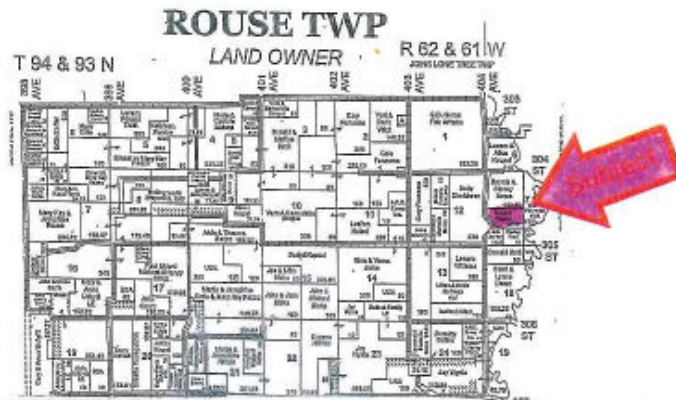


76.67+- ACRES IN ROUSE NORTH TOWNSHIP CHARLES MIX COUNTY LAND FOR SALE

Legal Description: The north half of the southwest quarter less road right of way and less 2.08 acres lying west of road in Section 7, Township 94 North, Range 61 West of the 5th P.M., Charles Mix County, South Dakota.



Presently there are 64 acres of crop, 8.8 acres of grass on the west side and 3.87 acres of waste. There is a drainage tube that drains into the land to the east. Legal access to the land will be provided before closing. Feel free to access land from the south or call Broker for a viewing. The soil rating on the crop land is 74. This land has great hunting potential.



Terms: Written offers will be received by Gregg Hubner, Real Estate Broker until noon on December 5, 2017. Bidders are required to include a 5% down payment with their written offer. Make check to Hubner Auction & Realty Trust Account. Buyers may or may not be allowed to raise their bid at the seller's discretion. All 2016 taxes (\$1212.98) will be paid by seller and that same amount for the 2017 taxes will be credited to the buyer. Title will be transferred by Warranty deed, with title insurance being used, with seller and buyer each paying for half of the premium; and lenders premium being paid by buyer. Possession is March 1, 2018. Sale is subject to seller confirmation.

EUGENE B. TIPPING, OWNER

**HUBNER AUCTION & REALTY
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