

**SOUTHERN BLACK HILLS, HOT SPRINGS, SD**

**ABSOLUTE REAL ESTATE AUCTION**

**Monday, October 29<sup>th</sup>, 2018 · 5:00 PM**

**Country Club Estates Lot – HOT SPRINGS, SD**

**The Online only auction method will be used, bidding opens Wednesday Oct 24<sup>th</sup>  
and begins to close at 5:00 pm Monday October 29<sup>th</sup>, 2018**

**Register early at [www.bradeenauction.com](http://www.bradeenauction.com)**

**Property Located:** 1.5 miles south on Hwy 71 (Cascade Road) to Ridgeview Dr. then .7 mile on Ridgeview to Pine Dr. turn right on Pine Dr. to the Property. Legal Description: Country Club Estates Sub. Lot K-1, a Subd. Of Tract K, Block F, Section 22, T7, R5, BHM, Fall River County, SD

**Property features:** Scenic .58 acre lot situated in one of Hot Springs nicest subdivisions. Trees, rock out cropping's, cave, wildlife and so much more. Inspect and be ready to bid as this lot sells without reserve.

**Terms and conditions:** Absolute Auction, property sells to the highest bidder auction day without minimum or reserve! Using the **online only auction format**. 15% irrevocable earnest money required auction day, with the balance due upon closing within 30 days. **Selling "AS-IS, WHERE-IS"** without warranty of any kind. Inspect to the extent deemed necessary and use your own judgment when bidding. Descriptions believed accurate, but are not guaranteed. Broker represents Seller in this transaction.

**Inspection:** Inspect at your convenience. Lot Corners are flagged with white ribbon.

**Auctioneers Note:** A great opportunity to purchase a scenic lot located in a very nice subdivision just minutes from Hot Springs. Selling auction day without reserve, held debt free. Inspect this property, have arrangements secured and bid online starting Oct. 24th! **Broker participation encouraged**

**See on [www.bradeenauction.com](http://www.bradeenauction.com)**

**Owner: Lindsey Bouman**