

# LAND AUCTION

160 +/- ACRES, PLEASANT TWP, SULLY COUNTY, SD

**Friday, November 3rd, 2023 – 1:00 pm**

Auction Location: Sully County Phoenix Center

**Property Location:** From Onida go east 17 miles on 185th Street, then turn south on 321 Ave and go 3 miles, then turn west on 188th Street and proceed ½ mile to the property location.

**SELLER - JOHN D. WILEY TRUST**

**Legal Description: NW ¼ of 28-114-74, Sully County, SD  
AVAILABLE FOR THE 2024 GROWING SEASON!**

## **Auctioneers Notes:**

TERMS: A 10% nonrefundable earnest money payment due at the conclusion of the auction, with balance due at closing, on or before December 8th, 2023. Possession at closing subject to the existing lease, which expires with the removal of the 2023 crop. Marketable Title will be conveyed and an Owners Title insurance policy will be provided with the cost to be divided 50/50 between Buyer(s) and Seller. Location of field boundaries is the responsibility of the Buyer(s). This property is being sold by legal description, subject to easements and restrictions of record. All announcements made sale day take precedence over any previously disclosed terms, conditions, or disclosures, whether orally provided or in writing. Action Buyers Resource acts as agents for the Seller, and property sales are subject to confirmation of the owner.

**To obtain complete details, a personal  
showing or a bidder's packet, contact:**  
**JOE SOVELL, BROKER ASSOCIATE,**  
License #12502

Ph: 605-258-2828, Cell: 605-280-7656

actionbuyersresource.com, Emily Sovell, Responsible Broker.

**ACTION BUYERS RESOURCE**

P.O. Box 505  
Onida, SD 57564  
1-605-258-2828  
Toll Free: 1-866-867-7253

