

HOT SPRINGS, SD
ABSOLUTE REAL ESTATE AUCTION

Wednesday, May 30th, 2018 5:00 PM

1701 ALBANY AVE. · HOT SPRINGS, SD

COMFORTABLE HOME – GARAGE

**The Online only auction method will be used, bidding opens Friday 25th
and begins to close at 5:00 pm Wednesday May 30th, 2018**

Register early at www.bradeenauction.com



Property features a spacious 1350+- sq. ft., 1 level, 2 bedroom home with bath, kitchen & living area. Other improvements include an oversized single car attached garage as well as a concrete patio and covered deck/porch. This attractive 1 level home is located on a spacious corner lot with mature shade trees, privacy fenced and room to expand, all on paved Albany Ave., in a great neighborhood 1 block south of the schools, and close to down town.

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.

Open house dates: Thursday, May 17th & Wednesday, May 23rd from 4:00 to 5:00 pm each day, or contact the Real Estate Center of Custer, or your local Realtor to inspect, MLS lock box installed.

Auctioneers Note: A great opportunity to purchase an attractive retirement or starter home, investment property where YOU set the price. Selling auction day without reserve, held debt free. Inspect this property, have arrangements secured and bid online starting May 25th! **Broker participation encouraged**

See on www.bradeenauction.com

Owners:

Anthony (Tony) Tissaw
Hot Springs, SD



Auction Professionally Managed By:



"Specialists in Real Estate Auctions"