AT AUCTION!!!

We are pleased to announce the public auction of this fine property located at

1916 S. Lyndale Avenue in Sioux Falls on

THURSDAY, APRIL 18, 2013 at 5:30 p.m.

If you're looking for a solid home in a great area, check out this 1200 sq ft ranch 1 block south of Spellerberg Park! Close to schools, hospitals, and shopping, you'll love this 3-bedroom, 1.75 bath home with private backyard and screened in deck! Some updates include 2-year old furnace, newer shingles and some newer windows! With a few more updates, you can have a wonderful starter home or rental. Addition behind garage and rec. room in LL give ample living space and storage. Come see the possibilities at the open houses or call today for your private showing.

OPEN HOUSES: Sunday, April 7 from 2-4 & Thursday, April 11 from 5–6:30 pm

Legal: Lot 14, Blk 2 of Hayward Heights Add. to Sioux Falls. **Taxes:** $1,911.36.

Terms: A non-refundable 10% down payment the day of the sale with the balance of the purchase price on or before May 24, 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 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 **Marshall Miller** at **605-361-1699.**

Edward Sazama – Owner

Auctioneers:

FORREST MILLER
Broker Associate

BROKERS AND AUCTIONEERS

MARSHALL MILLER
Broker

BOB HANSEN
Broker, Hansen Land & Auction

Brokers:

Merle Miller Real Estate & Auction Co.
6009 W. 41st St., Suite 5
Sioux Falls, S.D. 57106
605-361-1699
www.soldbymiller.com