

EDMUNDS COUNTY LAND FOR SALE

The following real estate in Sangamon Township will be offered for sale:

Tract 1: S2SW4-29-124-71 (80 acres +/-)

Tract 2: S2S2NE4 & SE4-29-124-71 (200.5 acres +/-)

Tract 3: W2-30-124-71 (286.9 acres +/-)

Terms of Sale - prospective buyers must submit sealed bids and earnest money check on or before September 29, 2016 at 1:30 p.m. All bids will be opened on September 29, 2016 at 1:35 p.m., at Beck Law Office, with the top six bidders of each tract being allowed to raise their bids at that time.

The top bids from each tract will be held. The property will thereafter be offered as a whole and all participants involved in the raise bid auction of the individual tracts will be given an opportunity to raise the bid of the combined unit price, to facilitate the highest return to Sellers. Highest bidder or bidders must enter into a purchase agreement and their earnest money checks will be deposited and applied toward the purchase.

Remaining amount shall be due at time of closing which shall be November 21, 2016. Bidders must be present at time of bid opening or make other arrangements prior to that time. Seller reserves the right to reject any and all bids.

Announcements made date of sale take precedents over advertising. For a bid packet and additional information contact listing agent. Send sealed bid to: Beck Law Office, c/o Hieb Sealed Bid, 509 Bloemendaal Drive, PO Box 326, Ipswich, SD 57451-0326. Beck Law Office & Realty represent the Sellers.

Beck Law Office & Realty

Vaughn P. Beck, Attorney/Broker 605-426-6319

Beth Moore, Broker Associate 605-380-3855

vbeckrealty.com

Sale Procedure:

Sealed bids for each tract will be accepted until Thursday, **September 29, 2016, at 1:30 p.m.** All sealed bids must be accompanied by an earnest money check in the amount of 10% of the total bid.

Bids will be opened at 1:35 p.m. on September 29, 2016, at Beck Law Office in Ipswich, SD.

Top six bidders of each tract will be invited to a private bid auction being held after the opening of the bids on said date.

The top bids from each tract will be held. The property will thereafter be offered as a whole and all participants involved in the raise bid auction of the individual tracts will be given an opportunity to raise the bid of the combined unit price, to facilitate the highest return to Sellers.

Successful bidder or bidders must be prepared to sign a purchase agreement and the non-refundable earnest money check accompanying the initial bid will be deposited and used as down payment.

All earnest money checks from unsuccessful bidders will be returned to them after the auction.

Balance of purchase price shall be due and payable at time of closing which shall be November 21, 2016. Edmunds County Land and Title Company of PO Box 326, Ipswich, SD 57451, will be the closing agent. Beck Law Office and Realty are acting as agents of the Sellers.

The cost of Owner's Title Insurance Policy and Closing Service fees shall be split equally between Sellers and Buyers.

This property is being offered subject to any rights, easements, restriction and/or reservations of record. While we feel that all information is correct, it is your responsibility to research all information to your own satisfaction.

Sellers reserve the right to reject any and all bids. Announcements made date of sale take precedence over all advertising.