EVENING AUCTION!!!

Great Home in Great Location! Located at:

818 N Fairfax Avenue, Sioux Falls

Just 2 blocks west of Cliff Ave. between 1st & 2nd St.

THURSDAY, JULY 18, 2013 – 6:30 p.m.

Nice property with a lot to offer! County records show this 4 bedroom, 2 bathroom bi-level home was built in 1970. Large 17½' X 10½' kitchen with eating area, 14' X 12' living room, spacious bedrooms with big closets and extra storage. Updated Hi-Efficiency Furnace in 2010. This home is enhanced by central air, full basement, a 24' X 24' double garage, handicap ramp, beautiful shade trees, 12' X 12' deck, all on a 44' X 164' lot fenced in with chain link from front street to back alley! Literally just a few blocks from schools, grocery, and shopping! This is a super opportunity for anyone seeking a nice home for themselves or rental. Flippers take notice!

Open Houses: Tues., July 9 – 5:00-6:30 & Sun., July 14, 1:00-2:30

Legal: Lot 14, Blk 4, Johnson's Add'n **Taxes:** $1,497.51

Terms: A non-refundable 10% down payment the day of the sale with the balance of the purchase price on or before Aug. 23, 2013. The cost of the title insurance and the closing agents' fees are to be divided equally between the buyers and sellers. Property is sold subject to owners' confirmation and subject to 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 additional information, contact **Forrest Miller, Your Real Estate Specialist,** at 605-361-1699 or visit our website: **soldbymiller.com**

Estate Of Ramona J. (Delbert) Haron – Owner

Auctioneers:

FORREST MILLER
Broker Associate

BROKERS AND AUCTIONEERS

MARSHALL MILLER
Broker

BOB HANSEN
Broker, Hansen Land & Auction

Brokers:

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