

FARM GROUND & BIN SITE

159.36± ACRES OGALA LAKOTA COUNTY, SD &

.248± ACRES SHERIDAN COUNTY, NE

» SELLING IN 2 TRACTS «

UNRESERVED ONLINE LAND AUCTION

BigIron REALTY

[EXPERTS IN SELLING LAND]

Bid Online
**AUG. 2-16,
2022**

BIDDING ENDS AT 11 A.M. MDT

Get a salebill, register and bid at

www.bigiron.com/realty

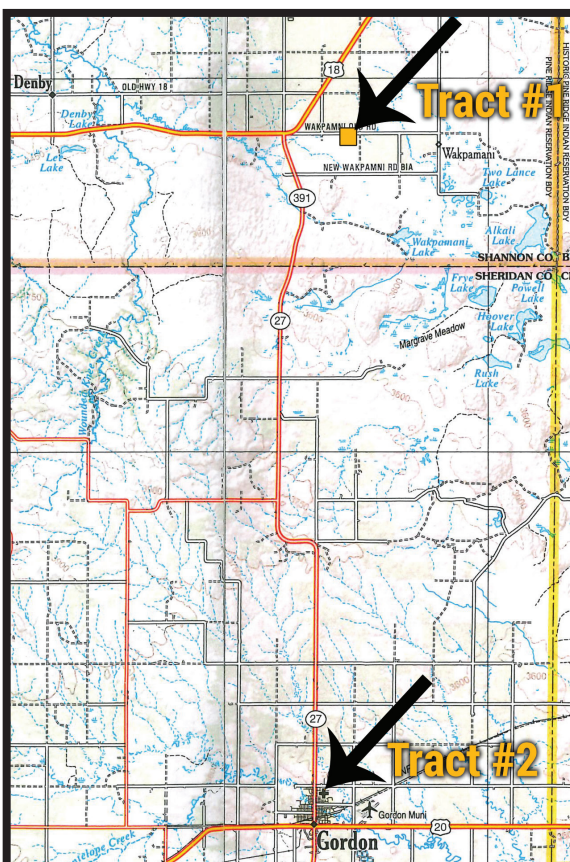
Sellers: Loren & Larry Swick Estates

Contact Your Listing Agent

Brad Otte 605.685.5716

Explore the Property from Above

DRONE TOUR



Tract #1: 159.36± Acres

Legal: Lots 1 and 2, S ½ NE ¼ Section 6-35-41
Oglala Lakota County, SD.

Location: From Gordon, NE, go 18 miles north on Hwy 27/391, then east 1 ½ miles on County Road 15 to the northwest corner of the tract.

Description: This tract is tillable farm ground and has county road access and electricity along the north boundary. There is a nice shelterbelt in the northeast corner.

2021 Taxes: \$921.92

Tract #2: .248± Acres

Legal: Pt NE ¼ NW ¼ Section 30-33-41
Sheridan County, NE.

Location: The northeast corner of Gordon, NE, just off E 10th Street.

Description: Small tract with a bin site.

2021 Taxes: \$121.10

Attend the Auction

Tuesday, August 16, 2022

9 a.m. MDT until bidding ends

Jefco Inn Meeting Room

308 S Cornell Street | Gordon, NE 69343

BigIron Realty representatives will be there to answer questions about the property and assist buyers with bidding online. You do not have to be present to bid online, but you are required to be available by phone. **Sellers:** If you are thinking of selling your farm, please attend this auction and see how it works!

BIDDING PROCESS

The bidding increments for Tract 1 will be \$50/acre and Tract 2 will be \$1,000. The final sale price on Tract 1 will be calculated based on total acres times the highest bid. Real Estate Agent reserves the right to adjust bidding increments. You may place bids on this farm for 14 days beginning August 2, 2022, and ending August 16, 2022, at 11:00 a.m. MDT. This unreserved online auction features bidding extensions. The closing times will be automatically extended when any one of the coupled tracts receives a bid in the last 5 minutes and will close simultaneously when none of the tracts receive a bid for 5 minutes. This will allow bidders to monitor each tract without the fear of missing out on any other tract. NOTE: Do not wait until the day the auction closes to register to bid online. All bidders must be approved to bid, so register at least 24 hours prior to the auction close or call 800-887-8625 for assistance.

TERMS & CONDITIONS

The successful buyer will be required to enter into a written purchase agreement immediately after the sale with a 10% non-refundable down payment to be payable to the title company. The earnest deposit can be made by a personal check, company check, or by wire transfer. The balance will be due at closing on or before September 16, 2022. Seller will provide marketable title to the buyer evidenced by title insurance; the title insurance and closing costs are split 50/50 between the buyer and seller. The 2021 real estate taxes will be paid by the seller, and the 2022 real estate taxes will be paid by the buyer. The property will not be sold subject to financing. Bidding increments may be changed at the discretion of the Real Estate Agent. Please have all the financial arrangements made prior to the auction. The written purchase agreement, to be signed by the seller and buyer after the auction, is the sole and controlling document of this sale and supersedes any and all other terms whether verbal, written, expressed, or implied and shall be the sole and controlling document for this real estate transaction. BigIron Realty is working for the seller.

For more information & photos on the properties,
visit www.bigiron.com/realty

Information was obtained from sources deemed reliable, but broker makes no guarantees as to accuracy. All prospective Buyers are urged to fully inspect property and rely on their own conclusions. Copyright 2022 BigIron Realty. All rights reserved.

THE BIGIRON REALTY ADVANTAGE



QUICK LAND SALES

When you list your property on our unreserved online land auction platform, it is **guaranteed to be sold after six weeks.**



MORE MONEY IN YOUR POCKET

Our unreserved online land auctions **consistently outperform** traditional auctions and listings.



UNMATCHED MARKETING REACH

We market land auction listings to **hundreds of thousands of potential buyers** across the United States using traditional and innovative marketing methods.

Approaching 40 years of farm real estate experience, BigIron Realty brings that experience directly to you with our unique online platform where bidders from around the country can bid on your land anytime, anywhere. Our rural values, paired with today's technology, give you the real estate experience you deserve.

FARM GROUND & BIN SITE

159.36± ACRES OGALA LAKOTA COUNTY, SD &

.248± ACRES SHERIDAN COUNTY, NE

» SELLING IN 2 TRACTS «

UNRESERVED ONLINE LAND AUCTION

Bid Online
**AUG. 2-16,
2022**

BIDDING ENDS AT 11 A.M. MDT

Get a salebill, register and bid at
www.bigiron.com/realty

Sellers: Loren & Larry Swick Estates

Contact Your Listing Agent

Brad Otte 605.685.5716

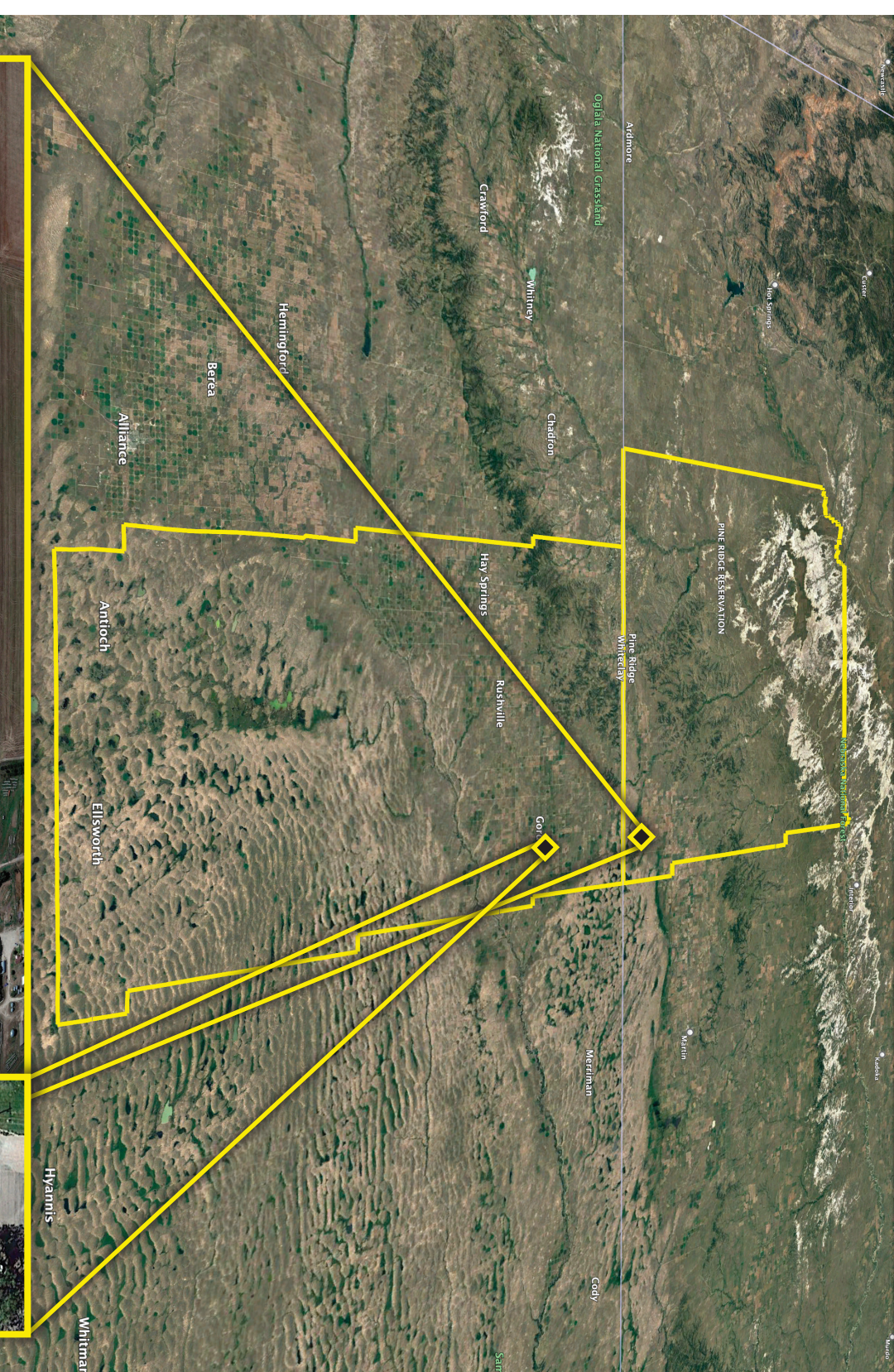
BigIron
REALTY

4860 33rd Avenue
Columbus, NE 68601

www.bigiron.com/realty



BigIron
REALTY
| EXPERTS IN SELLING LAND |



Tract #1

Tract #2

