

Southern Black Hills – CUSTER, SD

ABSOLUTE REAL ESTATE AUCTION

ONLINE BIDDING OPENS, Tuesday February 1st and closes Tuesday February 8th 2022 beginning at 2 PM

Property Located: 655 W. Mt Rushmore Road, Custer SD

Features a comfortable 1512+- sq. ft. 3BR, 2BH Home with a single stall detached garage w/bonus room located on Custer's west side with direct access to Mt. Rushmore Road (Hwy 16). This home features fenced yard, metal roof, car port, rock out cropping's, Acorn chair stair lift, some great recent upgrades, Knotty pine throughout the home all situated on a .32-acre lot with city water & sewer and views overlooking Custer. A must see and with its location would be great for any number of possibilities.

TERMS AND CONDITIONS: Absolute Auction, Bidding by Online only Auction format only. Successful bidder shall deposit 15% irrevocable earnest money within 24 hours of the close of the online auction, with the balance due upon closing, on or before March 8th, 2022. Property sold without buyer contingency of any kind. Have financial arrangements secured prior to bidding. Property sold by legal description only. Marketable title will be transferred by Warranty Deed, subject to easements, restrictions, covenants and/or reservations of record. A title insurance policy will be provided by Seller. 2021 and prior taxes will be paid by seller. 2022 real estate taxes will be prorated to date of closing. Auctioneers, Brokers, and their associated staff are representing the seller's interest in this transaction. All information was derived from sources deemed reliable; however, neither Seller nor the Auctioneers/Brokers are making any guaranties or warranties, actual or implied. Property selling "As-is where is". Inspect to the extent deemed necessary both on and off premise and use your own judgement when bidding. Announcements made at auction take precedence over any prior printed or oral representations.

Inspection: Auctioneers/Brokers will be at the property on Tuesdays January 25th & February 1st & Friday Feb. 4th from 11 to 2 pm or call 605-673-2629 for appointment. **Broker Participation is encouraged**, call for details, required form and deadline.

Auctioneers note: Take time to tour/inspect this home and it's unique cabin like charm. The timing could never be better to invest in Custer SD Real Estate. Inspect, do your homework, and place your bids ONLINE, Auctioneers will be at the property from noon through the close of bidding on February 8th to answer questions or to help with bidding process. Remember this home is selling without reserve.

Register early to bid at www.bradeenauction.com Contact Bradeen Auctions early to place your bid if you are unable to bid online!

See complete terms, photos & details at www.bradeenauction.com

Owners: MA & Pa's New & Used LLC
Merrill & Terri Caldwell
Custer, SD

Bradeen Auctions
Ron Bradeen, Jeff Storm Auctioneer/Brokers
"Specialists in Real Estate Auctions"