



HOME AT AUCTION

NOVEMBER 21ST 2022 • 4:30 PM

814 SW 4TH AVE. ABERDEEN, SD 57401



Offered at public auction. A well taken care of house on the West side of Aberdeen, with two bedrooms, one bath. Fenced in back yard and garden shed. High efficiency furnace and newer water heater and vinyl siding. This property would make a great first home or an investment to rent out.

Legal : Lots 19 and 20 BLK 39 West Aberdeen addition

**Open house November
8th 3:00-6:00 PM**

OWNER: DIANE ANDERSON



AUCTIONEER TERRY BRICK

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MEMBER NAA, SDAA

SD #10664 MN #67-85

VAL JARK, SD #327 605-225-1828

NICK STORMO, SD #16501 605-881-2868



TERMS: 10% NON- Refundable down payment due day of Auction with balance due at closing on or before December 21, 2022. Property is sold "AS IS WHERE IS" with no contingencies, sold with all encumbrances, easements of record. Closing costs will be split 50/50 between buyer and seller. Potential buyers are encouraged to inspect and use due diligence as this property will be sold as is where is. A 3% Broker participation paid at closing to a broker that brings a buyer and they purchase this home. Broker must register before the auction.

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