

# ABSOLUTE REAL ESTATE AUCTION

## 13.07 PRIME, SECLUDED ACRES & IMPROVEMENTS

### JERRY SORENSON, CUSTER, SD

Property Located at 25507 Jewell RD., Custer, SD. 8 miles west of Custer on US HWY 16 then left on Pass Creek Road 4 miles to Jewell RD turn right go 1 mile to 25507 Jewell, Rd. Custer, SD

**Tuesday, November 9th**  
**10:30 am**

**Live Public Auction held at the Custer County Annex Building,**  
**447 Crook Street, Custer, SD.**  
**Registration at 9:30 am**



**Property features 13.07 prime secluded Black Hills acres located in the heart of Elk, Deer and wildlife country close to Jewel Cave National Park.** If seclusion is what you are looking for this 13 acre property is perfect, USFS borders on 2 sides near the end of the road. Wildlife abounds improvements include an 854 sq. ft. '67 single wide mobile home with 27'x27' detached garage, 20'x20' 2 stall car port, 16'x20' shed and 10'x20' storage shed. The very secluded & beautiful the views of surrounding the hills are amazing!



**Terms and Conditions of Auction:** Absolute Auction. Successful bidder(s) shall deposit 15% irrevocable earnest money auction day, with the balance due upon closing within 30 days. Warranty Deed and policy of Title Insurance furnished by Seller. Property is held debt free. 2020 taxes paid, 2021 taxes prorated to closing date. Inspect to the extent deemed necessary, both on and off premises, and rely upon your own judgement when bidding. Descriptions are believed accurate but are not guaranteed. Selling "As-Is, without warranty of any kind" except as to title. Broker represents the Seller in this transaction. See complete terms and conditions on [www.bradeenauction.com](http://www.bradeenauction.com)



**Auctioneers Note:** This truly rare & unique find the seclusion, location and setting is perfect. Here is your chance to own 13 spectacular acres in the beautiful Black Hills of South Dakota!!! Take time to inspect the property, have arrangements secured, and be prepared to buy at ABSOLUTE AUCTION, without reserve, on Auction Day!

**Property Inspection:** Auctioneer/Broker will be at the property on Tuesday, October 19, Friday, October 29<sup>th</sup> & Tuesday, November 2nd from 11:00 am - 2:00 pm each day, by appointment OR contact your local Realtor. Broker participation invited, call for required form and deadline. Note: Online simulcast bidding and pre-bidding is available to pre-registered bidders, if you need/desire to bid remotely.

Please Watch for Details on Jerry's online only personal property auction: guns, coins, 2020 Kawasaki Mule, vehicles, very large selection of new tools, household, shop items and so much More.

See complete details & photos on [www.bradeenauction.com](http://www.bradeenauction.com)

**Owners:**  
**Jerry Sorenson**  
**Custer, SD**



**Auctioneers:**  
**Ron Bradeen**  
**&**  
**Jeff Storm**