

## **Sale Procedure:**

Sealed bids will be accepted until Friday, October 27, 2017, 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 October 27, 2017, at Beck Law Office in Ipswich, SD.

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

Successful bidder 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 December 1, 2017. Faulk County Land and Title Company of PO Box 36, Faulkton, SD 57348, will be the closing agent. Beck Law Office and Realty are acting as agents of the Seller.

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

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.