

ABSOLUTE REAL ESTATE AUCTION- STURGIS SD

**AUCTION LOCATION-BERTOLOTTO REAL ESTATE & AUCTION OFFICE, 1102 JUNCTION AVENUE,
STURGIS SD**

JANUARY 17TH 2018

TIME 11:00 A.M.

**LEGAL DESCRIPTION: LOTS 16-17 NORTH 6 ¼ FEET OF LOT 18, BLOCK 2 MCMILLIAN SOUTH ADDITIONS,
CITY OF STURGIS SD**

PROPERTY ADDRESS: 746 MARSHALL STREET, STURGIS SD

**DIRECTIONS: FROM JUNCTION AVENUE IN STURGIS TURN EAST TO FULTON ST., PROPERTY ON THE
CORNER OF MARSHALL AND FULTON ACROSS FROM STURGIS HEALTH CARE/REGIONAL HEALTH.**

**ONSITE PUBLIC SHOWING DATES WEDNESDAY JANUARY 3RD 2018
FROM 3-6 P.M. AND SATURDAY JANUARY THE 6TH 2018 FROM 3-6
P.M. WITH BROKERS ON SITE OR BY APPOINTMENT AT 605-720-2021
OR 605-347-4567.**

TO BE SOLD AT ABSOLUTE AUCTION! THIS ONE OWNER HOME IS LOCATED IN A GREAT NEIGHBORHOOD IN STURGIS SD. FEATURING 4 BEDROOMS 3 BATHS AND FULL FINISHED BASEMENT ALONG WITH A 2 CAR ATTACHED GARAGE WITH DUAL OPENERS, FENCED YARD, 2-STORAGE SHEDS. THE BASEMENT AREA COULD POSSIBLY BE UTILIZED AS A RENTAL WITH THE ADDITION OF EGRESS WINDOWS, THE BASEMENT KITCHEN IS ALREADY IN PLACE ALONG WITH A LAUNDRY ROOM, ¾ BATH, 2 BEDROOMS AND A LARGE FAMILY ROOM. THIS HOME IS CONVENIENTLY LOCATED ACROSS THE STREET FROM STURGIS REGIONAL HOSPITAL/REGIOANAL HEALTH AND A SHORT WALKING DISTANCE TO A NEIGHBORHOOD GROCERY AND HARDWARE STORE. I-90 IS EASY ACCESS TO EAST AND WEST BOUND ONLY A FEW BLOCKS AWAY FOR TRAVEL TO RAPID CITY, SPEARFISH AND THE SURROUNDING AREA. STURGIS, THE HOME TO THE STURGIS MOTORCYCLE RALLY COULD PROVIDE OPPORTUNITY FOR RENTAL INCOME ON THIS GREAT LOCATION. THIS HOME IS CLOSE PROXIMITY TO THE BLACK HILLS TRAILS OTHER RECREATION OPPORTUNITIES. NO PROPERTY DISCLOSURE AS THIS IS AN ESTATE HOWEVER, A HOME INSPECTION WILL BE PROVIDED AFTER DECEMBER 7TH AND HAS RECENTLY BEEN PAINTED. BE READY TO BID ON THIS COMFORTABLE HOME IN STURGIS AS IT WILL SELL TO THE HIGHEST BIDDER.

TERMS AND CONDITIONS OF REAL ESTATE AUCTION: 15% IRREVOCABLE EARNEST MONEY PAID ON PURCHASE PRICE IMMEDIATELY FOLLOWING THE AUCTION. BALANCE DUE TO BE PAID IN CERTIFIED FUNDS ON OR BEFORE FEBRUARY 20TH 2018. CLOSING WILL OCCUR THROUGH BLACK HILLS TITLE COMPANY, 1855 BALL PARK ROAD / P.O. BOX 909, STURGIS SD, 605 347-4402. BUYER AND SELLER TO SPLIT THE TITLE COMPANY COST OF CLOSING FEE AND TITLE POLICY FEE. SELLER TO PAY ALL 2017 AND PRIOR TAXES, 2018 TAXES WILL BE PRORATED TO DATE OF CLOSING BASED ON CURRENT TAX INFORMATION. PROPERTY WILL BE SOLD WITHOUT BUYERS CONTINGENCY OF ANY KIND, MAKE SURE YOUR FINANCIAL ARRANGEMENTS ARE IN ORDER BEFORE BIDDING. POSSESSION WILL BE ON CLOSING. ALL INFORMATION HAS BEEN ACQUIRED BY SOURCES DEEMED RELIABLE, HOWEVER NEITHER THE AUCTIONEERS, ASSOCIATED PERSONAL OR THE SELLER MAKE ANY WARRANTY OR GUARANTEES EITHER EXPRESSED OR IMPLIED. PROPERTY IS SOLD STRICTLY "AS IS-WHERE IS". THE AUCTION COMPANY REPRESENTS THE SELLERS IN THIS TRANSACTION. ANNOUNCEMENTS MADE SALE DAY TAKE PRECEDENCE OVER ANY PRINTED MATERIAL OR PRIOR REPRESENTATIONS. NEITHER THE SELLERS NOR THE AUCTION CO. ARE RESPONSIBLE FOR PRINTING ERRORS. THE REAL ESTATE WILL SELL SUBJECT TO SELLER CONFIRMATION AUCTION DAY IN THE MANNER ACHIEVING THE HIGHEST RETURN TO THE SELLERS. A TITLE INSURANCE POLICY WILL BE PROVIDED BY THE SELLER AND WILL BE AVAILABLE FOR BUYER INSPECTION BEFORE THE AUCTION. THE AUCTION COMPANY REPRESENTS THE SELLERS IN THIS TRANSACTION. THIS IS A PUBLIC AUCTION. THIS PROPERTY IS AVAILABLE TO QUALIFIED PURCHASERS WITHOUT REGARD TO RACE, COLOR, RELIGION, SEX, FAMILIAL STATUS, NATIONAL ORIGIN, OR PHYSICAL HANDICAP.

OWNER: WURNIG FAMILY TRUST

AUCTION CONDUCTED AND MANAGED BY:

Bertolotto Real Estate & Auction Inc.

1102 Junction Avenue Sturgis SD 57785 • 605-720-2021

Bob Bertolotto---Owner/Broker/Auctioneer

www.bertrea.com

Email- bob@bertrea.com