

# REAL ESTATE FOR SALE

## Egeland, Central Point and Waubay Townships, Day County, South Dakota

**TRACT 1:** SW1/4 of Section 11, Township 120 North, Range 54 West of the 5<sup>th</sup> P.M., Day County, South Dakota

**TRACT 2:** Lots 3 and 4 and S1/2NW1/4 of Section 5 and Lots 1 and 2 and the S1/2NE1/4 of Section 6, all in Township 121, Range 54, West of the 5<sup>th</sup> P.M., Day County, South Dakota

**TRACT 3:** Lots 1 and 2, except the South 53 rods of said Lot 2; and Lot 3, except Lot 1 of Englehart Addition and except the North 17 acres of said Lot 3; all in Section 33, Township 122, Range 54, West of the 5<sup>th</sup> P.M., Day County, South Dakota

**SALE FORMAT:** Preliminary written bids will be accepted by the Delaney, Nielsen & Sannes, P.C. Law Firm, PO Box 615, 21 W. 6<sup>th</sup> Ave., Webster, South Dakota 57274, until 5:00 o'clock p.m. on **April 5, 2024**. The top bidders will be invited to attend a private bidders meeting to raise their bids. The private bidders meeting will be held at Delaney, Nielsen & Sannes, P.C. law offices, 21 West 6<sup>th</sup> Ave., Webster, South Dakota on or about April 11, 2024. Seller reserves the right to invite additional bidders. Any additional terms and conditions of sale shall be announced at the time of bidders meeting and such terms and conditions shall take precedence over this written notice. Seller reserves the right to reject any or all bids and to waive any irregularities in the proceedings.

**PRELIMINARY WRITTEN BID FORMAT:** Preliminary written bids may be submitted in the form of a letter or bid form mailed or delivered to Seller's attorney at the above address. Preliminary bid letters should include bidder's name, address, and phone number, and the amount of each bid.

**TERMS:** At the time of acceptance of a bid, a Purchase Agreement will be executed and the successful bidder shall be prepared to pay a non-refundable earnest money deposit equal to 10% of the total bid with the balance of purchase price to be paid upon closing and delivery of a Warranty Deed. Cost of owner's policy of title insurance and closing fees split 50/50. Seller will pay the 2022 taxes due in 2023, and all prior taxes. Property to be sold subject to existing easements, reservations and restrictions of record. Property is being sold "as is."

**INQUIRIES:** Informational packets and bid forms available upon request from Sellers' Attorneys. Call Thomas L. Sannes: (605) 345-3321 or Jay R. Gellhaus (605) 277-4206.

Potential Buyers may contact Delaney Law Firm, 605-345-3321 or Gelhaus Law Firm at 605-277-4206 to enter the property.

*The information contained herein and in any advertisement has been given to us by the Day County Assessor, Day County Register of Deeds and Day County Treasurer and is believed by the Seller and its agents to be true. Nonetheless, it is your responsibility as Buyer to research all information to your own satisfaction.*