



13167 Arapahoe Dr.  
Piedmont, SD, 57769

REAL ESTATE  
AUCTION

## TODD FARMSTEAD

27151 479Th Ave  
Harrisburg, SD

### TERMS OF SALE:

Successful bidder(s) shall make a 15% non-refundable earnest money deposit the day of the auction with the balance due in full, in certified funds, at closing on or before November 20, 2016. Property sells without buyer contingency of any kind. Have your financial arrangements secured prior to the auction. Title transfers by Warranty Deed, an owners' policy title commitment showing merchantable title, subject to conditions, restrictions, zoning, and easements of record will be provided by the Seller and available for review prior to the auction. The 2015 RE taxes will be paid by the Seller, the 2016 RE taxes shall be prorated to the date of closing. Property sells 'as-is' by legal description only. Fences may not all be on property boundaries.

Hewitt Land Company, Inc. and all Associates represent the Sellers in this transaction. Broker participation invited, call for form and deadline. Announcements made Auction Day take precedence over all printed material or prior announcements.



REAL ESTATE AUCTION

## TODD FARMSTEAD

27151 479TH AVE  
HARRISBURG, SD

AUCTION DATE:  
**October 20, 2016**

AUCTION TIME: 5:30 PM CST  
REGISTRATION AT 4:30 PM

AUCTION LOCATION: Spring Creek Country Club,  
27122 480th Ave, Harrisburg, SD 57032

DIRECTIONS: From I-29 Exit 73 (south of Sioux Falls) go 8.5 mi east on 271st St. then .5 mi south on 479th Ave. or From Harrisburg, SD; (272nd and Cliff St,) go 4 East on 272nd and .5 North on 479th Ave.

SELLERS: JAMES & TERI TODD; Harrisburg, SD

PROUDLY PRESENTED BY: HEWITT LAND COMPANY, INC

Online Bidding available - [HewittLandCompany.com](http://HewittLandCompany.com)



## PROPERTY DETAILS:

### ACREAGE:

12 acres– zoned A-1 Agricultural – NO COVENANTS

### HOME:

Circa 1928 era 3,500 sq.ft., 2-STORY; 4 Bedroom 2 Bath home with fully-finished basement

- Detached 2-car garage
- Underground sprinkler system
- Underground pet fence

### OUTBUILDINGS:

- 40 x 30 Barn - with loft
- 54 x 60 NEW Barn – livestock shed
- 10 x 10 Steel Tack Shed
- Pipe and Sucker-rod Fencing

### WATER:

- Lincoln County Rural Water; 3 outdoor elec. Waterers
- Private Septic

### ACCESS - LOCATION

- 479TH Ave, 1/2 mile off pavement  
*less than 10 minutes to Sioux Falls, SD*

### RE TAXES:

\$3,563.08 (2016)

### PROPERTY INSPECTION DATES:

Thursdays September 15th, 29th, October 6th, 13th from 12:00 to 2:00pm each day and Auction Day from 2:00 – 4:00, or by appointment.  
(Call 605-494-0205 or 605-791-2300)

## BROKER COMMENTS:

The Todd Farmstead is an impressive property with all the desired attributes of The Country Living Experience less than 10 minutes from the largest city in South Dakota. The Two-Story home is a well built, well maintained icon of the Era of close-nit farming communities of yesteryear yet with advanced features such pipe corrals, underground sprinklers, pet fence and paved access. The Outbuildings are in exceptional condition with the 54 X 60 Barn completed just this summer. This; all on a 12 acre property with NO-COVENANTS.

*Make plans to be with us Auction Day, Thursday October 20th at 5:30pm  
(at Spring Creek Country Club) as we discover who the new owner of the Todd Farmstead will be.*



**For online bidding log on to • [www.hewittlandcompany.com](http://www.hewittlandcompany.com) to register**

Sale managed and conducted by:



[www.HEWITTLANDCOMPANY.com](http://www.HEWITTLANDCOMPANY.com)

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