

REAL ESTATE AUCTION

Robert H Miller Estate – Custer SD

11406 Pass Creek Rd. – 9 Mi. West on US 16/385 & 4 mi.
South to 11406 Pass Creek Rd

Auction held at Custer Co. Courthouse Annex,
447 Crook St., Custer SD - Registration at 9:30 am

TUESDAY JULY 27, 2021 10:30 AM

Features a beautiful 6.01 acre tract with a nice balance of Black Hills timber and native grass pasture. The property has direct access of all-weather Pass Creek Rd. Improvements include a 1500 sq. ft. single level block home, originally designed to add an upper level. The home includes 2 bedrooms, bath, kitchen/dining/living area as well as a single garage, shop area and bonus room. Other improvements include 1458 sq. ft. garage/barn with overhead access and storage, other outbuildings, well and septic system.

Terms and Conditions: Successful bidder shall deposit 15% earnest money auction day with the balance due upon Circuit Court approval and within 30 days. Selling as-is without warranty of any kind, except as to marketable title. Title insurance furnished by seller and is available for inspection prior to the auction. Personal Representatives Deed provided. 2020 and prior taxes are paid, 2021 taxes prorated to closing date. Selling subject to Circuit Court approval, which will be sought immediately following the auction.

Showing/Inspection; Feel free to inspect at your leisure, approximate locations of property corners are marked. OR Auctioneers/Brokers will be onsite Sunday, July 18th and Monday, July 26th from 1:00 pm to 3:00 pm each day. Also, shown by appointment, call Bradeen Auctions or the Real Estate Center of Custer at 605-673-2629.

Auctioneers Note: The Miller property is certainly a prime Black Hills setting. The home and improvements have great potential for the handyman or builder. Inspect, have arrangements secured and be prepared to bid!

Note: This is a live public auction held at the Courthouse Annex. Live online simulcast bidding and pre-bidding will be available to pre-registered bidders. See

See complete details & photos on www.bradeenauction.com

Owners:

Robert H Miller Estate, Custer SD
&
Matt Hespen, Personal Representative



Auctioneers:

Ron Bradeen
&
Jeff Storm