

BLACK HILLS OF SOUTH DAKOTA

EXQUISITE LOG LODGE/HOME – 22.64 TIMBERED ACRES

“THE ULTIMATE EXECUTIVE PROPERTY”

ABSOLUTE REAL ESTATE AUCTION

TUESDAY MAY 21, 2019 10:30 AM

SELLER FINANCING OFFERED!

AUCTION HELD AT THE PROPERTY located from CUSTER, SOUTH DAKOTA, 5 miles west on US Hwy. 16 and 3/4 mile NW on FS 665 to 11746 Hwy 16.

Registration at 9:30 am - Live simulcast online bidding available to pre-registered bidders at www.bradeenauction.com

Certainly the most desirable and unique property currently available in the Black Hills of South Dakota! If complete seclusion, yet easy access to Historic old Custer City interests you. . . imagine 22 pristine acres of mostly mature Ponderosa Pines, Aspens, scenic rock outcroppings, native grasses, wild flowers and berries. . . all adjoining National Forest lands. The impressive improvements, the dream & design of a Hollywood CA notable, are breathtaking in both style and quality.

The Lodge: a custom built 6500+- sq. ft. square log, one level home is quite frankly. . . unbelievable. This LIKE NEW, executive residence, was built with only the finest materials and workmanship. Features include 12' to 18' ceilings, a great room with custom copper fireplace & mantle, an enormous master suite with 360° fireplace & copper soaking tub, an elaborate gourmet kitchen, garage for 3+ vehicles, high output well and so much more. . . certain to impress and envelop you with warmth and beauty!

Terms & Conditions: Absolute Auction, property sells to the highest bidder auction day without minimum or reserve! 15% irrevocable earnest money required auction day, with the balance due upon closing within 30 days, OR attractive Seller financing offered 30% down, 6.5% interest, amortized up to 20 years with a 5 year balloon payment. Warranty Deed and policy of Title Insurance provided by Seller. Property held debt free. **Selling “AS-IS, WHERE-IS”** without warranty of any kind. 2018 and prior year taxes will be paid by the seller, 2019 taxes will be prorated to closing date based on the 2018 tax levy. Inspect to the extent deemed necessary, both on and off premise and use your own judgment when bidding. Descriptions believed accurate, but are not guaranteed. Broker represents Seller in this transaction. Call for complete terms and conditions.

Inspection: Please contact Bradeen Auctions/Real Estate Center of Custer, 605-673-2629 for private showings at your convenience OR **Public inspection on Wednesday May 8th, Tuesday May 14th and Sunday May 19th From 12:00-3:00 pm each day. Broker participation encouraged, MLS Lock Box installed.**

Live internet bidding available at www.bradeenauction.com to preregistered bidders. Broker participation invited, call for details. See photos, maps, additional details at www.bradeenauction.com

Owners:

Bruce and Joyce Haerter

Hosmer, SD

Auction professionally managed by:

(Bradeen Auction Logo)

"Specialists in Real Estate Auctions"