ATTENTION: Acreage Seekers, Horse Lovers, Building Site buyers!
OUTSTANDING Improved Acreage on Approx 46 acres
AND WONDERFUL 7 acre +/- building site!

AT AUCTION!!!

Located at 25167 479th Avenue; or across the road to the west of EROS; or from Exit #402 (EROS Exit) on I-90, go 8 ½ miles north to 252nd St, then 1 mile east to 479th Ave, then north to property.

THURSDAY, JUNE 6, 2013 – 7:00 p.m.

We are proud to offer these excellent options! Located less than 15 miles northeast of Sioux Falls in a beautiful area!

Tr. 1 – This gorgeous, custom built home is nestled back in trees and terrain that supply seclusion and serenity. The 2-story, 4-bedroom, 3-bath home is designed to enjoy the private ponds and views. Kitchen has wood ceilings, Corian countertops (including island with prep sink and touch faucets). The eating area has doors to deck and two ponds. Formal dining area, living room with gas fp, family room with wood fp, and laundry room all make up the main level. Also, an unbelievable 4-season sunroom with heated tile floor, windows to dream of, and "Endless" lap pool! From the foyer, look up to the open hall for 4 big bedrooms including the master suite with balcony deck. The lower level has rec room and awesome shop/hobby area with outside access. This sits on approx. 46 acres containing 6 separate pastures with waterers or water pipe to all. Approx 12 acres of alfalfa for feed. The outbuildings include a 40'X60' barn with t & g floor in loft, a 24'X24' "wash room" connecting the barn to the 40' X 90' horse barn with 12 stalls, heated floor, and tack room. Beside this is the 60'X80' "riding arena". Two-story shop building with wood floors. These buildings are too cool to describe here, but though designed for horses, they could be used for anything! Zoned combo wood burning boiler/LP boiler to horse barn, washroom, tack, and shop! Have to see this place to really appreciate!

Tr. 2 – This building site is approx. 7 acres (subject to survey). Offers a fantastic combination of open land and slope enhanced by waterway and trees along north and west boundary! Any style of home would look great on here. Beautiful and super location! Take the short drive out and make your plans! (Would also make a nice "add-on" to Tr. 1!)

Open Houses: Thursday, May 23 from 5:30-7:00 and Sunday May 26th from 2-4

Terms: A non-refundable 10% down payment the day of the sale with the balance of the purchase price on or before July 31, 2013. The cost of the title insurance and closing agents' fees to be divided equally between the buyers and sellers. Property is sold subject to owners' confirmation and subject to survey and county approval and platting, 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 inspect the property and 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 **www.soldbymiller.com** or contact **Forrest Miller, Your Real Estate Specialist,** at 605-361-1699.

Mike & Carolyn Maloney – Owners

Auctioneers:

FORREST MILLER
Broker Associate

BROKERS AND AUCTIONEERS

MARSHALL MILLER
Broker

BOB HANSEN
Broker, Hansen Land & Auction

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