

STURGIS SD REAL ESTATE AUCTION

PROPERTY LOCATION 2301 S BALDWIN, STURGIS SD

AUCTION DATE: MAY 29, 2019 TIME: 11:00 A.M. MDT

AUCTION LOCATION HAS CHANGED TO ONSITE

**AUCTION LOCATION: ONSITE AT 2301 S BALDWIN STURGIS SD
WITH LIVE AND ONLINE BIDDING AVAILABLE**

LINK FOR ONLINE BIDDING: <https://sturgissd-realestate.hibid.com/auctions/>

**SELLING: THE FORMER HOME OF THE LEGENDARY PAPPY & PEARL HOEL IN STURGIS
3 BEDROOM, 2 BATH RANCH STYLE HOME WITH A 2 CAR DETACHED GARAGE ON .16 ACRES.**

**LEGAL DESCRIPTION: LOT 1A BLOCK 1 HOELS ADDITION CITY OF STURGIS;
2301 S BALDWIN, STURGIS SD**

THIS GREAT HOME LOCATED IN A GREAT NEIGHBORHOOD IN STURGIS SD. FEATURING 3 BEDROOMS ON THE MAIN LEVEL AND 2 NON-CONFORMING BEDROOMS IN BASEMENT, 2 CAR DETACHED GARAGE, PARTIAL FENCED YARD, GARDEN AREAS. THE BASEMENT AREA COULD POSSIBLY BE UTILIZED AS A RENTAL WITH THE ADDITION OF EGRESS WINDOWS; THE BASEMENT INCLUDES A LAUNDRY ROOM, ¾ BATH, 2 NON-CONFORMING BEDROOMS AND 2 ADDITIONAL ROOMS. THIS HOME IS CONVENIENTLY LOCATED CLOSE TO THE STURGIS REGIONAL HOSPITAL/REGIONAL HEALTH AND A SHORT WALKING DISTANCE TO A NEIGHBORHOOD GROCERY AND HARDWARE STORE. I-90 IS EASY ACCESS TO EAST AND WEST BOUND ONLY A FEW BLOCKS AWAY FOR TRAVEL TO RAPID CITY, SPEARFISH AND THE SURROUNDING AREA. STURGIS, THE HOME TO THE STURGIS MOTORCYCLE RALLY COULD PROVIDE OPPORTUNITY FOR RENTAL INCOME ON THIS GREAT LOCATION. THIS HOME IS CLOSE PROXIMITY TO THE BLACK HILLS TRAILS OTHER RECREATION OPPORTUNITIES AND FORT MEADE VA MEDICAL HOSPITAL.

SHOWING DATES WITH BROKERS ON SITE: WEDNESDAY MAY 15TH FROM 4:00 TO 7:00 P.M. AND SATURDAY MAY 18TH FROM 10:00 A.M. TILL 12:00 P.M. AND/OR BY APPOINTMENT..
BROKER OFFICE TELEPHONE IS 605-720-2021 FOR APPOINTMENTS. OR CALL BOB BERTOLOTTO'S CELL AT 605-490-1500

BUYER BROKER PARTICIPATION IS AVAILABLE AND ENCOURAGED WITH APPROVAL OF LISTING BROKER AND SELLERS TO ANY CURRENT ACTIVELY LICENSED SOUTH DAKOTA REAL ESTATE PROFESSIONAL.

TERMS AND CONDITIONS OF REAL ESTATE AUCTION: ALL BIDDERS WILL BE REQUIRED TO REGISTER FOR THE AUCTION, 15% IRREVOCABLE EARNEST MONEY DUE AT THE CLOSE OF THE AUCTION BASED ON U.S. CURRENCY AND BASED ON THE PURCHASE PRICE IMMEDIATELY FOLLOWING THE AUCTION. BALANCE DUE TO BE PAID IN CERTIFIED U.S. CURRENCY ON OR BEFORE THURSDAY, JUNE 21ST 2019, 5:00 P.M. CLOSING WILL OCCUR THROUGH BLACK HILLS TITLE COMPANY, 1855 BALL PARK ROAD / PO BOX 909, STURGIS SD, 605 347-4402. BUYER AND SELLER TO SPLIT THE TITLE COMPANY COST OF CLOSING FEE AND TITLE POLICY FEE. PROPERTY SELLS IN AS IS/WHERE IS CONDITION. POSSESSION GRANTED AT CLOSING. SELLER TO PAY ALL 2018 AND PRIOR TAXES, 2019 TAXES WILL BE PRORATED TO DATE OF CLOSING BASED ON CURRENT TAX INFORMATION. PROPERTY WILL BE SOLD WITHOUT BUYERS CONTINGENCY OF ANY KIND, MAKE SURE YOUR FINANCIAL ARRANGEMENTS ARE IN ORDER BEFORE BIDDING. THIS IS A CASH SALE. POSSESSION WILL BE ON CLOSING. **SALE IS SUBJECT TO SELLERS APPROVAL, SELLER VERY MOTIVATED.** A TITLE INSURANCE POLICY WILL BE PROVIDED BY THE SELLER AND WILL BE AVAILABLE FOR BUYER INSPECTION BEFORE THE AUCTION. TITLE COMPANY CLOSING COSTS AND TITLE POLICY WILL BE SPLIT EVENLY BETWEEN BUYER AND SELLER. ALL INFORMATION HAS BEEN ACQUIRED BY SOURCES DEEMED RELIABLE, HOWEVER NEITHER THE AUCTIONEERS, ASSOCIATED PERSONAL OR THE SELLER MAKE ANY WARRANTY OR GUARANTEES EITHER EXPRESSED OR IMPLIED. PROPERTY IS SOLD STRICTLY "AS IS-WHERE IS". THE AUCTION COMPANY REPRESENTS THE SELLERS IN THIS TRANSACTION. ANNOUNCEMENTS MADE SALE DAY TAKE PRECEDENCE OVER ANY PRINTED MATERIAL OR PRIOR REPRESENTATIONS. NEITHER THE SELLERS NOR THE AUCTION CO. ARE RESPONSIBLE FOR PRINTING ERRORS. CONTACT OUR OFFICE FOR DETAILS, GUIDELINES & FEE SCHEDULE FOR ONLINE BIDDING. THIS IS A PUBLIC AUCTION. THIS PROPERTY IS AVAILABLE TO QUALIFIED PURCHASERS WITHOUT REGARD TO RACE, COLOR, RELIGION, SEX, FAMILIAL STATUS, NATIONAL ORIGIN, OR PHYSICAL HANDICAP. PROPERTY WILL BE SOLD ON LEGAL DESCRIPTION ONLY. ONLINE BIDDERS CONTACT AUCTION CO. FOR ONLINE TERMS

KEEP UPDATED @ WWW.BERTREA.COM OR WWW.SDAUCTIONS.COM

OWNERS: JASON AND JACLYN FIELDS

AUCTION MANAGED AND CONDUCTED BY:

BERTOLOTTO REAL ESTATE & AUCTION INC.

1102 JUNCTION AVENUE STURGIS SD 57785 • 605-720-2021

BOB BERTOLOTTO---OWNER/BROKER/AUCTIONEER