

80.08 Acres Harding County, South Dakota (Bufflo)



Location **South Dakota**
<https://www.genclassifieds.com/x-678066-z>

Contact Person: Ryan Caffey at 949-310-zero four five two

Title: 80.08 Acres, Harding County, South Dakota!

Description: 80.08 acres in the Thompson Ranch. The Moreau River runs through this parcel. There are power lines that run right next to the property. There are a couple of ranch houses just south of the property. There is a hay field just to the west of the property. The property has been surveyed! Yes, you can build on the land. Owner will carry the paper! No qualifying or credit check! I own this property!

Purchasing Property: I will need the full name(s) you want to take title in along with your mailing address. I will fedex all the purchase paperwork for you to sign and return with your down payment. Yellowstone Mortgage Company will be handling the account. They will process your paperwork and send you monthly payment coupons. You have full use of the property while making payments.

County/State: Harding County/South Dakota

Size: 80.08-acres

Price: \$39,995 with \$9,995 down and \$300 per month financed over 186 months at 9% interest. You can pay the land off at any time with no pre-payment penalties! I will sell it for \$29,995 CASH! Thank you!



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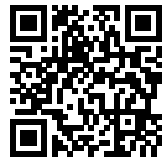
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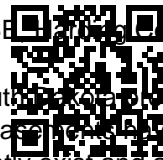
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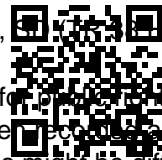
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NE 1/4 of Section 2, T2N R6E, Harding County, South Dakota (VR)
Access Roads: State of South Dakota provide for a right of way easement along all registered roads. In addition, there has been access easements across private lands. The actual road, however, may not currently exist and access might be difficult at certain times due to having to cross the creek.
Mineral Rights: A previous rancher reserved 50% of any mineral rights he might have owned and thus a new buyer will receive the other 50%.
Surveys: This parcel was surveyed and the map recorded in the county.

Property Taxes: Approximately \$4/acre annually

Improvements: This is raw, undeveloped land!

Directions: From the little town of Redig (south of Buffalo on Hwy 85 in the northwest corner of South Dakota) proceed north 4 to 5 miles on Hwy 85 to Moreau River Loop Road (also known as 796 Road -- Thompson Rd); then east on this road approximately 4 miles and begin referring to the parcel map with arrow indicating location of the parcel.

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