

# LAKE HOME AUCTION

## ON LAKE POINSETT

As we are moving, we will offer at public auction the following real estate located at 168 SE Lake Drive, Estelline, SD (Lake Poinsett) on

**FRIDAY, JULY 20, 2018 SALE TIME: 6:00 p.m.**

**Open House: Saturday, July 14, 2018, from 1:00 – 3:00 p.m.**



This ranch style home is located on Lake Poinsett and is perfect for year-round living or weekend getaways. This home includes 3 bedrooms, 3 baths, living room, dining room, kitchen, walk-out lower level with family room, bonus room, utility room and hot tub room w/hot tub. There is also a main floor laundry, 12'x52' lakeside deck, fireplace, newer windows and patio doors. The attached garage is approximately 23'x23' and 25'x25' (4 stalls). Property has central air, forced air heat pump, well water, H-D electric. The propane tank is rented. Included are dishwasher, washer, dryer, oven, refrigerator, water softener, water heater, hot tub, window treatments, ceiling fan, dock and attached garage shelves and cabinets. This lake home has 100' of lake frontage. This year-round lake home offers beautiful views of Lake Poinsett and amazing sunrises and sunsets!

**For further information & showings, contact the Listing Broker or Auctioneers & Realtors or visit our website at [www.burlagepeterson.com](http://www.burlagepeterson.com). Come prepared to buy.**

**Legal Description:** S 25' of Lot 43, all of Lot 44, and N 25' of Lot 45, Hendricksons Beach, Estelline Twp., Hamlin Co., SD.

**Terms:** 10% non-refundable earnest money deposit due on the day of the sale. Balance due on or before August 20, 2018. Title Insurance and Closing Fee split 50/50 between buyer and sellers. 2018 Real Estate Taxes to be prorated to possession date. Sold subject to any easements of right away restrictions, and sold as is without contingencies, guarantees or warranties, and subject to confirmation of the owner. All descriptions and information are believed to be accurate but not guaranteed. Statements made the day of sale take precedence over all written material. Best Choice Real Estate and Burlage Peterson Auctioneers & Realtors, LLC represent the sellers in this transaction.

### **ROGER & MARGIE FRENCH – Owners**

#### **REALTOR**

Kari A. Westlund  
Best Choice Real Estate  
611 6<sup>th</sup> Street, Brookings SD  
605-692-9200

#### **AUCTIONEERS & REALTORS**

Jim & Scott Peterson, Lenny & Tyler Burlage  
Burlage Peterson Auctioneers & Realtors, LLC  
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