

AUCTION

LAKE, GOLF & STORAGE LOTS

Lake Albert Development Corp, developers of NORTHBAY LAKE ALBERT are offering at auction 5 lake lots, 5 golf course lots, and 20 newly developed private storage lots. NORTHBAY, a 250-acre Lake and Golf Community, is located at Lake Region Golf Club, an 18-hole golf course on the shores of Lake Albert in Hamlin County, South Dakota. NORTHBAY is 75 miles from Sioux Falls and within 30 miles of Brookings and Watertown. NORTHBAY is located off HWY 81 within one-half mile of Weiland Marine, Pier 81, Sioux Land and Lakeview Resorts. From Highway 81 turn west on 195th Street/ Golf Course Road at Lake Region Golf Club. The lake and golf lots are each over 20,000 square feet with beautiful views of the golf course and lake and with private beach and allow for walkouts. The housing lots are developed with electricity and rural water.

The storage lots are all between 5,500 square feet and 9,600 square feet and are sold for personal storage or garage purposes. Garages up to 36 feet by 42 feet (1,512 square feet) may be constructed on each storage lot.

The auction will be conducted on the property on...

SATURDAY, AUGUST 25, 2012 - 10:00 A.M.

LAKE LOTS: High bid may choose from 10 individual lake lots all over 20,000 square feet with a legal description or to be platted as lots 31, 37, 42, 43, 48, 66, 150, 151, 152 & 153 NorthBay Addition in Government Lot 9 in the SE ¼ of Section 26-T113N-R53W & in the SW ¼ of Section 25-T113N-R53W & in the W ½ of Section 36-T113N-R53W, All of the 5th P.M., Hamlin County, South Dakota.

GOLF LOTS: High bid may choose from 41 individual golf lots all over 20,000 square feet with a legal description or to be platted as lots 76-83, 85, 94, 97-100, 105, 109-111, 121-127, 129-133, 137-144, 146, 154 & 155 NorthBay Addition in Government Lot 9 in the SE ¼ of Section 26-T113N-R53W & in the SW ¼ of Section 25-T113N-R53W & in the W ½ of Section 36-T113N-R53W, All of the 5th P.M., Hamlin County, South Dakota.

GARAGE/STORAGE LOTS: High Bid may choose from 20 individual storage lots with a legal description or to be platted as Lots 1 – 20 Lake Albert Auxiliary Addition, Hamlin County, South Dakota.

TERMS: \$2,000 non-refundable earnest money deposit day of sale on each lot. Balance due within thirty (30) days of plat being recorded on said property. Closing anticipated within 60 days of day of sale. Title insurance shall be split 50% Seller 50% Buyer. The 2012 real estate taxes due in 2013 shall be paid by the Seller when due in 2013. Property sold subject to any easement, right of ways, highways of record or restrictions. Property will be sold subject to confirmation of owners. Statements made day of auction take precedence over all written advertising. The auctioneers are the sole agents of the Sellers in this transaction.

CONTRACT FOR DEED FINANCING AVAILABLE: Sellers will finance the purchase of lots with \$3,000 down payment, the balance amortized over 10 years at 8.5 % interest, payable monthly with a five year balloon. No penalty for paying off at any time during the contract.

For further information, including copies of the master plat for the development, covenants, and additional property information, please contact AUCTIONEERS or visit www.LakeAlbert.com.

LAKE ALBERT DEVELOPMENT CORP. – OWNERS

Auction arranged and conducted by

AUCTIONEERS:

Bill Landsman (605) 690-4432

Allan Kooima (605) 690-7151

Megan Hammond - Advantage Land Company (605) 690-1376 - www.AdvantageLandCo.com





LAKE REGION GOLF CLUB

121	122	123	124	125
126	127	128	129	130
131	132	133	134	135
136	137	138	139	140
141	142	143	144	145

ALC/STA DRIVE

GOLF COURSE ROAD

STORAGE
LOTS

LAKE
ALBERT

SAIL BOAT LANDING

NORTHBAY DRIVE

COMMONS

NORTHVIEW DRIVE

WINDMILL DRIVE

LAKE
ALBERT

