INCREDIBLE PROPERTY AT AUCTION!!!

Approximately 90 acres with GORGEOUS 8 acre Spring-Fed Lake, Main Lodge with Private Quarters, and 7-Unit Cabin (Offered in two tracts and as 1 total unit.)

Located at:

25840 422nd Avenue

Alexandria, SD

Less than 1 hour west of Sioux Falls; less than 20 miles east of Mitchell.

From Alexandria Exit on I-90, follow Hwy 262 south & southeast to Granite Springs sign, then turn south & follow road approx. 1 mile to main entrance.

TUESDAY, OCTOBER 23, 2012 – 10:00 am

Truly one of the most unique and beautiful properties in southeastern South Dakota. This sensational land is adorned with your own spectacular spring-fed rock quarry lake. Come to the shore and look into the pristine water and see the fish. The terrain, trees, and topography of the surrounding land makes for the perfect setting.

The main lodge has over 8,000 total sq. ft. with the main level offering a 32'X36' dining/entertainment room with huge windows to the lake, Men's and Women's restrooms, and a 16'X32' Commercial Kitchen. The 3-bedroom private quarters boasts a Master Suite, angled living room with more windows, dining area and the kitchen. The lower level has six bedrooms (each sleep at least 4), each with their own bathroom with shower. The lounge with a bar and fireplace go out to the patio with yet another view to the lake. There is also a 7-unit cabin to enhance and expand the use of this fine property. Words can't describe.

Open Houses: October 10, 2-5pm & Oct 16, 4-7pm
or call (605) 361-1699 to arrange a private showing.

Terms: Offered in two separate tracts approximately 45 acres each (pending survey) or as one total unit, selling to the seller's greatest advantage. A non-refundable 10% down payment the day of the sale with the balance of the purchase price on or before December 7, 2012 or within 14 days after county plat is approved, if necessary. If sold as separate tracts, road and lake easements/agreements will apply. Cost of title insurance and closing agents fees will be split evenly between buyer and seller. Property is sold subject to seller confirmation and subject to easements, restrictions, reservations or highways of record, if any. **Merle Miller Real Estate & Auction Company** represents the seller only in this transaction. Announcements made the day of the sale take precedence over any printed materials. All prospective buyers are encouraged to call for inspection options and to verify all facts and figures provided. 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.

Auctioneers Note: Formerly a hunting/fishing venture with fish hatchery and fee fishing license, lodging license, food service license, and camping sites, this spectacular property has unlimited possibilities! Corporate retreats/or ownership, Family/School Reunions, Weddings, and religious or institutional programs to name a few. Check out the Open House times, see what this property has to offer, and let your imagination go wild! Thanks! Forrest

Granite Springs, L.L.C. – Owner

Auctioneers:

FORREST MILLER
Broker Associate

BROKERS AND AUCTIONEERS

MARSHALL MILLER
Broker

BOB HANSEN
Broker, Hansen Land & Auction

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