PREMIUM ACREAGE ESTATE AUCTION!!!

We are pleased to announce the offering of this Executive Acreage & Personal Property at public auction located at: **1300 E. 2nd Street, Hartford** (Just ¼ mile east of the Colton Rd on 2nd St.)

THURSDAY, JUNE 28, 2012

Real Estate Auction at 5:30 p.m.

Personal Property Auction 6:30 p.m.

You know the three best words in real estate and this outstanding acreage has all three: LOCATION! Country seclusion yet close to Hartford's golf course and school! With 5.38 Acres, fantastic shelter belt, large extra garage and over 1500 main level sq. ft. you won't find a more inviting acreage setting any where! Some of the great features include: See thru FP in Living /Formal dining area, tons of cabinets in large kitchen, new carpet and paint, 3-bedrooms and 3-baths (1-Full, 2-1/2) on main level, large rec room with FP, extra bedroom and ½ bath in LL. Top it off with permanent siding, large patio off kitchen plus the 24'X32' extra garage and you'll have a hard time finding anything that comes close to matching the location, quality, and beautiful lot this acreage has to offer. Personal Property: Farmall 460 gas tractor with 320 Du-Al loader, Ariens ST824 snowblower, JD-LT166 48" deck riding lawnmower, push mower, PK 25 gal. sprayer, tools, tool boxes and cabinet, saws, old hand pump hydrant, vise, dining room table & 8 chairs, china cabinet, rockers, couch, end tables, folding chairs, misc. furniture, bedroom set, old fridg., misc. kitchen items and wares, large Cary Safe, portable Blacksmithing table, and more...

Open Houses: Sun, June 10th from 2-4 and Tues, June 19th from 5:30-7 p.m.

Real Estate Legal: S702' of E333.9' of SW1/4 NW1/4 of 23-102-51 Taxes: \$2,551.64

RE Terms: A non-refundable 10% down payment the day of the sale with the balance of the purchase price on or before July 31, 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. PP Terms: Cash; drivers' license required; number system to be used. Buyers are purchasing the above-described strictly on an "as is" basis without warranty or representation as to condition, value or fitness for any use or purpose.

For pictures and additional information, visit our website at www.soldbymiller. com or contact Marshall Miller, at 605-361-1699.

Francis S. Zimmer Estate - Owner

Auctioneers:



BOB HANSENBroker, Hansen Land & Auction

Brokers:

Merle Miller Real Estate & Auction Co. 6009 W. 41st St., Suite 5 Sioux Falls, S.D. 57106 605-361-1699

www.soldbymiller.com