

ALMON ADAM ESTATE: TERMS & CONDITIONS

ONLINE & LIVE BIDDING

- Property sells Absolute, without minimum or reserve bid. Successful bidders shall enter into a purchase agreement and deposit 15% nonrefundable earnest money with the balance due in certified funds upon closing, on or before October 27th, 2022. Property will be sold without buyer contingency of any kind. Have financial arrangements secured prior to bidding. Property sold by legal description only. Any survey required shall be at the expense of the buyer. All information has been derived from sources deemed reliable; however, neither Seller nor the Auctioneers/Brokers are making any guarantees or warranties, actual or implied. Property selling "As-is where is". Inspect to the extent deemed necessary both on and off premises and use your own judgement when bidding. Portions of the property may be located within a flood hazard area. Announcements made at auction take precedence over any prior printed or oral representations.
- Possession: Hunting rights are avail. after closing; there is a tenant in place until the first of the year. Full possession will be granted Jan. 1, 2023.
- Title: Marketable title will be transferred by Warranty Deed, subject to easements, restrictions, covenants and/or reservations of record. A title insurance policy will be provided by Seller and is available for your inspection prior to the auction.
- Taxes: Seller will pay 2022 Taxes based on the most current tax levy available.
- Representation: Hewitt Land Company Represents the Sellers in this Transaction. Broker Participation is invited, (form and deadline required).
- Buyers' Premium: A 2.0% buyers' premium shall be added to sale price to arrive at the final Contract Price.
- Owner: Almon Adam Estate, PR: Robin Brooks

HEWITT LAND COMPANY

909 St. Joseph St., Ste. 502
Rapid City, SD 57701
info@hewittlandcompany.com
www.hewittlandcompany.com
(605) 791-2300

ABSOLUTE AUCTION: ALMON ADAM ESTATE

GREGORY COUNTY, SD
446 +/- ACRES
ONLINE & LIVE, SEPT. 8, 2022
OFFERED IN THREE TRACTS
OR AS ONE ENTIRE UNIT

REGISTER TO BID ONLINE AND VIEW THE
FULL LISTING AT
HEWITTLANDCOMPANY.COM

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STANDARD
US POSTAGE PAID
RAPID CITY, SD
PERMIT 618



ABSOLUTE REAL ESTATE AUCTION: ALMON ADAM ESTATE

GREGORY COUNTY, SD | 446 +/- ACRES
SEPT. 8, 2022 | 1:30 P.M. CT

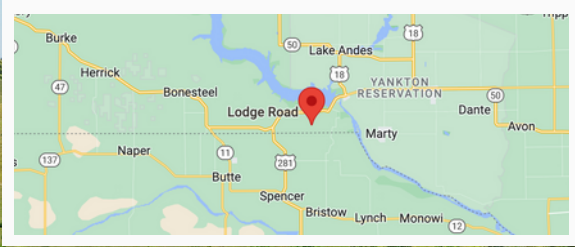
Absolute Real Estate Auction
Online & Live Bidding

Register to bid online and view
the complete listing at
HewittLandCompany.com



BECAUSE IT'S MORE THAN A DEAL.

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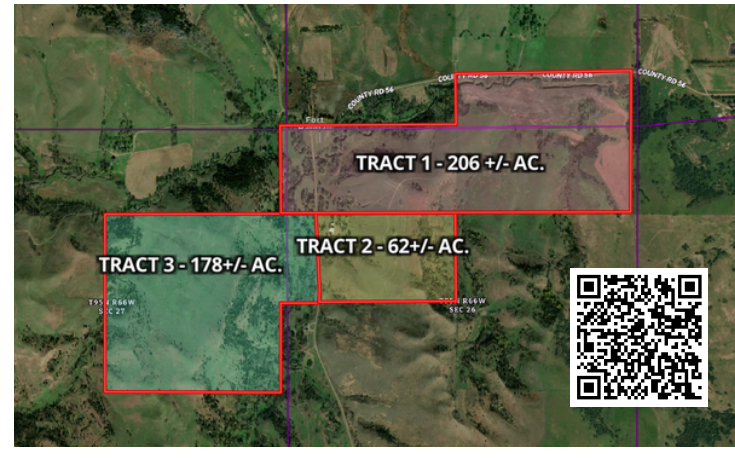


**REGISTER TODAY TO BID
ONLINE FOR THIS
EXCEPTIONAL PROPERTY!**

HEWITTLANDCOMPANY.COM

BROKER'S COMMENTS

- The Almon Adam Estate is an absolutely stunning property in the Missouri River breaks. Lush grass, trees, and brush line the hills and draws that drain into Randall Creek as it traverses towards the Missouri River. If you are a hunter, livestock producer, or simply want to own beautiful property please make plans to check this fabulous property out.
- **Showing Dates:** Wed., Aug. 10, 1:00 to 3:00; Fri., Aug. 19, 10:00 to 1:00; Tues., Aug. 30, 1:00-3:00; Auction Day, Thurs., Sept. 8, 10:00-12:00.
- **Location:** 30208 Lodge Rd. Fairfax, SD 57335.
- **Access:** From the intersection of Hwy 18 and County Road 56, travel South on Randall Valley Rd. (County Rd. 56) approx. 1.25 miles to property.
- **Water:** There is an existing Tripp County Rural Water tap on Tract 1.
- **Method of Sale:** Offered as three individual tracts or as one entire unit.



CONTACT A BROKER FOR MORE INFO (605) 791-2300

- **Auction location:** Wagner Theater, 218 S. Main Avenue, Wagner, SD
- **Online & Phone Bids:** Registrations for online bidders, phone bidders, and Buyer's Agents must be completed no later than 10 a.m. on 9/7.

PROPERTY INFORMATION

TRACT INFORMATION

- **Tract 1:** Tract 1 is comprised of 206 +/- acres and is accessed via Randall Township Hwy and County Road 56. Approximately 48 acres of this tract are currently utilized in hay production yielding around 2 ton per acre on the average year. The remaining 158 acres are pasture ground. There would be multiple building sites with beautiful vantage points or nestled in the seclusion of the forest. With the Randall Creek bottom, rolling hill terrain, mature trees, and good access, this tract is a definite eye catcher
- **Tract 2:** Tract 2 is comprised of 62 +/- acres lying on the east side of Randall Township Highway for ¼ mile. The old home site sits in an elevated yet reserved position in the northwest corner of this tract. Leaving the rest of the property to the south and east away from public interaction with open parks and heavily timbered draws. This tract would be no exception when it comes to premium hunting advantages whether it be game birds, turkey, or whitetail.
- **Tract 3:** Tract 3 is comprised of 178 +/- acres that borders the Randall Township Highway for ¼ mile. There is a home site along the road along with old barn. This tract is a sprawling 178 acres of heavy timber ranging from mature deciduous trees to cedars. The tract begins with a Randall Creek subsidiary along the eastern edge and then climbs in elevation to the west opening up to beautiful open, grassy meadows and brushy draws.

ENTIRE UNIT

- Tracts 1-3, 446 +/- acres