

LAND SALE

NOTICE IS HEREBY GIVEN that **Kathleen Eickman Poole**, hereinafter "Seller", will sell at private sale, to be held in the law office of Michael E. Unke, located at 341 N. Main Street, P.O. Box 529, Salem, South Dakota 57058, on **Saturday, the 3rd day of October, 2026, at 10:00 o'clock a.m.**, the following described real property located in McCook County, South Dakota:

Southeast Quarter (SE1/4) of Section Twenty Eight (28), Township One Hundred Four (104) North, Range Fifty Five (55), West of the 5th P.M., McCook County, South Dakota

This parcel contains two Tracts. **Tract 1** has approximately 120 acres of tillable land and **Tract 2** has approximately 40 acres of pasture, subject to surveying. These Tracts will be sold separately or jointly, whichever brings the most money. If two buyers, seller will pay for a survey of the acres in Tract 2.

Soil production rating of 70, predominant soil Clarno-Davisond-Cr (72) Crossplain-Cr (67), Crossplain-Clarno-Cr (80) along with Delmont and Worthing & Clarno loams. Base & Yield info along with wetland maps and other pertinent information is found in the buyer's packet. Annual Taxes are \$3,352.86. Bordered by well maintained Sun Prairie Township gravel road. Buyer able to farm for 2027 crop year.

We invite you to inspect the property at your convenience or visit **unkelaw@hotmail.com** for a buyer's packet or contact **Michael E. Unke at (605) 425-3131** and a packet can be mailed.

Bids may be submitted prior to, or on day of sale, October 3, 2026, at 10:00 o'clock a.m. and must be accompanied by earnest money payment of not less than ten percent (10%) of the total bid. The bids may be sent to Michael E. Unke, Attorney at Law, P.O. Box 529, Salem, South Dakota 57058 or left at the office of Michael E. Unke, the location of which is 341 N. Main, Salem, South Dakota, 57058. Only those bidders submitting a bid will be allowed to attend the sale and to raise the high bid after all bids submitted are opened.

TERMS: Cash sale with 10% down payment on sale day and 40% on or before December 15, 2026 with a short term Contract for Deed at 4% interest for the final 50% due prior to January 15, 2027, with full possession of land when the 2026 crop is out and ready for fall tillage for 2027 crop year. Warranty Deed will be provided, title insurance will be utilized and cost split 50/50 between buyer and seller. Seller to pay the 2026 taxes due and payable in 2027, based on the 2025 taxes due and payable in 2026. Sold subject to any existing easements of record and owner's confirmation.

Seller has the right to reject any and all bids. Local family farmers will have preference.

Directions: From Salem, SD 3 miles north on Hwy 81, then 2 miles west on 249th Street, or at the junction of 249th Street & 439th Avenue.

Michael E. Unke
Attorney for the Seller
341 N. Main, P.O. Box 529
Salem, SD 57058-0529