

LUMBERYARD IN ESTELLINE, SD

ONLINE AUCTION

BIDDING OPENS AUGUST 29TH @ 12 PM
BIDDING ENDS SEPTEMBER 12TH @ 11 AM



ADVANTAGE
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Snap Shot

Preview Date: August 29th, 2019 from 3-6 pm

Property Address: 101 Bell Ave, Estelline, SD 57234

Total Acres: 0.85+/-

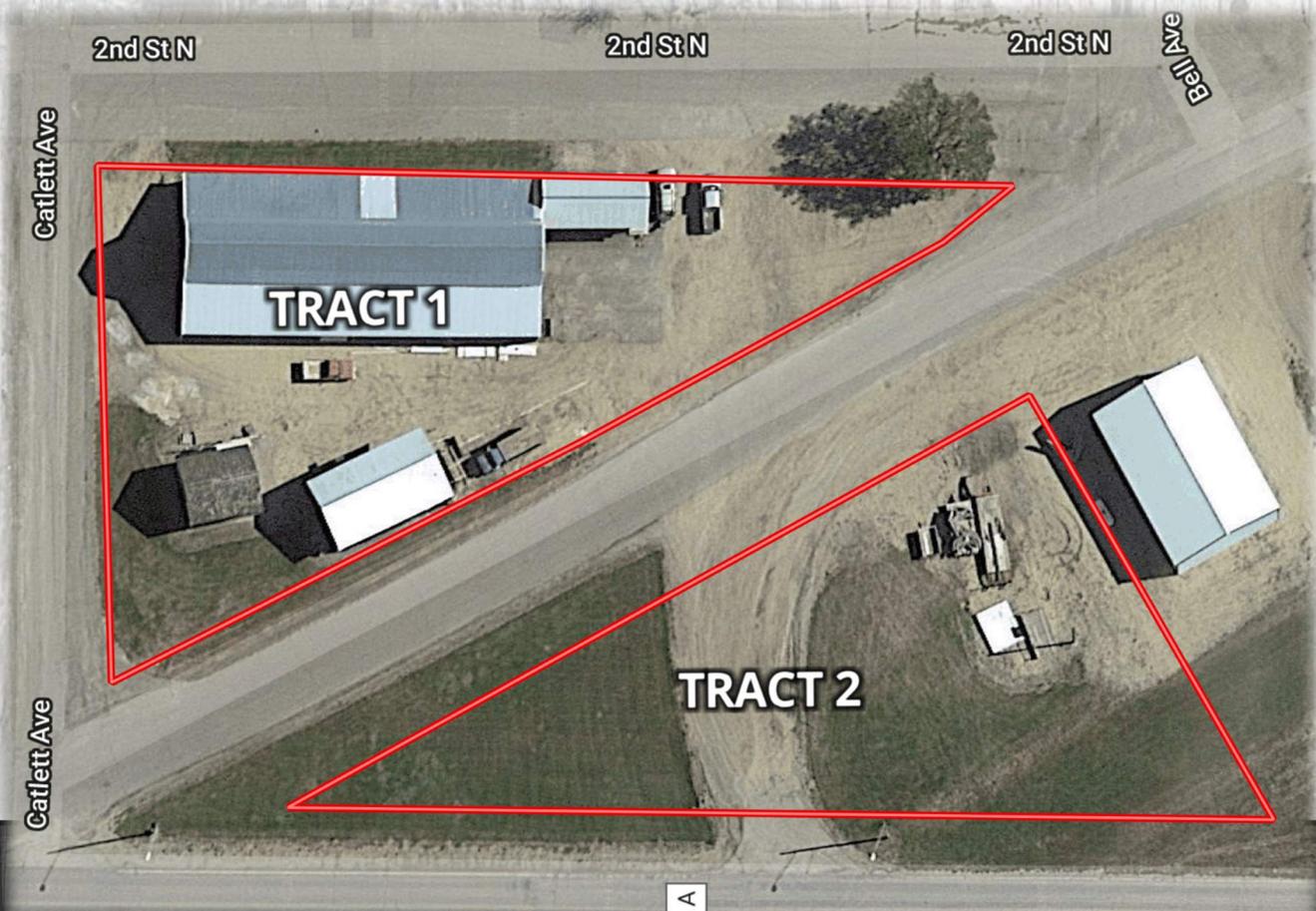
Total Taxes: \$655.48

Directions: From Brookings: Get onto I-29 and head north for 17.5 miles, merge right and take Exit 150, Turn left onto SD-28 and head west for 7 miles, turn right on 1st St and continue for 0.3 miles, the property will be on both sides of the road.

From Watertown: Get onto I-29 and head south for 13.1 miles, merge right and take Exit 164, turn right onto SD-22 and head west for 0.9 miles, turn left onto 465th Ave and continue south for 11.8 miles, the property will be on both sides of the road.

From Lake Poinsett: Head north on US-81 for 2 miles, turn right onto SD-28 and continue east for 12.6 miles, turn left onto 1st St and continue for 0.3 miles, the property will be on both sides of the road.

Aerial Map



Tract Breakout

Tract 1: Lot with Buildings

Acres: 0.28+/-

Taxes: \$400.06

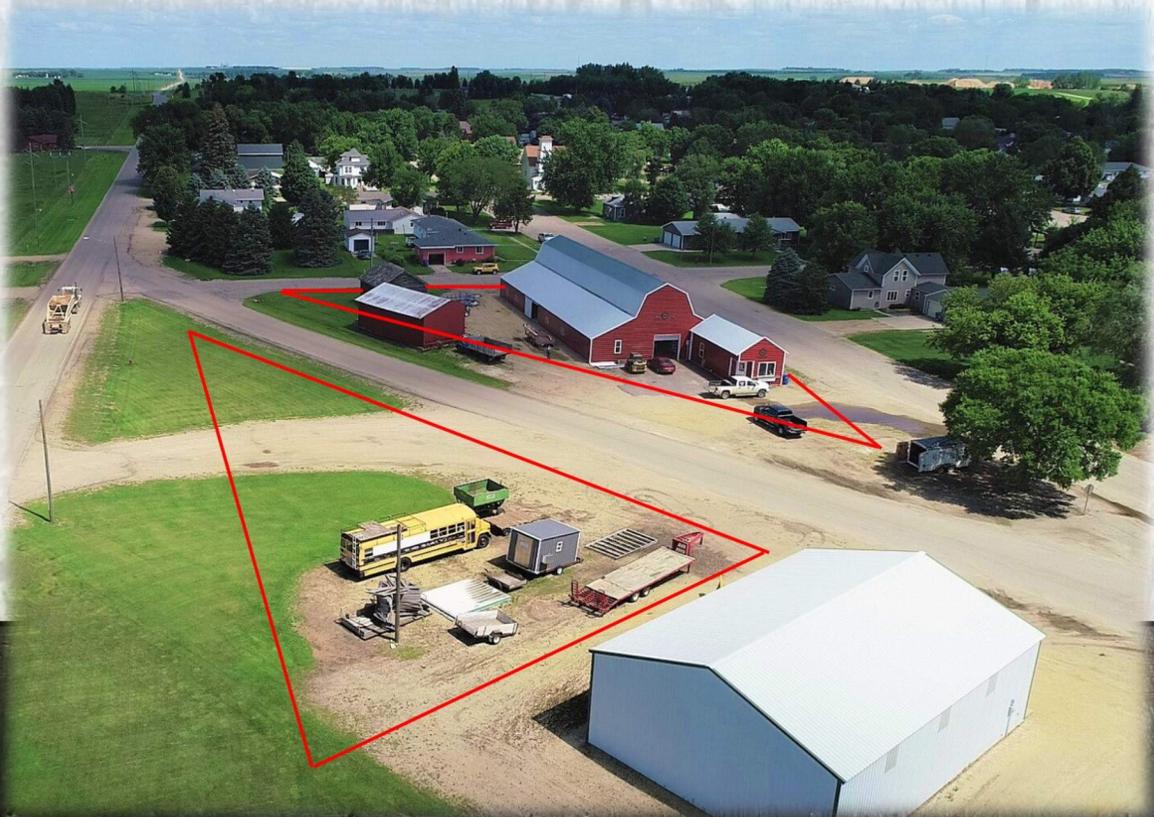
- Lot measures 115.9' x 205.3' x 235.8'
- Large shop/barn measures 125' x 55'
 - Interior office that measures 16' x 12'
 - Showroom attached to large barn that measures 36' x 16'
 - Interior structure had all new reinforcements when purchased & new lien-to
 - Concrete floor
- Lumber storage shed that measures 44' x 20'
 - Open front
 - Dirt floor
- Wood Shed – used as storage that measures 24' x 22'

Tract 2: Potential Building Site

Acres: 0.57+/-

Taxes: \$255.42

- Bare, Unimproved Lot
- Lot measures 168.8' x 299.6' x 343.9'
- Potential to be built on
- Set Backs
 - Minimum Front – 50'
 - Minimum Sides – 10'
 - Minimum Rear – 35'



Broker Notes

Located in Estelline, commercially zoned Hofer Construction and Lumberyard is offering 2 lots for sale on the open market at online auction. On all blacktop, minutes from Lake Poinsett, and equipped with ample space, this property has potential to serve as storage for boats, pontoons, campers, and recreational toys. The main lot features multiple buildings including a large barn with 10x10 and 14x14 overhead doors. The barn currently acts as a storage workshop with an attached office/showroom area. The lot also features a large open-faced pole storage shed and a wood shed. This property has been well maintained and updated with tree removal and new metal siding on the large barn. It has good frontage from Railroad St and 2nd St making the visibility great for one to continue business. The second lot is currently bare and has the potential to be built on. It has great frontage from 465th Ave and Railroad St, giving both lots great visibility and paved road access on two sides. If you are looking for a chance to create a business, move a business, or looking for additional storage, take *Advantage* of this opportunity today!

Owner: Eli Hofer

Terms

Closing and possession will be on or before October 15th, 2019. Upon acceptance of the sale by the seller, a non-refundable earnest money deposit equal to 10% of the sale price due at the conclusion of the auction. If buyer is not immediately available at the conclusion of the auction, the purchase agreement and 10% non-refundable earnest money deposit must be complete within 24 hours from the close of the auction. The balance will be due at closing. Merchantable title will be conveyed, and title insurance cost will be divided 50-50 between the buyer and seller. Closing costs are to be split 50-50 buyer and seller. The 2018 real estate taxes due in 2019 will be paid by the seller. All of the 2019 RE taxes due and payable in 2020 will be prorated to the date of closing. Information contained herein is deemed to be correct but is not guaranteed. The seller does not warranty or guarantee that map boundaries lie on the true boundary. A survey will not be provided and will be the purchasers responsibility if needed or requested. Sold subject to existing easements, restrictions, reservations or highways of record, if any, as well as any or all Hamlin County Zoning Ordinances. The RE licensees in this transaction stipulate that they are acting as agents for the seller. Said property is sold as is. This is a cash sale. This sale is subject to seller confirmation. Not responsible for accidents.

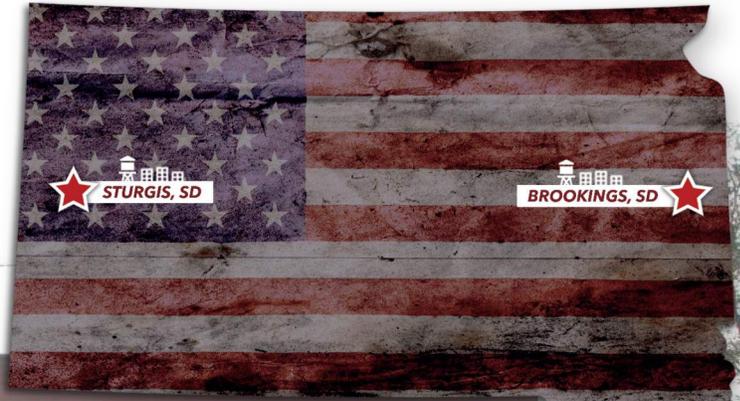
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