

FARMLAND AUCTION SALE

HENRY RUS ESTATE & MARCIA RUS SHAWN RUS & CHAD RUS – CO PERSONAL REPRESENTATIVES

The following Douglas County property will be offered for sale:

The Northeast Quarter (NE1/4) less Lot 1 Rus Addition of Section 23, Township 100 North, Range 65, West of the 5th P.M., Douglas County, South Dakota. Contains 145.36 Acres more or less.

TERMS OF SALE:

This property will be sold on sealed bids to be submitted to Zieser, Rothschadl & Monger Law, PLLC, 1711 Main Street, PO Box 476, Tyndall, South Dakota 57066. Such bids must be submitted in writing, with name, address and phone number of bidder, accompanied by a check for 10% of the total bid. Said check shall be made payable to Zieser, Rothschadl & Monger Law, PLLC Trust Account. Bids must be for the total amount bid and not per acre. All bids shall be in a sealed envelope.

All bids must be submitted no later than October 23, 2024 at the hour of 12 NOON. The five (5) highest bidders will be eligible to participate in a private auction to be held either telephonically or in person at the law office at a date and time to be determined.

If a bid is accepted, a Purchase Agreement shall be entered into between the parties containing the following terms and conditions:

1. The owner's title insurance costs will be shared equally by Seller and Buyer.
2. Balance of the purchase price will be paid on delivery of a Warranty Deed and the Title Insurance Commitment, representing clear title, at the time of closing to be held within 45 days of the execution of the purchase agreement.
3. Closing costs payable to the attorney or a title company will be shared equally by Seller and Buyer.
4. Seller will pay the transfer fee and Buyer will pay to record the deed.
5. Possession will go to the Buyer on March 1, 2025.
6. The 2024 real estate taxes will be the responsibility of the Seller. All taxes thereafter will be the responsibility of the Buyer.

The Seller reserves the right to reject any and all bids.

Statements made the day of the sale shall take precedence over preceding written or oral representations.

All inquiries regarding this sale shall be directed to Lisa Z. Rothschadl at 605-589-3333. Zieser, Rothschadl & Monger Law, PLLC represents the Seller in this matter.