

# **FOR SALE 143.5+- ACRES IN AVON TOWNSHIP BON HOMME COUNTY SOUTH DAKOTA**

Written bids will be accepted until 12 noon on Monday, March 24, 2025, at 29976 406<sup>th</sup> Ave. Avon, SD. 57315. Include a check made out to Bon Homme Title Co. for \$10,000. This check will not be cashed unless you are the successful bidder. The top 5 bidders will be given an opportunity to raise their bids by telephone until the highest bid is reached.

Legal Description: The southeast quarter (less Alvin Brandt Addition in the southeast quarter of the southeast quarter and less Highway Lots) of Section 28, Township 95 North, Range 61 West of the 5<sup>th</sup> P.J.M., Bon Homme County, South Dakota.

FSA shows 95.91 acres under cultivation plus 40.20 acres of cropland in CRP with a total annual payment of \$7328. The 2 contracts expire in 2030 and 2031. The CRP payment will be prorated to closing and the buyer will assume and be responsible for the contract at closing. There is a 51.45-acre corn base with a PLC yield of 113 and a 44.46-acre soybean base with a yield of 37. The Surety soil rating on the whole parcel is 79.9. The soils are primarily Homme-Onita, Homme- Ethan-Tetonka and Homme-Ethan-Onita.

TERMS: 10% of the total purchase price due upon winning the auction as down payment; Closing will be held as soon as title insurance and closing papers are ready. The 2024 real estate taxes of \$2775.74 (payable in 2025) will be paid by the Sellers. Buyers will assume taxes on January 1, 2025 (due in 2026). The title will be transferred by Warranty Deed, with seller and buyer each paying half of the title insurance premium (except lender's policy). Buyer and Seller will split closing costs equally. Buyer shall pay for recording fees and sellers shall pay transfer tax. Property to be sold as-is with no representation that the boundary or fence lines are correct. Sellers reserve hunting rights. Sale subject to confirmation of sellers. Possession upon closing.

For more information and photos go to [hubnerrealestate.com](http://hubnerrealestate.com)

**Owner: Arlen Brandt and Diane Boheman**

**Hubner Auction & Realty**  
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Gregg Hubner, Broker #3551  
(representing the seller)  
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