

# ABSOLUTE REAL ESTATE AUCTION

## SOUTHERN BLACK HILLS OF SOUTH DAKOTA

2.31 PRIME ACRES ADJACENT TO SOUTHERN HILLS GOLF COURSE, HOT SPRINGS, SD

Located at: Country Club Dr., Hot Springs, SD.

**ONLINE BIDDING OPENS**

Friday · July 1st

**ONLINE BIDDING CLOSES**

Tuesday · July 12th - 2:00 PM



**Legal Description:** Lot 8 Block A Country Club Estates Subdivision, Fall River County SD. This spectacular 2.31-acre lot located on hole #5 and tee box # 6 of the award-winning Southern Hills Golf Course in beautiful Hot Springs, SD. A commanding view of hole #5 and fairway #6 and all the surrounding breath-taking landscape. Located ¾ mile west of Hot Springs on Hwy 18 and then left .4 mile on Country Club Dr. This acreage will be the perfect place to build your dream home it boasts trees, wildlife, seclusion, community water system and so much more. Take time to inspect and enjoy this great lot. Imagine stepping off your deck and on to one of South Dakota's finest 18-hole golf courses.



**Terms and Conditions of Auction:** 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 on or before August 12<sup>th</sup>, 2022. Property sold without buyer contingency of any kind. Have financial arrangements secured prior to bidding. Property sold by legal description only. Warranty Deed and title insurance policy will be provided 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. Property is held debt free. Broker represents the Seller in this transaction. Announcements made at the auction take precedence over any prior printed or oral representations. Register and bid early at [www.bradeenauction.com](http://www.bradeenauction.com) Bidding open Friday July 1st through 2:00 pm Tuesday July 12<sup>th</sup>, with Dynamic closing feature, any bidding in the last 3 minutes will extend bid closing by 3 minutes, allowing all an opportunity to place their best bid!



**Property Inspection:** Inspect at your leisure. Property corners are flagged. Plat map and information located on site. Complete terms, photos, and details at [www.bradeenauction.com](http://www.bradeenauction.com) . Call Jeff at 605-673-1518 with any questions. Broker participation invited, call for details, required form and deadline.

**Auctioneers Note:** If you are searching for the perfect acreage to build your dream home look no further this is the place. This picture-perfect property is located on Southern Hills Golf Course close to Hot Springs and all the Black Hills splendor yet offers seclusion and spectacular views. Inspect as needed, have financial arrangements secured and place your bids. . . you will not be disappointed in the quality or location of this very special property!

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

### Owners:

Robert & Shirley Azarski  
Hot Springs, SD



### Auctioneers:

Ron Bradeen  
Jeff Storm