## AT AUCTION!!!

Great Commercial Building in Madison, SD! (Presently Jersey's Sports Bar & Grill)

Located at 235 S. Highland Ave., Madison, SD

Several blocks south of US Hwy 81 & SD Hwy 34 Junction (Pizza Ranch)

## THURSDAY, SEPTEMBER 27, 2012

Real Estate Auction at 11:00 a.m. Bar & Grill Equip. Auction 1:00 p.m.

Real Estate - 11:00 am: This fine real estate consists of a fantastic building with over 3200 sq. ft. of main level area! The full length pillared front overhang welcomes you to an open floor plan including bar, kitchen, men's & women's restrooms, storage, extra room, and more. Go thru the double glass doors to a HUGE fenced in concrete patio. The 2,160 sq. ft. additional basement area has a walk-in cooler and offers wonderful storage! This building is located on one of the primary travel routes in Madison (SD 34 Bypass) encouraging your ideas including, but not limited to, its current use as a bar/grill. The size and functionality of the building, along with the location make this property an excellent option for other uses as well!

Personal Property - 1:00 pm: Kitchen - Lincoln Impinger Pizza Oven w/conveyor; Rankin-Delux gas grill/griddle; Imperial gas deep fryers (2 double basket, 1 single); SS Migali cooler prep table (2 door w/1 top-load); SS Cooler prep table with rack; SS 2'X3' table; SS low table; Fridgidaire glass door chest freezer, misc. chest and upright freezers; misc. toaster, roaster, microwave; cash registers; Instant Burger; pizza oven; 3 doz. 22 oz Beer Mugs; 2 doz. 16 oz. Beer glasses; Case of Pepsi glasses; 6 beer pitchers w/freezable core; assortment of marquerite & wine glasses; plates, steak plates, silverware, napkin dispensers; other misc... Tables & Chairs: 7 tall round claw foot tables; 20 round claw foot chairs, 12+ round seat barstools; 24 red stack chairs; 3 doz. high back barstools; 1-two table booth set; 80"X28" high table; four 48"X28" high tables; four 60"X28" tables; 28"X28" table; 17 steel mesh tables; 64 steel mesh chairs; 3 steel mesh end tables; wood highchair; misc. chairs, and more... Other misc. including 5 flat screen TV's.

Real Estate Legal: Too lengthy. Call broker. Lot 150'X140' Taxes: \$2,650.72

**RE Terms:** A non-refundable 10% down payment the day of the sale with the balance of the purchase price on or before November 1, 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 Forrest Miller or Marshall Miller, at 605-361-1699.

## Jersey's Sports Bar & Grill - Owner



**BOB HANSEN** Broker, Hansen Land & Auction Merle Miller Real Estate

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**Brokers:** 

605-361-1699

www.soldbymiller.com