

Shippy Realty & Auction 605-842-3212

Brad Gran, Auctioneer 605-208-5671

439 East 2nd Street

Winner, SD 57580

ONSITE & ONLINE AUCTION

Log home on 3 acres with a beautiful scenic view of the Missouri River!



OPEN HOUSE:
SATURDAY
MAY 17
11:00 TO 1:00



Saturday, May 31, 2025 at 2:00 pm (CDT)

Viewing & registration on May 31 from noon to 2:00

TERMS AND CONDITIONS

REAL ESTATE TAXES: Seller pays all the 2024 Real Estate Taxes, with 2025 taxes pro-rated to date of closing.

MINERAL RIGHTS: Seller will transfer all mineral rights that they presently have in this property to the new owner(s).

ACREAGES: Acreages determined by Charles Mix Co. Assessors, FSA maps, Agri-Data maps, and BLM maps & sold by legal description only. No survey provided. If sold, interior corners are deemed reliable, however, neither Seller or Auctioneer/ Broker are making any guarantees or warranties, actual or implied, as to number of acres, or in the entire unit. No guarantee on the placement of any of the existing fences.

TITLE INSURANCE & CLOSING: Gregory County Title Company, Burke, SD at 605-775-2531 will conduct the closing. Policy available for inspection prior to the auction. Owners Title Policy & Closing Agent Fee to be split between Buyer & Seller. Lenders Policy, if needed, is to be paid at Buyer's Expense.

1031 EXCHANGE: Seller will cooperate to facilitate a 1031 Exchange, if needed by the buyer. Inspect property to the extent deemed necessary and rely on your own judgment when bidding. Do your own research both onsite and offsite. Descriptions & information are from sources deemed reliable; however, neither Seller, Auctioneers, nor associated persons is making any guarantees or warranties, actual or implied. Property is sold "As-is, Where-is".

TERMS: All bidders must provide a Bank Pre-Approval Letter to pre-qualify to Bid on Auction Day. Successful bidder will deposit 20% nonrefundable earnest money on Auction Day with the balance due in certified funds on, or before June 30, 2025. Property Sells without Buyer Contingency. Have financial arrangements secured prior to bidding. Marketable title transferred by Deed, subject to any easements, restriction, or reservations of record. Possession: June 30, 2025.

Announcements made at Auction take precedence over any printed material or prior representations.

Auctioneers represent Sellers in transaction. Seller is not responsible for Accidents.

Brad Gran, AUCTIONEER
605-208-5671

online bidding go to:
gran.auctioneersoftware.com



Lin Shippy
605-351-4656
Rick Shippy
605-840-2735
Steve Steinke
605-999-5559

Scan to Website



Auction Location: 35401 US Hwy 44, Platte, SD
½ Mile East of Snake Creek Recreation Area

