

## **State Land Sale Legal Notice**

Pursuant to South Dakota Codified Law, Chapter 5-9 and House Bill 1014 of the 2016 legislative session, the following described parcels of State land will be offered for sale at the Sully County Courthouse, located at 700 Ash Avenue, Onida, SD 57564. The sale will begin at 11:00 AM CST on Tuesday, October 16<sup>th</sup>, 2018.

### **Certain property in Sully County generally described as:**

Legal Description:

NE1/4 NE1/4 NE1/4 NW1/4, S1/2 NE1/4 NE1/4 NW1/4, S1/2 NE1/4 NW1/4, SE1/4 NW1/4, N1/2 NE1/4 SW1/4, NE1/4 SW1/4 NE1/4 SW1/4, N1/2 SE1/4 NE1/4 SW1/4, SE1/4 SE1/4 NE1/4 SW1/4, all located in of Section 35, Township 116 North of Range 80 West of the 5th Principal Meridian Sully County, South Dakota;

also described in the Warranty Deed, Mrs. Agnes B. Whitlock, Grantor to the State of South Dakota for the benefit of the State Historical Society consisting of 97.5 acres more or less.

This property is located on the River Bluffs of Lake Oahe and is five miles North of Bush's Landing and six miles South of Sutton Bay Golf Course.

**97.5 Acres**  
**Starting Bid Appraised Value of \$107,000**

**Auction will be held at the Sully County Courthouse – located at 700 Ash Avenue, Onida, SD 57564.**

**The sale will begin at 11:00 AM CST on Tuesday, October 16<sup>th</sup>, 2018.**

Open Houses will be held September 18<sup>th</sup> from 10:30 until 3:00 and on October 3<sup>rd</sup> from 10:30 to 3:00. Tours also available by appointment. If it rains prior to the open houses access on the dirt field roads will be limited. Contact the Office of School and Public Lands prior to the open house to make sure dates still work or if alternative access by boat can be arranged.

The property consists of unimproved agricultural land located along the east bank of the Missouri River.

Access is limited to the property, there is no direct vehicle access at this time without crossing private property or a deep ravine that would not be passable by vehicle. There is a section line from the bluff down to the property line that is marked and flagged and can be walked. Survey information is available online. Any new roads would likely

require private construction. Interested parties are encouraged to contact the Office of School and Public Lands to schedule an appointment to access the property. Property is also accessible by boat from Bush's landing. Signs are posted on the property adjacent to the water. Land between the shore and property is a narrow strip of GF&P land from the Corps of Engineers.

Information on location of electric and water lines available online.

A couple of Tipi stone circles exist on the property and have been flagged by the SD Archeological Department with tribal consultation.

Property fences are limited to the south property line only. There are no other fences on subject property.

Topography of the property ranges from hilly and steep to fairly level plateau. Approximately 85% of the property is hilly to steep the remaining 15% is a fairly level plateau.

Topography of the property provides good panoramic views of the Missouri River. Typical for properties along the Missouri River, the subject property does not have direct access to the river, with the Corp of Engineers/USA buffer between the river and the subject property.

10% down day of the auction the remainder due at closing. Closing will be held no less than 60 days of the date the State signs the Purchase Agreement accepting the Buyer's offer.

For more information contact Ryan Brunner with the Office of School and Public Lands

Website: <http://www.sdpubliclands.com/>

Phone: 605-773-3303 or [ryan.brunner@state.sd.us](mailto:ryan.brunner@state.sd.us)

Address: 500 East Capitol Ave. Pierre, SD 57501

The bidder is invited, urged, and cautioned to inspect the property prior to auction. Failure to inspect property shall not constitute cause for cancellation of sale. The bidder understands and agrees that the property is offered, purchased and accepted by the buyer "AS IS" and "WITH ALL FAULTS". The State makes no warranties or guarantees whatsoever whether written, oral, or implied as to quality, condition or habitability. All mineral rights are retained by the state according to state law.

All information contained in this notice and online was derived from sources believed to be correct, but there is no guarantee. Buyer acknowledges that he/she relied entirely on his/her own information, judgment and inspection of the property.

Individuals in need of assistance pursuant to the Americans with Disabilities Act should contact School and Public Lands at 605-773-3303 at least 48 hours in advance of the auction to make any necessary arrangements.