

BRANDON ACREAGE AUCTION!!!

You complete the remodeling of this home on 3.5 beautiful acres!

Located at: **48451 265th Street, near Brandon**

From Splitrock Blvd in Brandon, go 2 miles east on Aspen to 484th Ave. (Beaver Valley Church), then 3 miles south to 265th St., then ½ mile east.

THURSDAY, OCTOBER 25, 2012 @ 5:30 p.m.

This 3-bedroom, 1½ story home with double attached garage is nestled in a pretty setting of approx. 3.5 acres with personality! Over 2,100 sq.ft. of living area that has a great start to remodeling, ready for you to complete to your tastes! The large kitchen has beautiful newer tile floor and cabinets with patio door out to a wonderful view. The 27'6"X13'9" living/dining room has newer carpet and corner gas stove. The 23'X15' family room has newer fireplace and access to the large deck! This main level also has large laundry room/rear mudroom. The upper level has 3 bedrooms off the wooden floor landing, measuring 15½'X15½', 15'X13½', and 13'x10½'. Two-car attached garage. Some of the improvements already made include: tile flooring, kitchen cabinets, counter, sink, DW, fixtures, most windows, furnace & A/C, shingles ('10), carpet ('09), deck, fireplace! The rest of this project and the potential of the finished product are worthy of your talents and attention. You must get inside this home!

Open Houses: Thurs, Oct 11th & Wed, Oct 17th from 5:00-6:30 p.m.

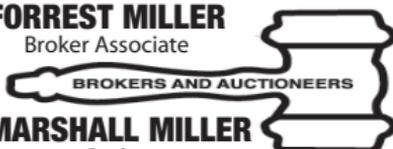
Legal: Tr 2 & 2A Skyberg's Add'n 19-101-47 Minnehaha Co. **Taxes:** \$2,149.94

Terms: A non-refundable 10% down payment the day of the sale with the balance of the purchase price on or before November 30, 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.

Doug Stephenson - Owner

Auctioneers:

FORREST MILLER
Broker Associate



MARSHALL MILLER
Broker

BOB HANSEN

Broker, Hansen Land & Auction

Broker:

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