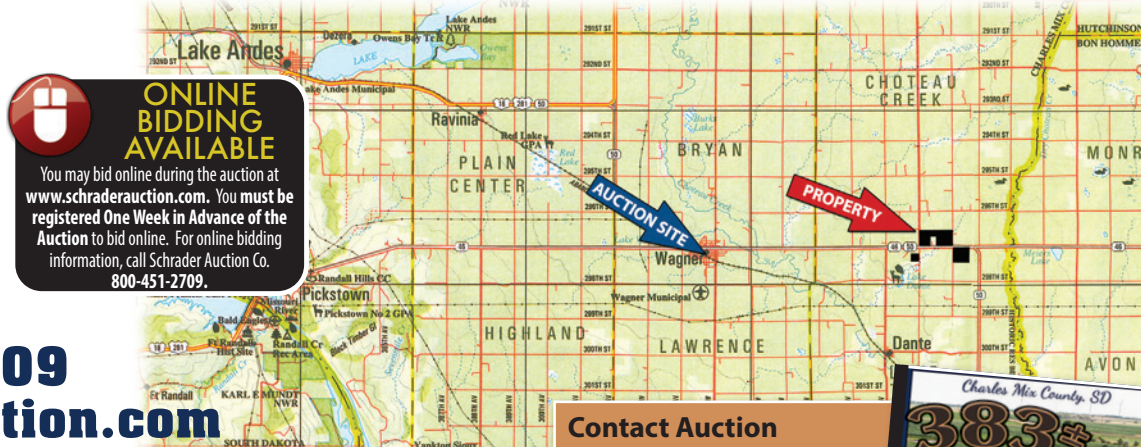
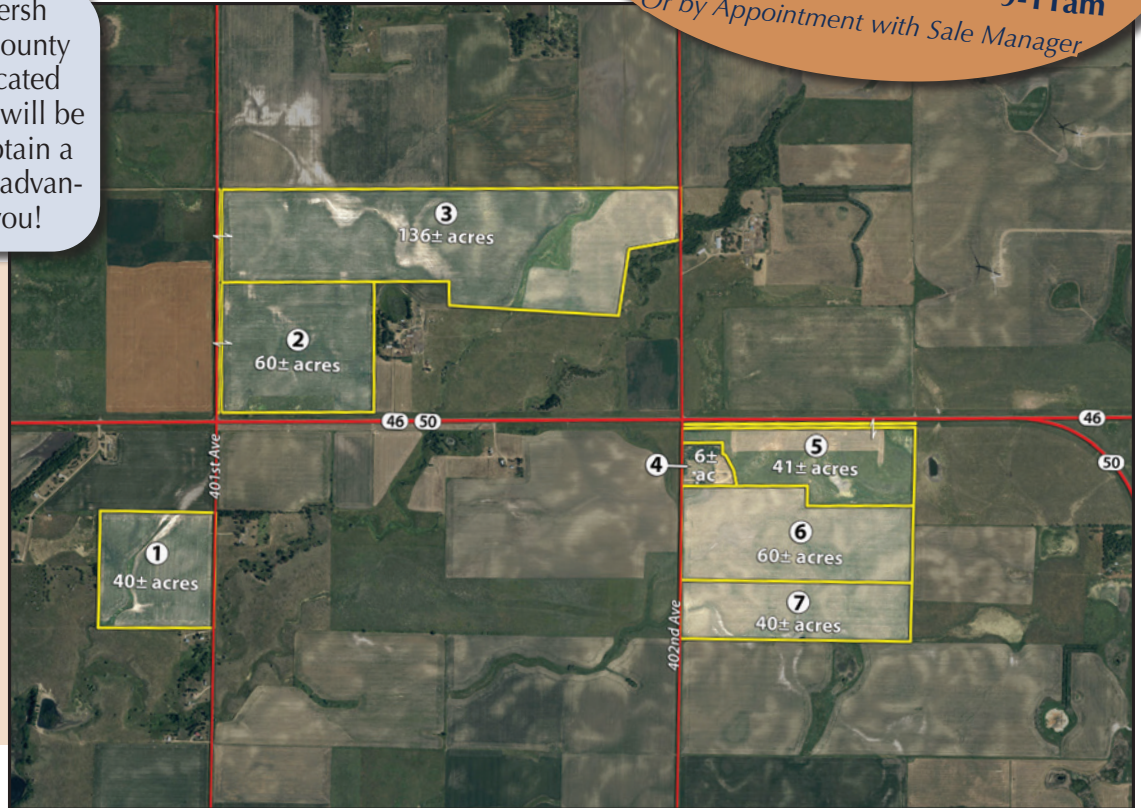
**TRACT 5: 41± ACRES** of well-established native grasses fenced in with two access gates off of SD Hwy 46 and a seasonal pond.

**TRACT 6: 60± ACRES** of all tillable land containing mostly Homme-Ethan-Onita complex and Tetonka-Chancellor silty clay loam soils.

**TRACT 7: 40± ACRES** of all tillable land containing mostly Class II Homme-Ethan-Onita complex and Homme-Onita silty clay loams soils. *Combine Tracts 6 and 7 for 100± acres of all tillable land!*

**SELLER:** James and Katherine Andersh Revocable Family Trust

**SALE MANAGER:** Jess Nighswonger, 303-362-3285



**SCHRADER**  
Real Estate and Auction Company, Inc.

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**schraderauction.com**

**AUCTION TERMS & CONDITIONS**

**PROCEDURE:** The property will be offered in 7 individual tracts, any combination of tracts and as a total 383± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, combinations of tracts and the total property may compete. The property will be sold in the manner resulting in the highest total sale price.

**BUYER'S PREMIUM:** A 3% Buyer's Premium will be added to the final bid price and included in the contract purchase price.

**DOWN PAYMENT:** 10% down payment of the total purchase price is due on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of cashier's check, personal check, or corporate check.

**YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING,** so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

**ACCEPTANCE OF BID PRICES:** All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection.

**EVIDENCE OF TITLE:** Seller shall provide an owner's title insurance policy in the amount of the purchase price.

**DEED:** Seller shall provide Warranty or Fiduciary Deed(s).

**CLOSING:** The targeted closing date will be approximately 45 days after the auction, or as soon thereafter as applicable closing documents are completed by Seller. The closing agent's fee for administering the closing will be shared equally 50:50 between Buyer and Seller. Buyer is responsible for paying any and all charges related to obtaining a loan. Real estate transfer fees shall be paid by Seller.

**POSSESSION: (UPDATE)** Possession of Tracts 1, 2, 3, 6, and 7 shall be delivered subject to the 2024 farm lease. Possession of Tracts 4 and 5 shall be delivered at closing.

**REAL ESTATE TAXES:** Seller shall pay the real estate taxes for 2024, payable in 2025 (or the estimated amount thereof), and all prior years. Buyer shall assume and pay all other real estate taxes to the extent attributed to the Purchased Property.

**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

**ACREAGE:** All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based

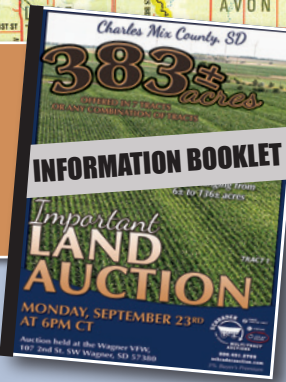
on current legal descriptions and/or aerial photos. **SURVEY:** The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

**MINERALS:** The sale of the Purchased Property will include the minerals currently owned by the Seller (if any). However, no promise, warranty or representation will be made as to the existence or value of any minerals or the nature or extent of Seller's interest therein.

**AGENCY:** Schrader Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller.

**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible

Contact Auction Company for Detailed Information Book with Additional Due-Diligence Materials on the Property.



for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

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# 383± acres

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OF TRACTS

Charles Mix County, SD

REGIONAL OFFICE:  
4626 CR 65, Keenesburg, CO 80643

CORPORATE HEADQUARTERS:  
950 N. Liberty Dr., Columbia City, IN 46725



**AUCTION MANAGER:**  
**JESS NIGHSWONGER**  
**303-362-3285**

Jess S. Nighswonger, 20648  
Schrader Real Estate and  
Auction Company, Inc., 13331

SEPTEMBER 2024						
SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

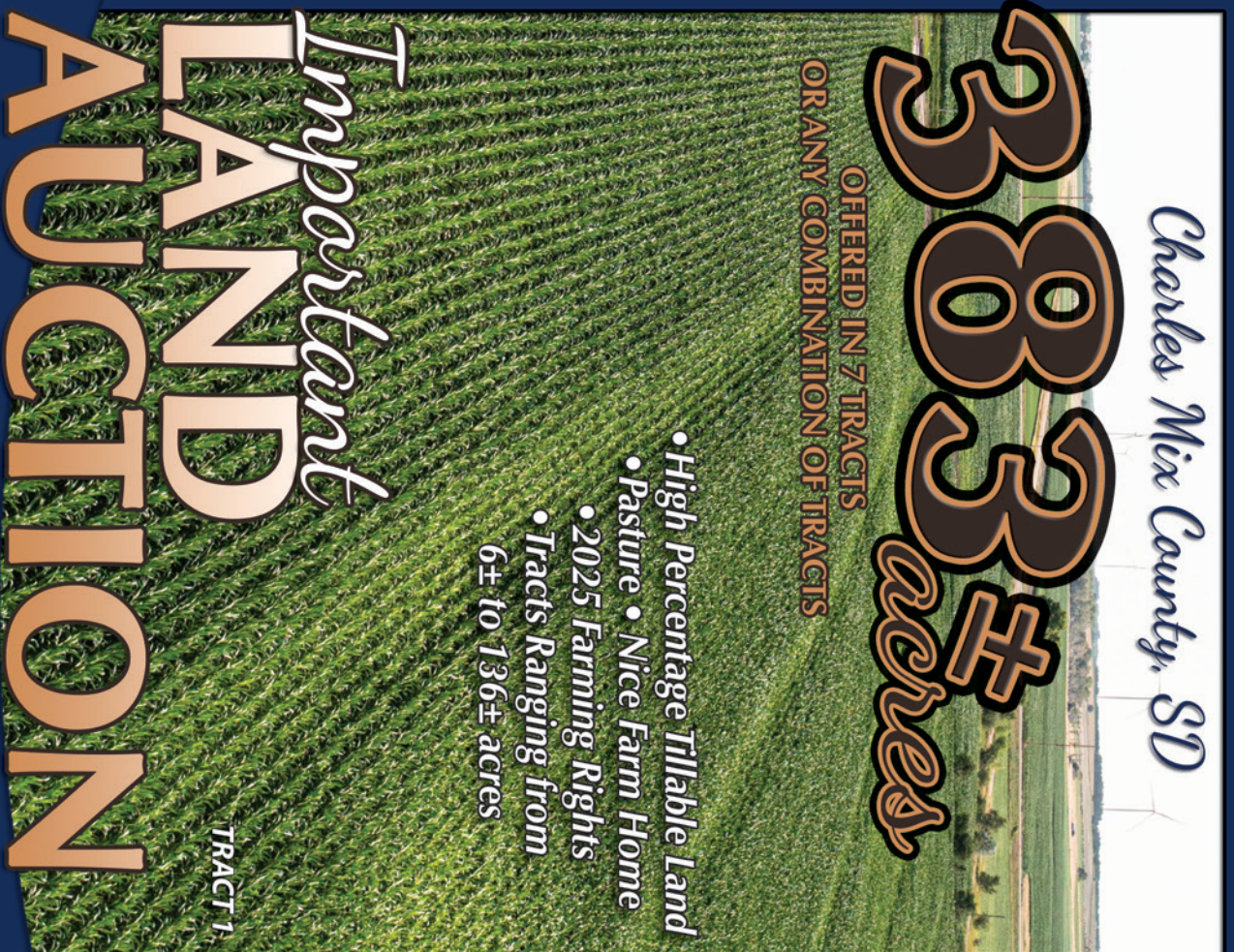
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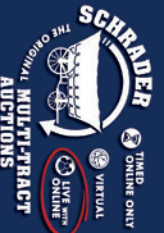
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- Pasture • Nice Farm Home
- 2025 Farming Rights
- Tracts Ranging from 6± to 136± acres

TRACT 1

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