**ABSOLUTE FARM AUCTION** Thursday, November 6th at 10am, at the River Rock Event Center, 2901 Broadway Ave D, Yankton, SD 57078. HYBRID COMBINATION LIVE AND ONLINE AUCTION \*\*\*ONLINE BIDDING BEGINS OCTOBER 30th ON AUCTIONTIME.COM.\*\*\*

\*\*NOTE: BUYERS MUST BE PRE-APPROVED AND BE REGISTERED TO BID 24 HOURS PRIOR TO BIDDING ONLINE!\*\*

\*\*\*ALL SALES ARE FINAL!!\*\* HAVE FINANCES LINED UP IN ADVANCE \*\*\*ALL DUE DILIGENCE MUST BE DONE PRIOR TO FINAL SALE DAY \*\*\*PLEASE SEE FULL LIST OF TERMS AND CONDITIONS.\*\*\*

\*\*\* PROPERTY SHALL BE OFFERED IN 4 TRACTS, Tracts 1, 3 and 4 will be offered separately AND IN COMBINATION\*\* HIGHEST TOTAL VALUE SHALL DETERMINE HOW PROPERTY IS SOLD IN FINAL on Tracts 1, 3 & 4. Tract 2 that includes the home place and outbuildings will be sold on its own\*\*\*

Farm Location:

Tracts 1-4: From Yankton, head north on Highway 81 for about 8 miles, turn right ( east ) on 301st street. The properties are on the North side of the road, stretching from Highway 81 east to the Jim River.

Buyer will have all farming rights to the land starting January 1st, 2026.

**Terms:**

[Real Estate Terms: The successful bidder will sign a legally binding purchase agreement at the auction site immediately following the close of bidding. 10% down payment due on the day of auction in good funds payable directly to Yankton Title Company. The remainder of the purchase price shall be paid in certified funds at closing on approximately December 5th, 2025. Full possession will be given at closing. All 2024 and 2025 real estate taxes paid by Seller. Farm Tenants have full right to use of land and possession of crops for all of 2025 growing season through harvest of 2025. Title insurance and escrow closing fee to be split 50/50 by buyer and seller. Purchase not contingent upon financing or inspections. Please have all arrangements made prior to the sale.](https://lp.constantcontactpages.com/cu/WZecaec/HumboltAuction)

American Legacy Land Co. Geoff Kleinschmit, Jim Shaeffer[, Scott Jelinek, Auctioneer/Realtors are exclusive agents of the seller. The tracts will be sold as 4 separate tracts. Tracts 1,3 & 4 will be sold separately and/or in combination all together, whichever of the two brings a higher total dollar value.](https://lp.constantcontactpages.com/cu/WZecaec/HumboltAuction) Tract 2 , which includes the house and out buildings will sell on its own.

[Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence. Maps are shown for illustration purposes only and not intended to be actual property lines. Any and All fences may or may not fall on the exact property line. Please arrive in advance of the auction for any inspections, notices, changes, corrections, or additions to the auction information.](https://lp.constantcontactpages.com/cu/WZecaec/HumboltAuction)

[All announcements on auction block take precedence over any printed advertisements. Auctioneers are not responsible for any errors in advertising. All information contained herein is believed to be accurate but not guaranteed. We urge all buyers to inspect and rely on their own judgments for determining age, condition, accuracy, and value of items prior to bidding. All sales are final once auctioneer says "sold". All property is offered in "AS IS WHERE IS" condition unless otherwise specified by the auctioneer. No warranties, either express or implied, will be offered.](https://lp.constantcontactpages.com/cu/WZecaec/HumboltAuction)