



**PAUL'S PLUMBING, INC.**  
Paul Hagenbuch  
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**152.84 ACRES OF HIGHLY IMPROVED EASTERN CHARLES MIX COUNTY LAND WITH 4+ BEDROOM RANCH STYLE HOME & MACHINE SHED**  
**AT AUCTION**  
**Wednesday, March 31st • 10:00 a.m.**  
**Located:** 7 miles East of Wagner on US Highway 46; 29668 402nd Avenue.



**OPEN HOUSE: Saturday March 13th, 10:00 to 11:00 a.m.**  
**LEGAL:** The SW1/4 of Section 35-94-61-62 West, less H-2, Charles Mix County, South Dakota. 152.84 taxable acres. 2009 taxes are \$1,952.

**TO BE OFFERED IN 3 OPTIONS**

**OPTION #1:** Approximately 10-acre building site with beautiful ranch style home with a 26x28 attached 2 car garage, built in 1978 with 3000+ sq ft of living area. Main floor consists of kitchen with cabinets, electric range, side by side refrigerator, built in dishwasher & microwave; living room, dining room, 3 bedrooms, 2 baths. Home has a full finished basement with large family room, den with fireplace, 2-bedrooms, storage room, and a full bath. Home is equipped with central air, propane furnace, cement board siding, 500-gal LP tank, rural water and steel roof. Also there is a 10x32 deck. This is a very well kept home and acreage. Also included with this acreage is a 52x120x14 steel machine shed with partial concrete floor; 2 livestock barns and 2 shelters. NOTE: This is a very nice acreage that is located close to Wagner and only minutes from Fort Randall Dam.

**TERMS on Option #1:** \$10,000 non refundable down payment due day of auction with balance on closing of May 3, 2010. Possession on the acreage is June 1, 2010. Taxes will be prorated to June 1 on the building site. Correct legal and acres to be determined by survey if needed.

**OPTION #2:** Approximately 142 acres. This farm has 58 acres of row crop land that is under a 2010 lease at \$45 per acre. The remainder of the farm has approximately 40 acres of alfalfa with the balance into grassland, shelter belts & a stock dam. Possession on the balance of the land will be May 3, 2010 at closing. There is currently 2 acres into CRP trees with a payment of \$138 per year until 2018. New buyer must agree to finish out this contract. FSA Office shows a corn base of 51.6 acres with a CC yield of 87bu and a bean base of 37acres with a CC yield of 23bu. Predominant soil types included HmB and HoB. Cash rent payments on row crop are due on April 1, and October 1.

**TERMS on Option #2:** \$30,000 nonrefundable down payment due day of auction with balance due on closing of May 3, 2010.

**OPTION #3:** This will be a combination of Options 1 & 2. If the property is sold in its entirety, the non refundable down payment will be \$40,000 day of auction with balance due on closing of May 3, 2010. If sold as one unit, no survey will be provided. Seller will pay all the 2009 taxes. Title insurance and closing costs will be split 50/50 between buyer & seller. Lisa Rothschaal, attorney is the closing agent. Auctioneers are acting as agents for the sellers.

NOTE: This is a much diversified farm that Greg & Susan have been striving to make into a great hunting habitat for pheasants, turkey, & whitetails. If you are a sportsman, make sure you check this out. You are also only minutes from some of the best fishing in the state. Make plans to attend the open house or contact Cuka's at (605) 384-3278. A great property for recreation along with a yearly return on your investment. Visit [GirardAuction.com](http://GirardAuction.com) to view several pictures and maps.

**GREG & SUSAN CUKA, OWNERS**

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- Original equipment components
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