

NEW DATE!!

August 27th, 2021-ONLINE ONLY- SHIRLEY WALL ESTATE-REAL ESTATE AUCTION

Featuring: Prime Sturgis SD Property Well Located On 3 Parcels at 814, 826, 832 Lazelle Street in Sturgis SD

Selling: Three (3) Properties; 1 Home, 1 Shop Building 1 Vacant Lot with Cabin at Absolute Auction without Minimum or Reserve.

Auctioneers note: These properties will be sold at absolute auction to the highest bidder with no reserve! Located on one of the busiest streets in Sturgis SD these properties are in a prime location for many uses. It includes modern classic home, large shop and vacant lot with rental cabin.

Property Address's: Vacant Lot with Cabin, 814 Lazelle Street; Shop Building, 826 Lazelle Street; Home, 832 Lazelle Street.

AUCTION LOCATION: ONLINE ONLY

Auction Link for Real Estate: <https://sturgissd-realestate.hibid.com/catalog/297425/online---shirley-wall-estate-real-estate-auction/>

VIEWING AND INSPECTION DATES FOR REAL ESTATE: MONDAY AUGUST 16TH, MONDAY AUGUST 23RD AND FRIDAY AUGUST 27TH FROM 11:00 A.M. TILL 2:00 P.M. OR BY APPOINTMENT

Online Real Estate Auction Start Date: Friday August 27th, 2021 at 7:00 A.M. and Closes Monday August 30th, 2021 at 3:00 P.M. With Soft Close.

***LOT #1 THE CLASSIC HOME;**

Parcel # 01.60.05.08;

Address: 832 Lazelle Street;

Legal: Fort Meade Addition Lots 8-10, City Of Sturgis;

Lot Size 10,800 Sf-.248 Acres +/-

This home with 1008 sf +/- on the main floor & 672 sf +/- basement was built in 1918 and maintains much of the original trim and character. 14x24 detached garage. This is a modern functioning classic home with newer a/c unit installed and city services.

2020 Taxes \$1320.56 Annually;

Zoning: Single Family Residential/Office Commercial

***LOT #2 THE SHOP BUILDING;**

Parcel #01.60.05.06;

Address: 826 Lazelle Street;

LOT SIZE 7500 SF-.17 ACRES +/-

Legal Description: Ft Meade Add Lots 6, 7 Block 5, City Of Sturgis;

Includes 35x70 Shop Building with Concrete Floor, Heat, Office and Attic Storage Area;

2020 Taxes \$1532.00 Annually;

Zoning: Single Family Res/Office Commercial

LOT #3 THE VACANT LOT AND RENTAL CABIN;

Parcel # 01.60.05.03;

Property Address: 814 Lazelle Street;

Legal Description: Ft Meade Addition Lots 3-4-5 Block 5, City Of Sturgis,

Lot Size .248 Acres +/-

\$1024.34 Taxes Annually

Includes: 18x20 (360 Sf) One Level Cabin with Kitchen, Bath, Bed Room and Living Room.

Zoning: Single Family Residential/Office Commercial

***Note these properties are located near to or touching the FEMA flood plain. The house is out of the flood plain but part of the lot the lot is in the flood plain. The commercial shop building is partially in the flood plain as is the vacant lot with cabin. The auction company 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. For questions regarding zoning and inspections contact City Of Sturgis Inspections at 1040 Harley-Davidson Way, Sturgis SD 57785 Telephone 605-490-4422.**

Auctioneers note: These properties have been owned by the late Dave & Shirley Wall for quite some time and are in various states of repair, this is an excellent opportunity to purchase property in Sturgis SD with multiple usages. The survey is complete and the property can be purchased in a manner to fit most buyers. Don't miss this opportunity to purchase property in Sturgis SD at your price as it will sell without minimum or 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.

Terms and conditions of auction: This is an online 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 before the auction starts and provide a letter of credit from your bank or availability of funds for down payment statement. Balance due to be paid in certified funds on or before September 30TH 2021. Seller to pay all 2020 and prior taxes, 2021 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.sturgissd-realestate.com or www.sdauctions.com

Owner: Shirley Wall Estate, Cindy Dempsey Personal Representative

Auction managed by:

United Country- Bertolotto Real Estate & Auction Inc.

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

Bob Bertolotto---owner/broker/auctioneer

Ali Larson-Broker Associate