

MEADE COUNTY ABSOLUTE REAL ESTATE AUCTION

THESE IS A LIVE AND SIMULCAST AUCTION

FEATURING 318.75 +/- ACRES JUST EAST OF STURGIS SD TO BE SOLD IN 4 TRACTS OR AS ONE UNIT IN A MANNER REALIZING THE GREATEST RETURN TO THE SELLERS.

AUCTION DATE OCTOBER 1ST, 2019 11:00 A.M. MDT

AUCTION LOCATION: BERTOLOTTO REAL ESTATE & AUCTION
1102 JUNCTION AVENUE, STURGIS SD

TRACT ONE: 40 ACRES LEGAL TBD; TRACT TWO: 40 ACRES LEGAL TBD; TRACT THREE: 40 ACRES LEGAL TBD; TRACT FOUR: 40 ACRES LEGAL TBD; TRACT FIVE: 158.75 ACRES +/-; TRACT SIX: UNIT 318.75 +/- ACRES.

TENTATIVE 911 ADDRESS: 13326 207TH STREET STURGIS SD

UNIT PARCEL: 318.75 +/- ACRES LEGAL: W2, INCLUDING TRACT A-1 AIRPORT CLEAR ZONE EASEMENT, LESS TRACT A; SECTION 10, TOWNSHIP 5, RANGE 6, MEADE COUNTY SD.

SHOWING DATES WITH BROKERS ON SITE: WEDNESDAY SEPTEMBER 11TH FROM 3:00 TO 6:00 P.M. AND WEDNESDAY SEPTEMBER 25TH FROM 3:00 TO 7:00 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

THIS IS A LIVE AND INTERNET AUCTION: THE ONLINE BIDDING AUCTION OPENS ON SEPTEMBER 30, 2019 AT 7:00 A.M. MDT AND ENDS WITH THE CLOSE OF THE LIVE AUCTION. REMEMBER WE ARE NOT RESPONSIBLE FOR INTERNET ISSUES ON OUR END OR THE BIDDERS END!

GO TO WWW.BERTREA.COM AND CLICK AUCTIONS TO TAKE YOU TO THE INTERNET BIDDING SITE TO GET REGISTERED, IF YOU ARE NOT REGISTERED BY 8:00 A.M. MDT THERE IS NO GUARANTEE YOU WILL GET REGISTERED.

SELLING LIVE AND SIMULCAST AT 11:00 A.M. MDT: 318.75 +/- ACRES PREMIER STURGIS AREA PROPERTY LOCATED CLOSE TO STURGIS AND THE BLM FORT MEADE RECREATION AREA, BEAR BUTTE STATE PARK, STURGIS, FORT MEADE VA HOSPITAL AND THE BLACK HILLS. THIS IS A MUST SEE FOR YOUR NEW COUNTRY HOME SITE AND RANCHETTE SITE. LOCATED CLOSE TO STURGIS SD ON 207TH STREET, THIS LAND IS JUST A FEW MILES FROM THOUSANDS OF PUBLIC ACRES OF BLM LANDS AND STATE LANDS THE BLM, BEAR BUTTE STATE PARK AND THE BLACK HILLS FEATURES MILES HIKING-HORSE TRAILS, WILDLIFE, GREAT SCENERY AND AN ABUNDANCE OF HISTORY AT THE FORT MEADE, THE VA HOSPITAL AND SURROUNDING

HISTORICAL SIGHTS INCLUDING BEAR BUTTE STATE PARK. THIS PROPERTY OFFERS SPECTACULAR VIEWS OF BEAR BUTTE MOUNTAIN, BLACK HILLS AND THE ROLLING PRAIRIE TO THE EAST. WITH EASY ACCESS TO RAPID CITY, SPEARFISH, VANOCKER CANYON AND THE SURROUNDING BLACK HILLS THIS GREAT STURGIS LOCATION WILL FIT MOST NEEDS-WANTS. THE AREA IS SERVED BY BEAR BUTTE VALLEY RURAL WATER, WEST RIVER ELECTRIC AND MEADE COUNTY MAINTAINED ROADS. LOCATED CLOSE TO THE STURGIS AIRPORT AND FORT MEADE WAY THE LOCATION OFFERS AN EASY COMMUTE TO HIGHWAYS IN ALL DIRECTIONS. DON'T MISS THIS AUCTION ON OCTOBER 1ST AT 11:00AM AT THE BERTOLOTTO REAL ESTATE OFFICE, STURGIS SD.

TERMS AND CONDITIONS OF REAL ESTATE AUCTION: THIS IS AN ABSOLUTE AUCTION, NO MINIMUM OR RESERVE. 10% IRREVOCABLE EARNEST MONEY PAID AND DUE ON PURCHASE PRICE IMMEDIATELY FOLLOWING THE AUCTION. IF YOU ARE BIDDING ONLINE CONTACT BERTOLOTTO REAL ESTATE & AUCTION FOR SPECIFIC ON LINE TERMS. BALANCE DUE TO BE PAID IN CERTIFIED FUNDS ON OR BEFORE NOVEMBER 4TH, 2019. 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.** POSSESSION WILL BE ON CLOSING. 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. CLOSING WILL TAKE PLACE AT BLACK HILLS TITLE COMPANY -STURGIS SD. 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 ONLY 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. NO BUYERS PREMIUM ON SITE FOR LIVE BIDDING. **SEE SPECIFIC ON LINE TERMS ON WEB SITE .**

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

OWNER: EVELYN M REED TRUST, EVELYN M REED TRUSTEE STURGIS SD

AUCTION MANAGED BY:

UNITED COUNTRY- BERTOLOTTO REAL ESTATE & AUCTION INC.

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

BOB BERTOLOTTO---OWNER/BROKER/AUCTIONEER