AT AUCTION!!!

INCREDIBLE 10 TO 20 ACRE LOTS OVERLOOKING THE MISSOURI RIVER!!!

From the Lake Francis Case Bridge crossing the Missouri River, go 2½ miles west on SD Hwy 44 to SD Hwy 1806, then less than ½ mile southeast to property; approx. 18 miles west of Platte, SD., (or approx 20 miles northeast of Gregory/ Burke area).

THURSDAY, NOVEMBER 15, 2012, NOON

Absolutely STUNNING views from these glorious building sites! You have your choice of four lots with sizes of 11.4 acres(Lot 1), 20.1 acres(Lot 4A), 11.8 acres(Lot 5A), and 10.3 acres(Lot 8A). Each choice has its own personality, but all sites have the rare beauty of a high homesite looking down on wildlife heaven with the BIG RIVER as an exquisite backdrop! Bordering uninhabited land owned by U.S. Corp of Engineers, the area offers trophy deer, pheasant, grouse, turkey, and of course, some of the best walleye fishing in the Midwest. Boat ramps and Dock 44 Marina are just a few miles away. Just off paved Hwy 1806, you have easy access to all amenities of nearby towns, yet are able to enjoy serene country living. REMARKABLE!!!

Legal: Lots 1, 4A, 5A, 8A of River's Edge Estates in SE1/4 Sec. 24 and NE1/4 Sec. 25, T99N, R71W, Gregory County, SD.

Terms: A non-refundable 10% down payment the day of the sale with the balance of the purchase price on or before December 19, 2012. 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 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**.

River's Edge Estates – Owners

Auctioneers:

FORREST MILLER
Broker Associate

BROKERS AND AUCTIONEERS

MARSHALL MILLER
Broker

BOB HANSEN
Broker, Hansen Land & Auction

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