



LAKE HOME AUCTION

1190 Cottonwood Lane – Redfield, SD 57469

SATURDAY, APRIL 25, 2020 @ 2:00pm



To be offered on site @ 1190 Cottonwood Lane – Cottonwood Lake - Redfield, SD

Public Auction - Lake home with three lots (90' x 203') located on Cottonwood Lake near Redfield, SD. 3 Bedrooms, 1-bathroom, open concrete slab deck and approximately 90 frontage feet on lake. Main floor of home has 864 sq. ft. and also has a 360 sq. ft. loft. It comes complete turn-key with all furniture, household contents, boat dock and boat lift. 2019 Real estate tax: \$613.30. Water service from Mid-Dakota rural water system. Outstanding opportunity to own lake property!

Legal Description: Lots Fourteen (14), Fifteen (15) and Sixteen (16), Parrish's Subdivision of Lot Twenty-eight (28) of Parrish's First Addition to Parrish Beach, Cottonwood Lake, Spink County, South Dakota

For private showing: Jim Thorpe (605) 216-7776 or Peggy Thorpe (605) 216-1309

TERMS & CONDITIONS: Successful bidder will deposit 10% irrevocable earnest money down day of sale with balance due in certified funds upon closing, on or before May 26, 2020. Purchaser will receive immediate possession upon closing. Property is selling in "as is" condition and without Purchaser contingency of any kind, have financial arrangements secured prior to bidding. Marketable Title will be conveyed, and owner's title insurance will be provided with the cost of the owner's policy shared equally between the Purchaser & Sellers. Spink County & Abstract Insurance Inc will be the closing agent and their closing service fee will be split equally between Purchaser and Sellers. Sellers are responsible for 2019 real estate tax due in 2020. 2020 Real estate tax payable in 2021 will be pro-rated to the day of closing. The property is sold subject to existing easements, zoning restrictions, reservations or highways of record, if any, which do not interfere or restrict the existing use of property. Verbal announcements made day of sale shall take precedence over promotion advertisements. Thorpe Realty & Auction is representing the Seller exclusively.

Owners: Scott & Kerry Dawson



Jim Thorpe
Broker/Auctioneer
605-216-7776

Peggy Thorpe
Broker
605-216-1309

**Thorpe Realty &
Auction**
1002 S Lawson St
Aberdeen, SD 57401

Office: 605-225-7776 - www.ThorpeRealtyAuction.com

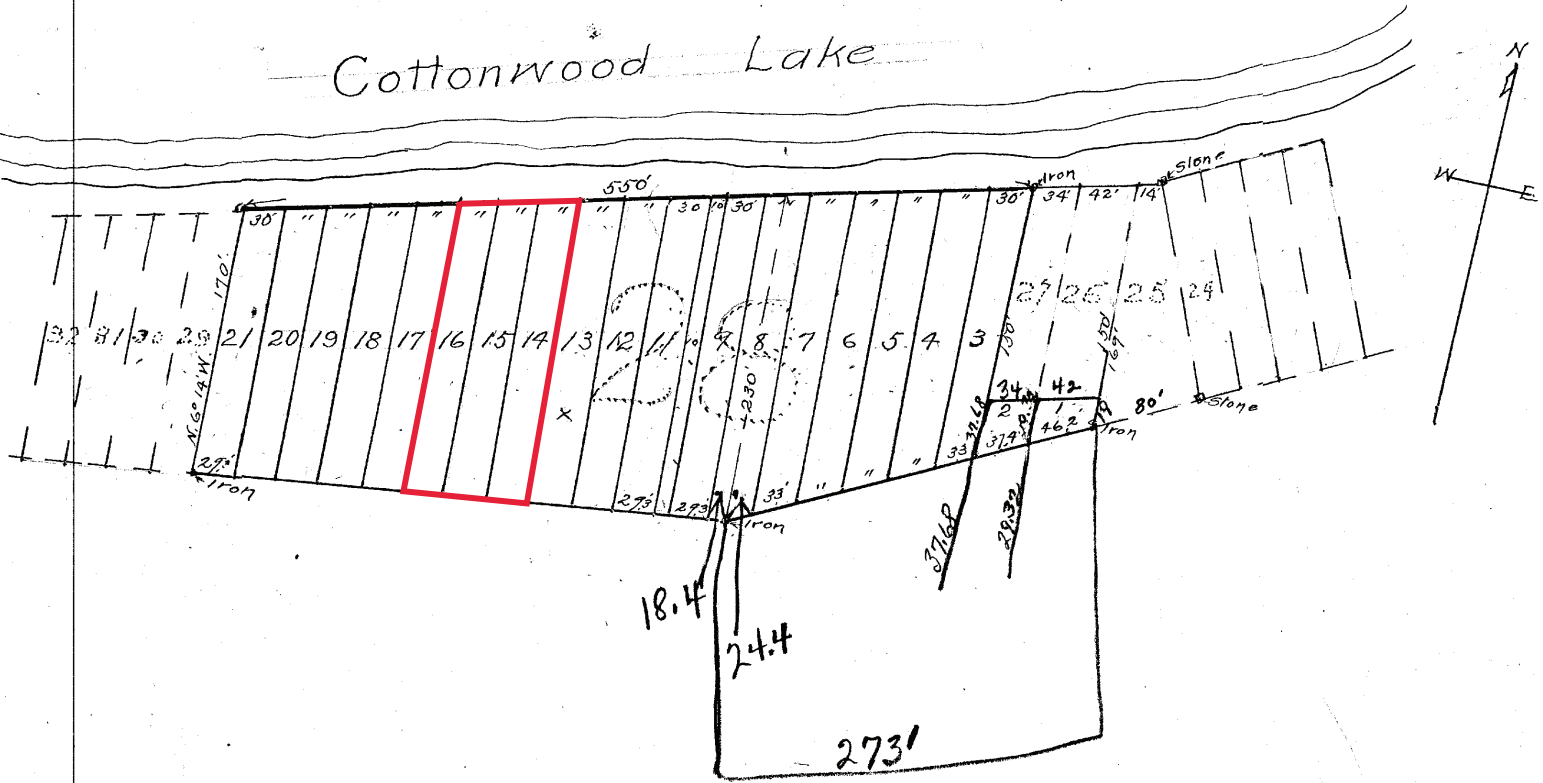
Year Built: 1953
Flood Plain: Yes
2019 Real Estate Tax: \$613.30
Parcel Number: 004250
Water Service: Mid-Dakota Rural Water

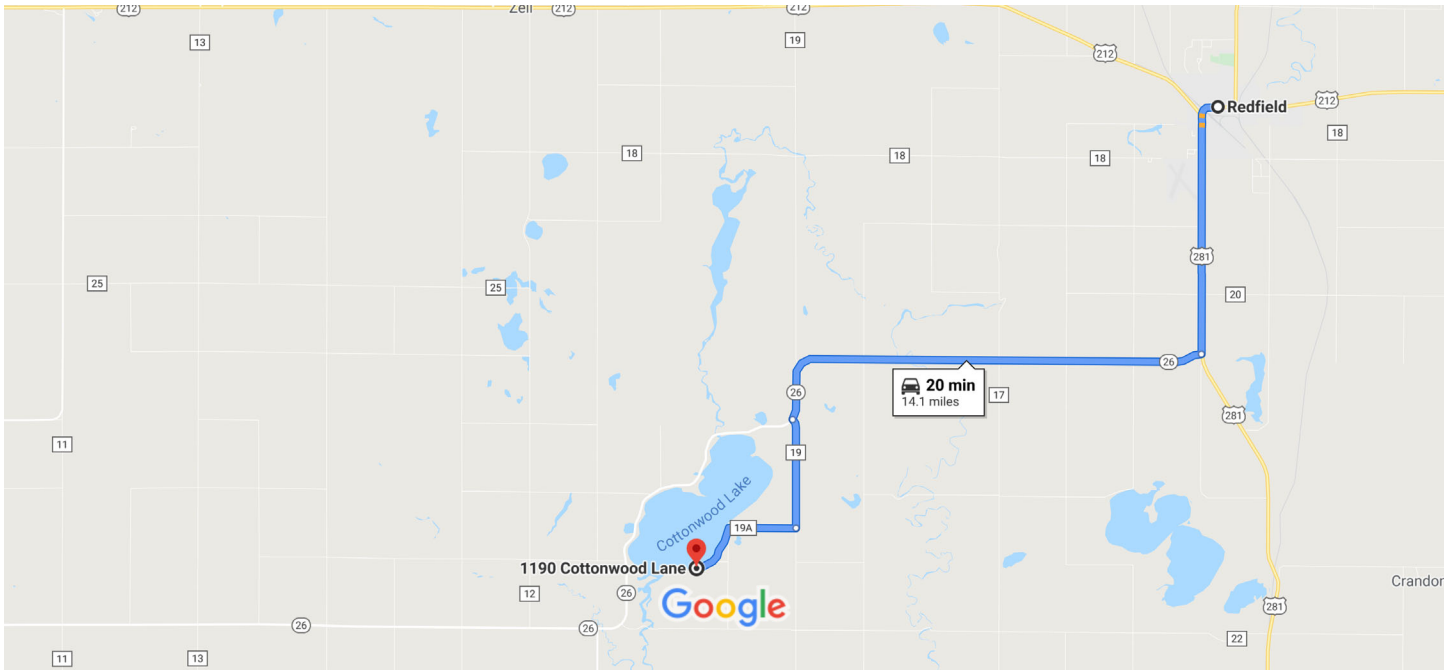


Parrish's Subdivision of Lot 28
of the First Addition to Parrish's Beach
in the North 1/2 of Sec. 17-115-65, Spink Co., S.D.

Scale 1 inch = 100 feet.

Cottonwood Lake





Map data ©2020 1 mi

Redfield

South Dakota 57469

- ↑ 1. Head west on US-281 S/W 7th Ave toward W 1st St
 ⓘ Continue to follow US-281 S
 _____ 3.8 mi
- ➡ 2. Turn right onto SD-26 W
 _____ 6.8 mi
- ↶ 3. Turn left onto 377th Ave
 _____ 1.6 mi
- ➡ 4. Turn right onto Cottonwood Ln
 ⓘ Destination will be on the right
 _____ 1.8 mi

1190 Cottonwood Ln

Redfield, SD 57469

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.