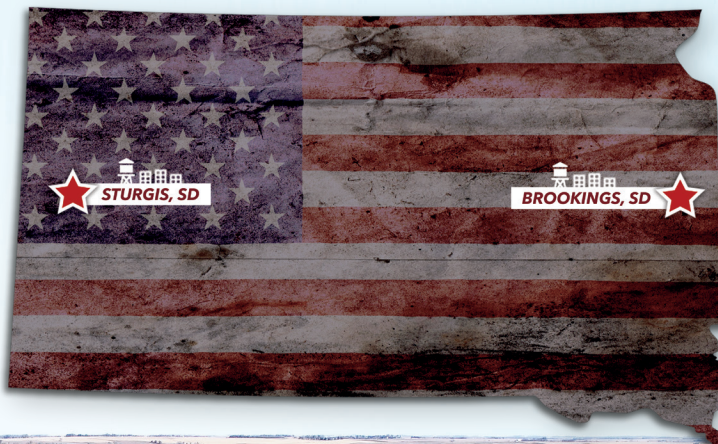




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BROOKINGS CO, SD | 40+/- ACRES

# 2 TRACT AUCTION

ONLINE  
BIDDING

OPENS  
SEPT 14TH

FRIDAY, SEPTEMBER 25, 2020 • 10AM



Auction On Site | 46075 204th St | Bruce, SD



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# snap shot

## PERSONAL PROPERTY

ONLINE AUCTION  
TO FOLLOW REAL ESTATE  
BIDDING ENDS SEPT. 25 at 3:00pm

**Acres:** 40+/- | **Taxes:** \$5,768.68

**Legal:** Lot 1A & 2A of Goodfellow Addition in the N1/2 NE1/4 of Sec 18-111N-51W of the 5th PM, Brookings County, SD

**Directions: From Brookings:** Get onto SD Hwy 14 and head west for 5 miles, turn right onto 464th Ave/ Samara Ave and continue north for 7 miles, turn left onto 204th St and continue west for 3.4 miles, the property will be on the south side of the road.

**From Arlington:** Head north on US Hwy 81 for 4 miles, turn right onto 204th St and head east for 6.7 miles, the property will be on the south side of the road.

Personal property will be auctioned off September 25th @ 3 PM – Online Only



## broker notes

Conveniently located 6 miles west of Bruce and across the road from Oakwood Lakes, we proudly present OWL Lodge and Acreage. This property sits on 40+/- acres of prime hunting and recreational land in close proximity to all the lake amenities such as, fishing, boating, the state park, beach, public hunting and more. This property currently serves as a game lodge, wedding site destination, camp site, a community gathering area, and a home – there is something going on year-round! Tract one features 5+/- acres, the Owl Lodge, 7 campsites, and a newly remodeled house. This farmhouse offers 2,240 square feet and the attached garage offers an additional 1,136 square feet for a total of 2 bedrooms on the upper level of the house, 2 full bathrooms, main floor laundry, an office and 2 additional rooms that could be transformed into bedrooms by simply adding closets. In the new addition a portion of the house was enhanced with in-floor heat along with spray foam insulation throughout the entire home to be energy efficient to help out with monthly expenses. The in-floor heat has two atmospheres associated with it; one zone is in the west side of garage where the rooms are located, and the second zone is located in the garage area. The OWL Lodge measures 60'x72' and features 5 bedrooms and 4 bathrooms that are all decorated with the finest rustic finishes. The lodge also has a kitchen, game room, 4 season room, laundry, and a spacious loft. Multiple buildings are present on this tract including a 16'x42' insulated processing center/storage and other outbuildings for additional storage. These 5 acres are ideal for an entrepreneur that wants a business adventure right at home and views overlooking Oakwood Lakes. The new buyers must apply for their own permits on the 7 campsites.





Tract two features 35+/- acres of grasslands, trees, slough, a treestand, and what they call The Outpost, built in 2018, a place where you can only see it to believe it! Extraordinarily unique in character, the Outpost is a multi-purpose facility that boasts over 2,000 square/feet and includes a mini event hall with seating for 50 patrons. There are two bathrooms, a 3/4 bathroom on the main level and a full bathroom in the loft, a master kitchen with a commercial grade faucet and a copper plated sink, a loft area with a bedroom, a private lounge area, and a one of a kind bar area called the Tetonkaha Tavern; the stairs leading up to the loft are made of a massive tree trunk. The treestand measures 15.5'x14.5' and has a spacious deck, patio door, is spray foam insulated, and has a wood burner inside. There have been 13 campground lots and a 120'x80'x16' storage building approved to add to these 35+/- acres, however, the buyers must apply for their own permits before ground can be broken for these projects. The 35+/- acres of land are made of the finest game habitat and views you will find, along with thousands of acres of public land within 30 minutes of this property! The grass recently expired from CRP, so the property is free and clear to do with what the buyer desires! Built with lifestyle vision, efficiency, and creativity come enjoy what has taken decades to build and take Advantage of the OWL Lodge offering. This property has been an income producing gem for years, is well maintained, clean, and ready for your entrepreneurial skills to take over for the fall of 2020. You're not going to want to miss this one, call today for questions or a private showing.

**Owners: Vance Goodfellow**

## terms

Closing and possession will be on or before November 13th, 2020 as this property is free and clear for the remainder of 2020. Upon acceptance of the sale by the seller, a non-refundable earnest money deposit equal to 10% of the sale price due at the conclusion of the auction. If buyer is not immediately available at the conclusion of the auction, the purchase agreement and 10% non-refundable earnest money deposit must be complete within 24 hours from the close of the auction. The balance will be due at closing. Merchantable title will be conveyed, and title insurance cost will be divided 50-50 between the buyer and seller. Closing costs are to be split 50-50 buyer and seller. The 2019 RE taxes due and payable in 2020 will be paid by the seller. The 2020 taxes payable in 2021 will be prorated to the date of closing as a credit to the buyer at closing, based on the most current tax information. The seller does not warranty or guarantee that existing fences lie on the true boundary, and any new fencing will be the responsibility of the purchaser pursuant to SD statutes. A plat will be provided, and the sale of this property will be based on the current legal description. FSA yields, bases, payments and other information is estimated and not guaranteed and are subject to County Committee Approval. Information contained herein is deemed to be correct but is not guaranteed. Sold subject to existing easements, restrictions, reservations or highways of record, if any, as well as any or all Brookings County Zoning Ordinances. The RE licensees in this transaction stipulate that they are acting as agents for the seller. Announcements made day of sale take precedence over any written materials. Said property is sold as is. This is a cash sale. This sale is subject to seller confirmation. Not responsible for accidents. The new buyers must apply for their own permits on all campsites and current approved new build projects.





# Tract 1: The Owl Lodge

Acres: 5 +/- • Taxes: \$5,134.54

Legal: Lot 2A of Goodfellow Addition in the N1/2 NE1/4 of Sec 18-111N-51W of the 5th PM, Brookings County, SD



## 2,240 SF House

Spray Foam Insulated

Commercial Propane Stove

Built in 1910 - House

Remodeled in 2011 - Garage

Added in 2004

Garage Addition

- 3 Stalls – Laundry Room – Bathroom w/ jacuzzi tub – 2 additional rooms to potentially make as bedrooms
- Man Cave
- In floor heat



## 60'x72' Building

Metal Building - Spray Foam

- 5 Bed/4 Bath
- Shop area /gathering section
- Kitchen with living room
- 4 season game room
- Bar area
- Electric Sliding door
- 2 Laundry Centers

## 14'x24' Shed

Insulated

Heated

Full Utilities



## 7 Campsites with Fire Pits

## 12'x24' Tool Shed

Roll Up Door

Steel Siding

## 16'x42' Game Processing Center

Insulated

Steel Roof

Steel Side Wall - 3 Sides

Water Heater







## Tract 2: The Outpost

Acres: 35 +/- • Taxes: \$637.32

Legal: Lot 1A of Goodfellow Addition in the N1/2 NE1/4 of Sec 18-111N-51W of the 5th PM, Brookings County, SD



### 30'x60' OWL Outpost Built in 2018

Finest Rustic Finishes  
Room for 50 Patrons  
Tetonkaha Tavern  
Spray Foam Insulated  
1 Bed – 2 Bath  
Commercial Grade Faucet  
with Copper Plated Sink  
Loft – 18'x11'  
Electric Sliding Door  
Laundry Room Hookups



### Treestand – 12'x20' Built in 2019

Spray Foam Insulated  
15.5'x14.5' Deck  
Patio door  
Wood Burning Stove



## 35 Acres Setup for the Outdoor Enthusiast

A Wildlife Haven  
5 Different Food Plots  
Native Warm & Cool Season  
Grasses  
Waterway & Sloughs  
Mature Trees & New Belts in '10  
20.41 Tillable Acres



Hangout at the Outpost after  
the adventure and enjoy fishing  
tales and hunting stories.

- 7 Campsites
- Potential Storage Shed
- 13 Potential Campsites
- Outdoor Mecca
- Native Grass
- Food Plots
- Trees new in '10
- Mature Trees