

One of kind 5.6 acre Acreage at Auction Saturday June 22, 2019 @ 10:00 AM

with Personal Property Auction to immediately follow.

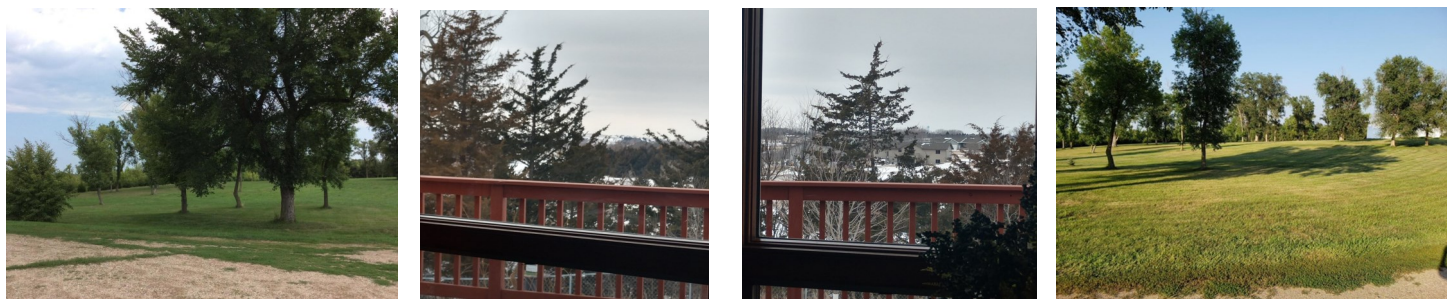
Details on Personal Property will be coming soon. Please check website for updates.

Legal Description: Lot 23 Enemy Creek Estates, Davison County, South Dakota

Also known as 25831 411th Ave, Mitchell, SD 57301

Taxes: TBD

Open House: May 11th & 12th from 10:00 am to 2:00 pm each day. A letter of credit will be required to view the property.



Relax in this great 4 bedroom 3 bath 3,440 sq. ft. home overlooking Enemy creek on 5.6 acres. A view comparable to the Black Hills just minutes from Mitchell. This home built in 2005 has a spacious eat-at kitchen island, open dining-living room with gas fireplace that leads to large deck [50'x20']. The walk out finished basement has a large patio under deck that leads outside to a fenced in backyard and large play set. Oversized 2 stall garage is heated-insulated. Lawn sprinkler covers garden. 40'x90' metal out building with a 14'x16' electric roll up door, new concrete floor, updated electric, and new exterior paint. Also included is a Generac generator that will power the entire house. Beautiful property that is Ag land tax rated. Great home for farm animals! www.deanedwardsauction.com



Farm/Ranch and Real Estate
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www.sdauctions.com

www.theauctionpages.com

TERMS: A 15% non-refundable earnest money deposit along with a signed Purchase Agreement is required the day of the auction. No contingency for financing will be accepted. Possession at closing. Closing will be on or before August 1, 2019. Title insurance & closing service fees will be divided equally between Sellers & Buyers with closing to be held at Davison County Title, Mitchell, SD. Cash at Closing. 2019 RE Taxes due & payable in 2020 will be prorated to day of closing. Information on this property was obtained from the Davison County governmental offices & is deemed reliable but is not guaranteed by the Sellers or Dean/Edwards & Associates, LLC, who are representing the Sellers only in this transaction. Sellers retain the right to reject any and/or all offers. No warranty is being made or implied as to the property boundaries, soil productivity, water supply, or environmental hazards, if any. Announcements made day of auction will take precedence over printed materials.