REAL ESTATE AUCTION

Great Commercial business opportunity - The Ponderosa Bar in Plankinton, SD is up for auction. All equipment, bar supplies, and stock is ready to go! The bar has an outside patio, table and chairs, security system, and so much more. If you ever wanted your own business, here’s your chance. This longtime favorite area bar sits on a 75’ X 142’ lot, the building is 3000 square feet with property type as Commercial, Utilities: City Water and Sewer, Heat fuel - Propane, Heat type: Hot air. Taxes from 2018= $935.20

Seller authorizes and gives the Auctioneer the exclusive irrevocable right and privilege to sell at public auction the following real estate legally described as;

LEGAL DESCRIPTION: Lots 7 thru 9, Block 6, Original Addition to the City of Plankinton, Aurora County, South Dakota. Also known as: 109 South Main, Plankinton South Dakota. The following terms are as follows; Real Estate and Personal Property located at the above property to be sold “AS IS”.

Auction will be held on site on November 30th 2019 with closing scheduled for December 20th 2019

TERMS OF SALE:

This is a cash sale, which means, potential buyer(s) must have their financial arrangements secured prior to bidding. There will be NO buyers contingencies offered or accepted for financing, inspection, or appraisals. Immediately upon the conclusion of the auction, the successful bidder(s) will be required to sign a Real Estate purchase contract and to deposit with Real Estate Broker/Auctioneer, a non-refundable earnest money payment of 10% (ten percent) of total purchase price of parcel(s). The earnest money shall be made payable to Mitchell Realty LLC Trust Account. Balance of purchase price is due in certified funds at closing on December 20, 2019. Closing shall be held on December 20, 2019 with possession on December 20, 2019. Davison Title Company, Mitchell, SD shall prepare and execute title work and closing. REAL ESTATE IS BEING SOLD AS TAXABLE, WHICH PROVIDED BY AURORA COUNTY, SD REGISTER OF DEEDS.

PROPERTY IS SOLD BY LEGAL DESCRIPTION ONLY. NO SURVEY PROVIDED BY SELLER OR SELLERS AGENTS. Should a property survey become necessary, it will be at buyer’s expense. Conveyance of marketable Title will be conveyed by a Deed. Deed will be warranty free and clear of liens, but subject to easements, reservations and exceptions of record as well as statutory rights of way and other recorded easements at the time of sale. Owners Title insurance policy will be provided to the buyer for examination prior to auction. Cost of title insurance and closing fees will be divided equally 50% (50 percent) buyer and 50% (50 percent) seller. The cost of a Lenders Policy will be paid by the buyer. All 2019 due in 2020 property taxes shall be prorated as a credit (said taxes credit shall be estimated using the 2018 due in 2019 taxes) and shall become the responsibility of the buyer to pay when due in 2020 with no adjustment for a change in the tax amount(s) when due and payable. Property information provided was attained from sources deemed reliable, however, the seller(s), Broker/Auctioneer is not making any guarantees to its accuracy. Potential buyers are encouraged to conduct both on-site and off-site inspection of the property to the extent deemed necessary and rely upon their pre-auction inspection when bidding. The Auctioneer may accept absentee and/or phone bids from bidder(s) who cannot attend the auction. Bidding does not guarantee anonymity. Winning bidder(s) acknowledge that they are representing themselves and/or have hired representation and are using their own financial means to complete the auction sales transaction.

REAL ESTATE IS BEING SOLD SUBJECT TO SELLER CONFORMATION OF ACCEPTANCE OF SALE PRICE AND TERMS. SELLER RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS. AUCTIONEER’S REPRESENT THE SELLER ONLY.

Announcements made at the auction take precedence over any printed material or prior representations.