

# 73.2 ACRES MINNEHAHA COUNTY LAND

at auction

LOCATED OFF HWY 11 ON PALISADE ST., BRANDON, SD • TILLABLE ACRES & PASTURE • 2 BUILDING AVAILABILITIES

**WEDNESDAY MARCH 28TH, 2018 AT 10AM • IN THE FIELD**

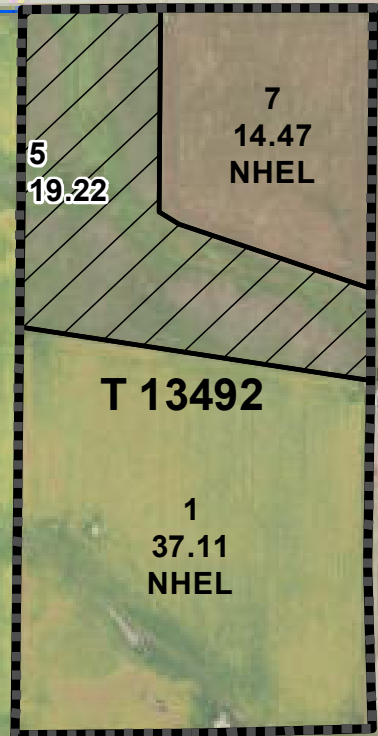


## DIRECTIONS:

**From Brandon, SD -**  
HWY 11 North to Palisade St. Turn West on Palisade St to South side of Farm. Continue on Hwy 11 and turn west on 257th St to north side of farm.

Auction to be held in the field off Palisade St.

Watch for signs.



VANDERBRINK AUCTIONS is pleased to bring you this auction of 73.2 acres of Farm ground. This well-situated farm is location along Palisade St. in Brandon Plat. There is approx. 51.58 acres of current tillable acres along with approx. 19.22 acres of pasture. The farm is primarily Nora-Crofton and Moody-Nora Complex which are Silty Clay Loams. The field is primarily level on the south side with areas of slope on the North side. There is a strip of pasture that runs on the North side to Middle. The parcel has an average rating of .756 or weighted soil average of 75.6. According to the Minnehaha FSA office, there are 70.80 acres of farmland with 51.58 acres of cropland. There are 33 base acres of corn with PLC yield of 147

bushels/acre. There is a 15.6 base acres of Soybeans with PLC yield of 41 bushels/acre. The farm is being sold with no farming lease for 2018. Buyer will be landlord or farmer. If you are looking to expand your farming operation with land for cattle or even horses. You won't want to miss this auction.

Are you looking to building the county? According to Minnehaha County Planning and Zoning there are 2 Building Eligibilities on the 73.2 acres. Build your dream home in the country with land to farm, rent, or roam. Minutes from Sioux Falls, Brandon and Garretson, SD. Brandon School district. Bring your plans and see you at the auction.

**LEGAL DESCRIPTION:** +Legal Description: E 1/2,

NW ¼, EX. H-1 & EX PT Nordstrom Tract 1, Sec. 10, T102, R48. Minnehaha County Brandon, SD. Taxes are \$2,292.16/year.

**TERMS:** 15% down day of sale-Non-refundable. Signed, executable purchase agreement. Sold AS IS and per Minnehaha county deeded acres. Balance due at closing. Title insurance each party. Closing transaction fee split 50-50 with buyer and seller. Possession at closing. The auctioneer is agent of the seller. All fence lines and placement are not guaranteed. Boundaries according to recent survey and according to Minnehaha County information. Selling as 1 tract subject to confirmation of seller. Online bidding available with PRE-REGISTRATION with auctioneer.

**DARLA LYNEL NORDSTROM LIVING TRUST-OWNER • DARLA LYNEL NORDSTROM- GRANTOR AND TRUSTEE**

For Maps, Pictures, and more info  
[www.vanderbrinkauctions.com](http://www.vanderbrinkauctions.com)

On-Line Bidding Available at  
[www.proxibid.com](http://www.proxibid.com)



*VanDerBrink Auctions, LLC*

Yvette VanDerBrink - Auctioneer/Broker SD12105  
507-673-2517 or 605-201-7005

Terry Brick - Auctioneer/Broker SD10664