

HOUSE FOR SALE BY SEALED BID

EST. 1978
EUREKA
REALTY

LEGAL DESCRIPTION: The South 25' of Lot 3, and all of Lot 4, in Block 4, Delzer's 1st Addition to the City of Eureka, McPherson County, South Dakota. Tremendous three bedroom, 2 ½ bath residence in a nice neighborhood located at 401 11th Street. The 1,204 square feet of living area, includes a first floor utility room. A beautiful propane fireplace is located in the main living area. This home also has a finished basement with bar area. Full range of excellent appliances will stay with the home. Central air. The triple garage is partially heated and has a den area located above it. Steel Siding. Extensive landscaping was done in the front and rear of the home in 2011. Rear patio with basketball court. The yard has mature fruit trees. The home is wired for a generator hookup. This property is ready to go. Quick occupancy.



BIDDING: A Bid package is available from EUREKA REALTY CO. via email/fax or in person. Written bids shall be in a total price format and may be submitted by mail or delivered in person by Monday, November 13, 2017 by 5:00p.m. to EUREKA REALTY CO., PO BOX 547, 802 G Ave., Eureka, SD 57437. The envelope should be clearly marked with "HOUSE BID" on the face of the envelope. At that time the written bids will be reviewed by the Seller and the top two bidders will be invited to a final bidding where said bidders will have the opportunity to increase their bids in an auction format. The final bid review will be conducted at the office of Eureka Realty Company at 4:00 p.m. on Wednesday, November 15, 2017. Bidders may either appear in person or telephonically.

TERMS: At the time of acceptance of a bid, a Purchase Agreement will be executed and the successful bidder will be required to pay a non-refundable earnest money deposit equal to 20% of the total bid; with the balance to be paid in cash/certified check at closing. Closing will be on or about December 15, 2017 with Buyer to take immediate possession following closing. Seller will furnish a Warranty Deed and Title Insurance Commitment with the cost of the owner's title insurance policy and closing costs to be divided equally between Seller and Buyer.

Information contained herein is deemed accurate but is not guaranteed.

SELLERS RESERVE THE RIGHT TO REJECT ALL BIDS.

For more information contact Donald W. Kallenberger; Broker at 605-284-5121 or Gary E. Krein, Associate Broker at 877-258-7215. Eureka Realty Company represents the Sellers in this transaction.

SD-356040-1

PROOF O.K. BY: _____ **O.K. WITH CORRECTIONS BY:** _____

PLEASE READ CAREFULLY • SUBMIT CORRECTIONS ONLINE

SD-356040-1 (100%)

ADVERTISER: GARY E KREIN AGENCY

SALES PERSON: SDAB0019

SIZE: 4.887X4.5

PUBLICATION: SD-FARM FORUM

PROOF CREATED AT: 10/31/2017 10:27:28 AM

NEXT RUN DATE: 11/03/17

PROOF DUE: 10/31/17 08:59:55