

ACREAGE & PERSONAL PROPERTY AUCTION

Acreege w/Excellent Location on an oil road, minutes from Brookings, SD and I-29.

As we have moved, we will offer at public auction the following real estate at 20718 471st Ave., located from Brookings, SD (Hwy. 14 Bypass): 3 3/4 miles north on 471st Ave. (Medary Ave.).

HERE IS AN OPPORTUNITY TO OWN A BEAUTIFULLY-MANICURED ACREAGE, A WELL CARED FOR AND UPDATED HOME WITHIN MINUTES OF BROOKINGS, SD.

THURSDAY, MAY 3, 2018 SALE TIME: 5:00 P.M.

OPEN HOUSE: THURSDAY, APRIL 19, 2018, 5:00-6:00 PM



This beautiful acreage is loaded with everything you would want in a home! This home was built in 2003 and encompasses over 2,300 finished sq. ft. of living space on the main level which includes: kitchen, living room, dining area, 2 large bedrooms (1 w/fireplace), office/den, 2 bathrooms and main floor laundry. The lower level features a large family room area, potential bedroom, 1/2 bathroom and utility room. Home has an attached 3-stall garage which is insulated and heated, nice deck in the backyard, as well as many mature trees and shrubs. There is an asphalt driveway, forced air furnace, central air conditioning and rural water. The outbuilding is a 24'x 40' shed with 2 garage doors and concrete floor. This is an exceptional acreage, very close to Brookings with oil access the entire way. This home is a must see if you are in the market for a place in the country!

LEGAL DESCRIPTION: The South 320.0 Feet of the North 1,076.0 Feet of the West 600.0 Feet Except Highway Right of Way in the NW ¼ of Section 36, Township 111 North, Range 50 West of the 5th P.M., Brookings County, South Dakota.

We invite you to inspect this property. For additional information, contact Auctioneers & Realtors or go to our website www.burlagepeterson.com. COME PREPARED TO BUY!!!

TERMS: 5% non-refundable earnest money deposit due day of the sale with balance due on or before June 7, 2018. Title Insurance and Closing Fee split 50/50 between buyer and seller. Real Estate taxes to be pro-rated to the date of closing. Property is sold "as is, where is", subject to existing easements, CRP contracts, restrictions, & sold subject to confirmation of owners. Information and statements contained herein believed to be accurate but not guaranteed. Auctioneers represent the sellers in this transaction.

JAMES & ERMA CHRISTOPHERSEN – OWNERS

AUCTIONEERS & REALTORS

Scott & Jim Peterson, Lenny & Tyler Burlage
Burlage Peterson Auctioneers & Realtors, LLC
317 4th St, Brookings, SD 605-692-7102
www.burlagepeterson.com

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