

Absolute Live & Simulcast Online Real Estate Auction

Duane & Esther Carstensen Estates

Selling: Three (3) Sturgis Homes at Absolute Auction

Property Address's: 2129 Park Street; 2139 Park Street, 730 12th Street, Sturgis SD

Auction Location: LIVE & Online Baymont Inn, 2715 Lazelle Street, Sturgis SD

Date: Thursday June 11th 2020 @ 2:00 P.M.

Showing Dates: May 28th and June 4th from 3:00-6:00 P.M. or by appointment call BROKER OFFICE 605-720-2021 OR CALL BOB BERTOLOTTO'S CELL AT 605-490-1500

Directions: From Lazelle Street in west Sturgis near Speedy Lube go east on Park Avenue one(1) block, Tract 1 property & Tract 2 property (White & Pink House) properties are located behind the former Shopco Building on Park Avenue. Tract #3 (blue house) is located around the corner of Park Avenue and 12th Street. Signs will be posted.

FEATURING: Three homes of various sizes, conditions and state of repair:

***Home #1 The "Pink" House; Legal-Comstock Lots 17 & 18 Block 7, City of Sturgis; Address: 2129 Park Avenue, Sturgis SD; Built 1962, 3 bedroom main level, 1 bath, full basement.**

***Home #2 The "White" house; Legal: Comstock 15 & 16 Block 7 City of Sturgis; Address: 2139 Park Avenue Sturgis SD, Built in 1925, one level, 1 bath, 1 bedroom, enclosed porch.**

***Home # 3 The “Blue” House on 12th Street;** Legal: Comstock N75’ Lots 13 & 14 Block 7 City of Sturgis; Address 730 12th Street, Sturgis SD, Built 1940, one level, 1 bath 2 bedrooms, front & rear deck.

*Note these homes are located in the [FEMA Flood Plain](#) and are all in various conditions. The Auction Company highly recommends that buyers inspect all properties before bidding. All properties are sold strictly **“as is” with no property disclosures due to the Estate status of all properties.** Buyers are responsible for verifying all information regarding these properties. City of Sturgis has specific guide lines for remodeling/rebuilding these Properties. Contact City Inspections at 1040 Harley-Davidson Way, Sturgis SD 57785 Telephone 605-490-4422.

Auctioneers Note: These properties have been owned by the Carstensen’s for quite some time and are in various states of repair, this is an excellent opportunity to purchase fixer uppers for rentals or family home, survey is done and can be purchased in a manner to fit most buyers. Don’t miss this opportunity to purchase property in Sturgis at your price as they will sell without reserve! All information has been obtained from sources deemed to be reliable by Bertolotto Real Estate & Auction, Inc., however the accuracy and completeness of this information is not guaranteed or warranted by Bertolotto Real Estate & Auction, Inc., or the Seller. Prospective buyers are chargeable with making and expected to conduct their own independent investigation of the information contained herein.

Watch for Auction #4 coming up soon including approx. 40 acres of Black Hills Timberland in Centennial Valley, more collector cars, equipment, collectables and more!

TERMS AND CONDITIONS OF AUCTION: This is an LIVE & INTERNET AUCTION-ABSOLUTE AUCTION, NO MINIMUM OR RESERVE. 15% irrevocable earnest money paid and due on purchase price immediately following the auction. You MUST contact Auction Company following registration at least 6 hours before the auction starts and provide a letter of credit form you bank or availability of funds statement. Balance due to be paid in certified funds on or before July 14th 2020. Seller to pay all 2019 and prior taxes, 2020 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. A title insurance policy will be provided by the seller and will be available for buyer inspection before the auction. Title company closing costs and title policy will be split evenly between buyer and seller. Closing will take place at Black Hills Title Company -Sturgis SD. 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 only 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. Bids will not be accepted from non-registered bidders in any manner. Note to Online bidders you must register prior to bidding on this auction, You must make arrangements for the 15% earnest money down payment through Auction Company immediately following the close of the auction.

Broker Participation invited to SD Licensed Brokers, Call for Forms needed.

**KEEP UPDATED AT: WWW.BERTREA.COM; WWW.UCAUCTIONS.COM OR
WWW.SDAUCTIONS.COM**

Owner: Duane & Esther Carstensen Estate, Deb Heupel, P.R.

AUCTION CONDUCTED AND MANAGED BY:

**UNITED COUNTRY-BERTOLOTTO REAL ESTATE & AUCTION INC. /REALTREE UC
HUNTING PROPERTIES**

1102 JUNCTION AVENUE STURGIS SD 57785 • 605-720-2021

BOB BERTOLOTTO---OWNER/BROKER/AUCTIONEER

“NATIONAL EXPOSURE-LOCAL EXPERTISE”

INFORMATION SHEET

Duane & Esther Carstensen Estate,

**** All homes located in the FEMA Flood Plain**

- **2018 TAXES PAID:**

Tract/House 1: \$1616.30

Tract/House 2: \$923.36

Tract/House 3: \$979.84

- **City Utilities**
- **Recent survey completed**
- **Property #1: Lot sizes: Approx. 25'x150' (2 lots), 50'x150' total size**
- **Property #2: Lot sizes: Approx. 25'x150' (2 lots), 50'x150' total size**
- **Property #3: Lot sizes: Approx. 25'x75' (2 partial lots) 50'x75' total size**

METHOD OF SALE

The following procedure will be used to determine the new owners of the Carstensen Estate property located here in Sturgis SD. Please read this procedure carefully, the Auctioneers-Brokers will answer any question you may have prior to the opening bid or any other time during the auction.

1. To be a qualified bidder you must register and obtain a bidders number prior to start of the auction, the auction company will require a letter of credit or statement of availability of funds to participate in this auction.
2. Property will be offered as follows Tract 1, 2, 3 or as a combo of the 3 Tracts.

Tract 1 *Home #1: The "Pink" House; Legal-Comstock Lots 17 & 18 Block 7, City of Sturgis; Address: 2129 Park Avenue, Sturgis SD; Built 1962, 3 bedroom main level, 1 bath, full basement.

Tract #2 *Home #2: The "White" house; Legal: Comstock 15 & 16 Block 7 City of Sturgis; Address: 2139 Park Avenue Sturgis SD, Built in 1925, one level, 1 bath, 1 bedroom, enclosed porch, no basement.

Tract #3*Home # 3: The "Blue" House on 12th Street; Legal: Comstock N75' Lots 13 & 14 Block 7 City of Sturgis; Address 730 12th Street, Sturgis SD, Built 1940, one level, 1 bath 2 bedrooms, front deck. No basement.

Tract # 4: Combination of the 3 tracts together selling as a unit.

3. These properties LOTS 1, 2, 3, will be offered individually and as a combo of the three properties in a manner realizing the highest return for the seller. As a bidder you may bid your choice of properties offered or as a combo of the three tracts, Tract 4 is the combo of all three tracts. Auctioneers will calculate the total bids to determine the manner of the high bids, remember you may be the high bidder on one tract but the total of the tracts 1,2,3 must exceed the combo total to buy tracts individually. If the combo total does not exceed the high bids of Tracts 1,2,3 the tracts will sell individually. Auctioneers reserve the right to set the minimum acceptable raise, at this auction minimum bid is \$250.00 per raise.

- 4. Competitive bidding, not the auctioneers, determines how many rounds will be held to establish the sale price and new owners.**
- 5. Make sure to refer to and read all online terms for further information.**