AUCTION!!!

Commercial Building on Approx. 2 Acres of Land & Lumberyard/ Hardware Store Inventory!

Located at 108 N. Main St., Lennox, SD

THURSDAY, MAY 31, 2012

Real Estate Auction (Commercial Property) 11:00 a.m.

Personal Property Auction (Lumberyard/Hardware Store Inv.) 1:00 p.m.

AT 11:00 A.M. we will be offering this fine property consisting of three buildings on 2 acres +/- of prime land right on Main Street in Lennox! The main building measures 92.5'X150' for nearly 14,000 square feet of retail, display, office, and storage area plus double mezzanine! Formerly a hardware store/lumberyard, there is approx. 2,600 sq. ft. of finished area, including 3 offices, retail counter, 2 half-baths, display areas, utility area, and storage. The remainder of the building has towering ceilings, a 24' center drive-thru alley, and multiple overhead doors. There is also a 104'X44' metal storage building with 16' ceiling height and overhead doors, plus 16'X104' lean-to. Also a 108'X24' storage building with sliding doors on entire 108 feet! The functionality and configuration of these improvements on 2 acres of open lot makes the potential uses and possibilities of this property unlimited! Railroad sidetrack, loading docks, concrete, fence, and access from two streets are all bonuses. Call Forrest to arrange viewing.

STARTING AT 1:00 P.M. we have an incredible offering of inventory/equipment such as pick-up, trailer, fork-lift, saws, tools (new and used), paint and paint equipment, plumbing and electrical supplies/materials, all types of hardware, fittings, all types of lumber, etc., -- anything from a home improvement store! See our website and look for ads for a more complete listing.

REAL ESTATE LEGAL: Tr. 2 (exc. E75' & exc. Milwaukee Railroad Tr.) of Railway Addn. to Lennox, Lincoln Co., SD

TERMS: A non-refundable 10% down payment the day of the sale with the balance of the purchase price on or before July 6, 2012. The cost of the title insurance and closing agents' fees will be divided equally between the buyers and sellers. Property is sold subject to owners' confirmation, easements, restrictions, reservations or highways of record, if any. **Merle Miller Real Estate and Auction Company** represents the seller only in this transaction. All prospective buyers are encouraged to call for inspection options and to verify all facts and figures provided herein. Buyers are purchasing the above-described property strictly on an "as is" basis without warranty or representation as to condition, value or fitness for any use or purpose. Announcements made the day of sale will take precedence over any printed materials. For pictures and additional information, visit our website at **www.soldbymiller.com** or contact **Forrest Miller, Your Real Estate Specialists**, at 605-361-1699.

Liberty National Bank - Owner

Auctioneers:

FORREST MILLER
Broker Associate

BROKERS AND AUCTIONEERS

MARSHALL MILLER
Broker

BOB HANSEN
Broker, Hansen Land & Auction

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