

Chantier Creek Resort, Overlooking The Missouri River

NEAR FT. PIERRE, SD

ABSOLUTE REAL ESTATE AUCTION

Online Only bidding closes: Friday, December 7th, 2018 4:00 PM CT

**Selling Separately-3 Options: Chantier Creek Resort - Stanley County On/Off Sale
Liquor License - Lake Home**

SELLER FINANCING OFFERED!

Located 15 miles north of Ft Pierre, SD on beautiful Lake Oahe!

**The Online Only Auction Method will be utilized; bidding opens Friday Nov 30th
and begins to close at 4:00 pm CT Friday December 7th, 2018**

Register, info and BIDDING at www.bradeenauction.com Please register early!

**Property Located: 20214 N. SD Hwy 1806 at Chantier Creek Rd., 15 miles
Northwest of Ft. Pierre SD overlooking beautiful Lake Oahe.**

SELLING IN 3 UNITS AS FOLLOWS:

-The popular Chantier Creek Resort with store, bar, café, lodging and boat storage on 5.23 acres located at 20215 N Hwy. 1806, Ft. Pierre SD. The main store/bar/café is an a 3600 sq.ft. steel/wood structure with room for store inventory, bar, tables, pool table, etc. as well as restrooms and storage. The remaining, approx. ½ of the building is cold storage for boats, etc. with 3 overhead doors. Also includes a front awning and spacious rear deck with spectacular view of Lake Oahe. The adjacent 4 unit motel includes 4, modest 16x16' sleeping rooms with individual decks and a laundry room. Includes all owned fixtures and equipment currently onsite as well as current Stanley Co. Malt Beverage license. Water is supplied by WRLJ Rural Water and has a septic system. The facility is conveniently located on Hyw. 1806, just ¾ mile from the Chantier Creek boat launch area. The sale does NOT include the adjacent RV Park.

-Lake Home on 5.56 acres overlooking Lake Oahe at 20228 N. SD Hwy. 1806 (adjacent to the Chantier Creek Resort). Features an 1140 sq. ft. mobile home on partial walkout basement. Other improvements include a deck and entryway as well as a 32'x32' steel garage for boat/ATV/vehicle storage. Water by WRLJ Rural Water and includes septic system. Selling as 2 separate lots of 4 & 1.56 acres, making for additional development possibilities. This home appears to be in fair condition, and may require some repairs/upgrades/finish work to occupy.

-Rural Stanley County On/Off Sale Liquor License. Selling owners interest in 1 of only 2 existing rural Stanley County SD On/Off Sale Liquor Licenses. Sale will be made subject to approval by Stanley County Commission as to proposed location, as well as applicant's ability to hold a SD liquor license, as per State law. It shall be the purchaser's sole responsibility to apply for and obtain said license. No refund will be made in the

event the applicant does not qualify, for any reason, for said license. Contact Stanley County Auditor's Office for additional information on this license.

Terms and conditions: Absolute Auction, property sells to the highest bidder(s) auction day without minimum or reserve! Offered in 3 parcels/options only, using the **online only auction format**. Payment-Real Estate: 15% irrevocable earnest money required auction day, with the balance due upon closing within 30 days, OR Seller financing offered on Resort Tract only: 35% down, 6.5% interest, up to 5 year term. Buyer pays cost of contract/escrow. Liquor license terms: cash/check within 5 days of the Auction, Seller's interest transferred by Bill of Sale. Warranty Deed and policy of Title Insurance provided by Seller. **Selling "AS-IS, WHERE-IS"** without warranty of any kind. Inspect to the extent deemed necessary, both on and off premise and use your own judgment when bidding. Descriptions believed accurate, but are not guaranteed. Contact Auctioneers if unable to bid online. Broker represents Seller in this transaction.

Inspection & Auction closing reception

Feel free to inspect the property (building exteriors) at your convenience, OR Auctioneers/Brokers at the property for interior building showing on Mondays November 26 and December 3 from 10 am to 12 noon CT and December 7, auction closing date from noon to 3:00 pm CT. Auctioneer's will be at the Ft. Pierre AmericInn lobby prior to the 4:00 pm auction closing period for information or to place live bids for registered bidders and will remain to complete purchase agreements if you are a local bidder.

Auctioneers Note: Veo and her late husband Milo built the Resort and developed the area in the early 1980's and enjoyed operating the Chantier Creek Resort on a seasonal basis until 2014. The adjacent home/garage on 6 acres will certainly make the affordable lake home you have been searching for. Veo has chosen the absolute auction method, giving all an equal opportunity to own these interesting properties and liquor license. Inspect this property, have arrangements secured and BID ONLINE starting Nov. 30th! **Broker participation encouraged.**

Registration, photos, info and BIDDING at www.bradeenauction.com

Owner: Veo Jacob

Rapid City SD