

STURGIS-BLACK HILLS OF SOUTH DAKOTA

ABSOLUTE REAL ESTATE AUCTION

SCOTT & LORRI SKINNER, STURGIS, SD
4.65 PRIME ACRES & HOME - ADJACENT TO STURGIS CITY LIMITS
TUESDAY, AUGUST 24, 2021 • 11:00 A.M.



PRESORT
STANDARD
U.S. Postage PAID
Rapid City, SD
Permit No. 618

*Thank you for posting this brochure
or pass along to an interested party.*

BOX 686 • CUSTER, SD 57730
BRADDEEN
REAL ESTATE & AUCTIONS
Serving the Black Hills Area for 90 Years

AUCTIONEER'S NOTE:

This truly rare and unique find has been family owned since the early 1970s and never offered for sale! The location and setting are perfect, the home is charming. Here is your chance to own a home just minutes from the world-famous Sturgis Motorcycle Rally, yet away from the crowds!!! Take time to inspect the property, have arrangements secured, and be prepared to buy at ABSOLUTE AUCTION, without reserve, on auction day!

PROPERTY INSPECTION:

Auctioneer/Broker will be at the property on the following Tuesdays: August 3, 10 and 17 from 2:00 to 5:00 p.m. each day, by appointment. OR, contact your local realtor.

TERMS AND CONDITIONS:

Absolute Auction. Successful bidder(s) shall deposit 15% irrevocable earnest money auction day, with the balance due upon closing within 30 days. Warranty Deed and policy of Title Insurance furnished by Seller. Property is held debt free. 2020 taxes paid, 2021 taxes prorated to closing date. Inspect to the extent deemed necessary, both on and off premises, and rely upon your own judgment when bidding. Descriptions are believed accurate but are not guaranteed. Selling "As-Is, without warranty of any kind" except as to title. Broker represents the Seller in this transaction. See complete terms and conditions on www.bradeenauction.com

Broker participation invited, call for required form and deadline.

ONLINE BIDDING AND PRE-BIDDING AVAILABLE TO PRE-REGISTERED BIDDERS ONLY AT WWW.BRADEENAUTION.COM

Owner: Scott & Lorri Skinner • Sturgis, SD

STURGIS-BLACK HILLS OF SOUTH DAKOTA

ABSOLUTE REAL ESTATE AUCTION

SCOTT & LORRI SKINNER, STURGIS, SD
 4.65 PRIME ACRES & HOME - ADJACENT TO STURGIS CITY LIMITS
TUESDAY, AUGUST 24, 2021 • 11:00 A.M.

LIVE PUBLIC AUCTION HELD AT THE
 NEW STURGIS BREWING COMPANY, 600 ANNA STREET, STURGIS, SD.
 REGISTRATION AT 10:00 A.M.

Online bidding and pre-bidding available to pre-registered bidders only at www.bradeenauction.com.



DIRECTIONS TO PROPERTY

1685 Deadman Canyon Road, STURGIS, SD. From I-90 Exit 32, take Junction Avenue south to Dickson Drive, continue west on Otter Road to 1685 Deadman Canyon Road.

PROPERTY FEATURES

4.65 prime Black Hills acres located in Meade County, on the edge of the Sturgis city limits. Improvements include an extremely well cared for 1480 sq. ft. 3 bedroom, 2 bath, 1970 modular home with detached single garage. The one level home features a spacious floor plan, large bedrooms and many recent upgrades. The home was smartly located to enhance the enjoyment of the surrounding views. The covered patio is the perfect place to enjoy your evenings and sunsets, while watching the neighboring wildlife. The very secluded and beautiful 4.65 acre lot has a nice balance of timber and meadow and includes two full hook up RV spots, 40' x 200' barn/storage building, domestic water well and septic system. The views of Bear Butte and Deadman Mountain are spectacular! Intermittent Deadman Creek runs through the property. Bordering South Dakota GFP land and adjacent to Sturgis city limits certainly adds to this property's desirability and development potential.

NOTE

This is a live public auction conducted at the Sturgis Brewing Company, 600 Anna Street, Sturgis, SD at 11:00 a.m. August 24. Online simulcast bidding and pre-bidding is available to pre-registered bidders, if you need/desire to bid remotely.



Auction
 Professionally
 Managed By:

Live online bidding available
 Serving the Black Hills area since 1923

BRADEN

REAL ESTATE & AUCTIONS

605-673-2629



Specialists
 In Real Estate
 Auctions!

www.bradeenauction.com • Custer, SD
 Ron Braden, CAI Auctioneer/Broker Lic. #3756
 Jeff Storm, CAI Auctioneer/Broker Assoc. Lic. #11288

Braden RE & Auctions, The Real Estate Center of Custer

