

OCTOBER 10, 2018 11:00 AM

# PUBLIC AUCTION

## AURORA COUNTY COURTHOUSE, 401 MAIN STREET

**100.73 acres more or less of unimproved land valued at \$282,000 – working on survey and easements for Lagoon, and associated infrastructure lines–**

This property is located on the northeast edge of Plankinton, SD at the corner of East 10<sup>th</sup> Street and 387<sup>th</sup> Avenue.

Opening and minimum bid by state law: \$282,000

Minimum Bid  
\$282,000

100.73 Acres

Farm Land Near  
Plankinton

Auction Date:  
October 10, 2018  
11:00 AM

Zoned: AG  
Agricultural District

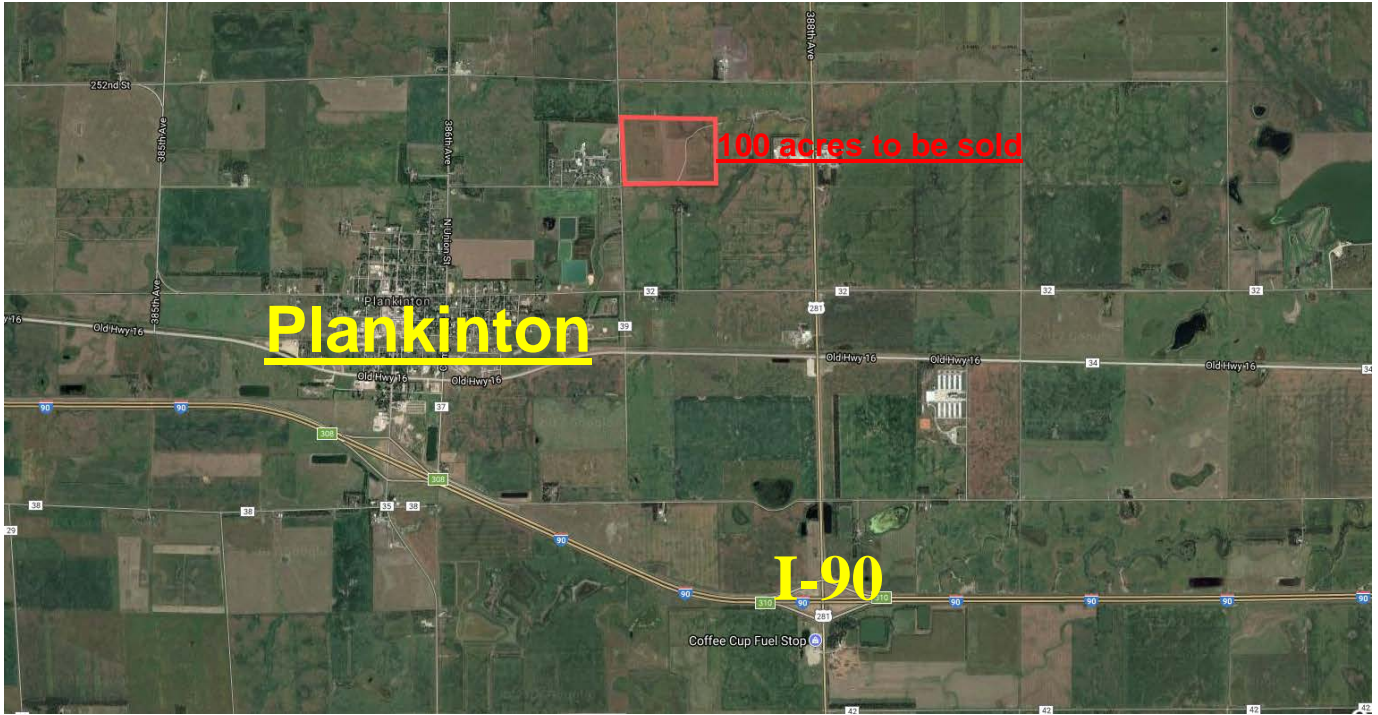
SOUTH DAKOTA OFFICE  
OF SCHOOL AND PUBLIC  
LANDS

500 East Capitol  
Pierre, SD 57501

[www.sdpubliclands.com](http://www.sdpubliclands.com)

605-773-3303

This property is 100.73 acres more or less. There is about 1.6 acres with trees, 1.2 acres in road right of way, 4.3 acres in lagoon, and 2.1 acres in rubble pile.



The Remaining 91.53 acres is considered tillable land. Property has a nearly level to gently rolling topography. Rubble site has reportedly been used over the years for building material.



Property is located at the northeast corner of East 10th Street and 387th Avenue in Plankinton on the north east edge of Plankinton. East 10th Street is a gravel road and 387th Avenue is an asphalt paved road to the north end of the property, where it becomes a well-maintained gravel road.

According to county assessment records the property is 100.73 acres in size. There is about 1.6 acres with trees, along with 1.2 acres in road right of way and 4.3 acres in lagoon and 2.1 acres in rubble pile. Remaining 91.53 acres is considered tillable land.

Subject has a nearly level to gently rolling topography. Rubble site has been used over the years for building material and it is not believed to have any hazardous materials. Lagoon on subject is an emergency lagoon for the City of Plankinton, with an agreement with the State, when the detention center was connected to the city sewer service a number of years ago. There is underground sewer pipes for that use, which the route and the 4.3 acre lagoon site. Also, there is an underground storm water pipe line crossing west to east across the property to the creek at the northeast corner of the property. Updated easements will be recorded prior to transfer.

Sale is October 10<sup>th</sup> with possession occurring after 60 days according to state law.

According to AgriData, Inc., this property has a weighted average soil productivity index of 71.4. Predominate soils are Houdek loam on slopes of 0 to 6 percent slopes.

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