



COMMERCIAL LAND AUCTION

20.24 Taxable Acres * 3817 3rd Ave. – Aberdeen, SD

MONDAY, DECEMBER 10, 2018 – 11:00am

Auction Location: The DEC (Dakota Event Center) - 720 Lamont St. Aberdeen, 57401

Outstanding opportunity to purchase land for development. The land is located adjacent to Menards, AmericInn, Northwestern Energy and Aberdeen Mall. Property is zoned I-2 (Unrestricted Industrial) allowing multiple industrial or commercial uses. It is bordered by 3rd Avenue SE, Centennial Street South, Milwaukee Avenue and Brown County Highway 19. It will be offered as two parcels.

Current Legal Description:

Lot 2, Schwan Family First Addition to the City of Aberdeen, in SE1/4 of Section 17-T123N-R63W of the 5th P.M., Brown County, South Dakota

Parcel 1: 9.47 Acres located adjacent to Milwaukee Avenue and Brown County Highway 19.

Parcel 2: 10.77 Acres located adjacent to 3rd Avenue South and Centennial Street South.

Method of Sale: Land will be offered by the choice and privilege method with the choice to high bidder to take one or both parcels. Should the high bidder not select both parcels, the contending bidder will have the privilege to select the remaining parcel at the high bid. Should the contending bidder elect not to purchase the parcel that remains, the remaining parcel will be offered with another round of bidding.

TERMS & CONDITIONS: Successful bidder will deposit 5% irrevocable earnest money down day of sale with balance due in certified funds upon closing, on or before January 28, 2019. Purchaser shall receive full possession at 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 & Seller. Titles of Dakota will be the closing agent and their closing service fee will be split equally between Purchaser and Seller. Seller is responsible for the 2018 real estate taxes payable in 2019. The 2019 real estate taxes payable in 2020 are the responsibility of the Purchaser. In the eve Seller will convey to the Purchaser all of his oil, gas and mineral rights related to the Property. Seller makes no representation and does not warrant the nature and extent of such interests. 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.

Owner: First Premier Bank, Trustee of the R. Cleon Dornbush Irrevocable Trust, Dated October 12, 1972

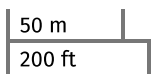


Jim Thorpe
Broker/Auctioneer
605-216-7776

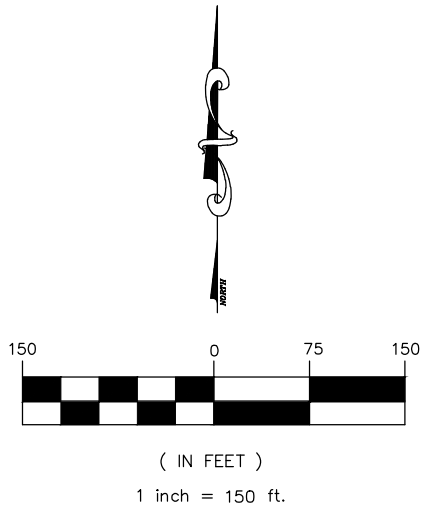
Peggy Thorpe
Broker
605-216-1309

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

Office: 605-225-7776 or 877-607-9871 www.ThorpeRealtyAuction.com



PROPOSED LOTS

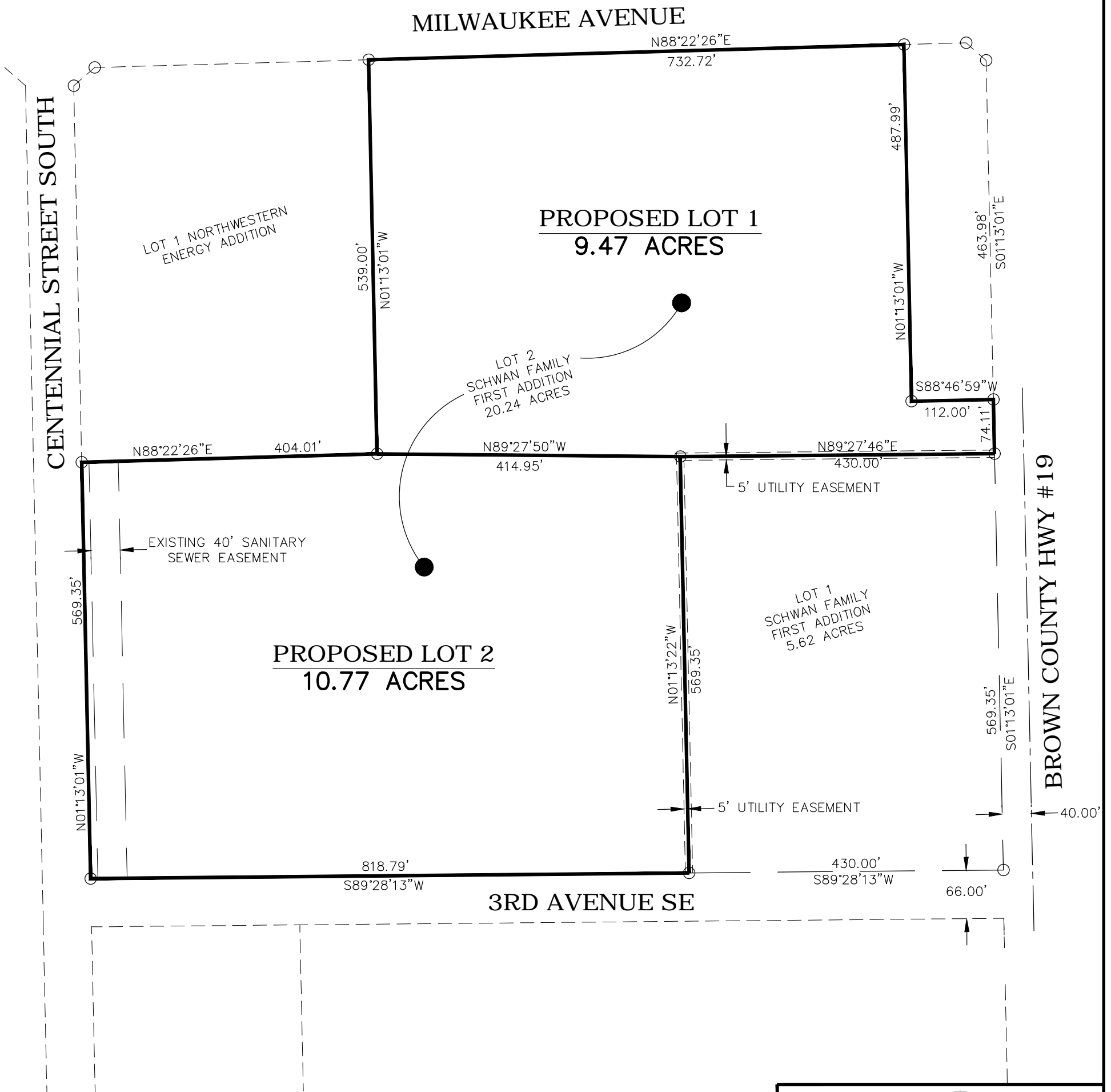


LEGEND

○ PROPERTY CORNER

BASIS OF BEARINGS

SD STATE PLANE NORTH ZONE
DISTANCES ARE GROUND



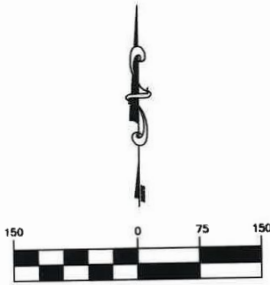
<p>Helms & Associates CIVIL ENGINEERS & LAND SURVEYORS</p>	221 Brown County Highway 19 P.O. Box 111 Aberdeen, S.D. 57401 Phone: 605.225.1212 Fax: 605.225.3189	
	DWG. 6735-LS	BY: BKK
SHEET 1 OF 1		

PLAT OF SCHWAN FAMILY FIRST ADDITION TO THE CITY OF ABERDEEN, IN THE SE 1/4 OF SECTION 17-T123N-R63W OF THE 5th P.M., BROWN COUNTY, SOUTH DAKOTA

Current Legal Description

LEGEND

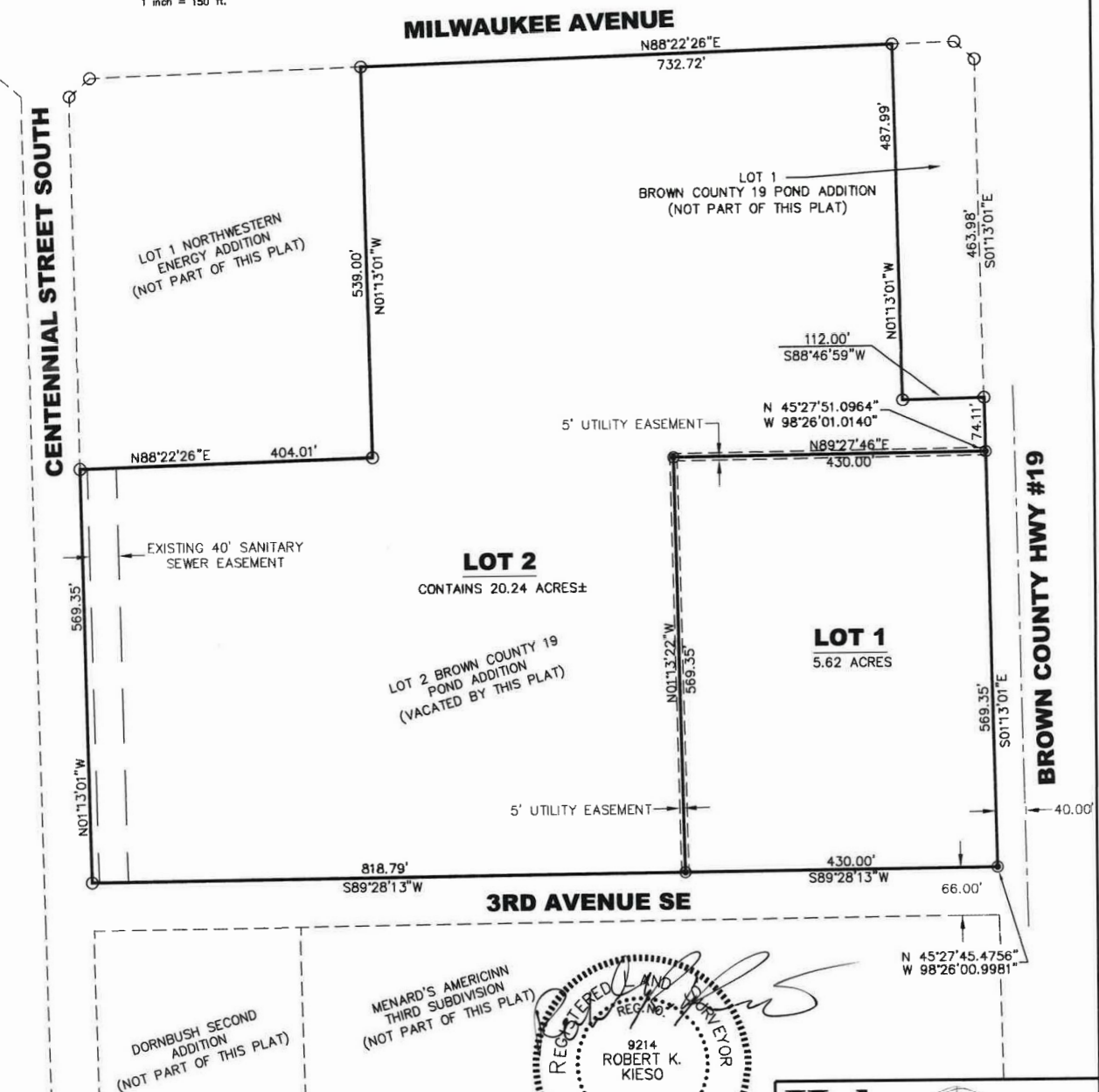
- FOUND PROPERTY CORNER
- ⊙ SET 5/8" X 18" REBAR WITH SURVEY CAP STAMPED BACON RLS 4423
- SET 3" SPIKE W/ WASHER STAMPED BACON RLS 4423
- ▲ CALCULATED POSITION



(IN FEET)
1 inch = 150 ft.

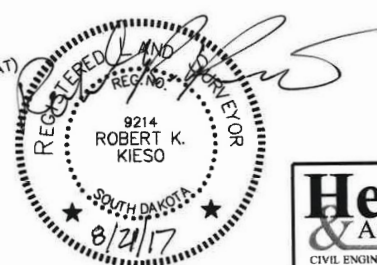
BASIS OF BEARINGS

SD STATE PLANE NORTH ZONE



MENARD'S AMERICINN
THIRD SUBDIVISION
(NOT PART OF THIS PLAT)

DORNBUSH SECOND
ADDITION
(NOT PART OF THIS PLAT)



Helms & Associates
CIVIL ENGINEERS & LAND SURVEYORS

221 Brown County
Highway 19
P.O. Box 111
Aberdeen, S.D. 57401
Phone: 605.225.1212
Fax: 605.225.3189

Sec. 60-60. - I-2 unrestricted industrial district.

- (a) *Characteristics.* The purpose of this district is to identify and consolidate the various locations of industrially-related land uses which, because of their shipping, storage, and other requirements, exert special demands on the planning area. The I-2 district consolidated locations have been established for maximum transportation facilities and reduced negative aesthetic impact on other land uses in the planning area.
- (b) *Permitted uses.* Within the unrestricted industrial district, buildings, structures, and land shall be used only for the following purposes:
 - (1) Appliance and mechanical instruments manufacturing and sales.
 - (2) Automotive sales and services.
 - (3) Bottling, cold storage, ice or locker plants.
 - (4) Concrete, asphalt and ready-mix manufacturing, operations, and sales.
 - (5) Contractor's offices, shops, and storage.
 - (6) Dry cleaning and laundry plants.
 - (7) Electronic equipment manufacture.
 - (8) Farm equipment sales and services.
 - (9) Food and kindred product processing.
 - (10) Furniture, lumber and wood manufacturing and sales.
 - (11) Garages for storage, repair, and servicing of motor vehicles.
 - (12) Hatcheries.
 - (13) Iron and steel works.
 - (14) Plumbing, heating, air conditioning manufacture and service.
 - (15) Metal processing and fabricating.
 - (16) Milling, animal feed preparation and grain elevators.
 - (17) Printing and publishing plants.
 - (18) Public works and public utility facilities, including, but not limited to, transformer stations, pumping stations, water towers, and telephone exchanges.
 - (19) Sign manufacture.
 - (20) Stone, clay and glass operations.
 - (21) Textile and clothing manufacturing.
 - (22) Transportation terminals and freight yards.
 - (23) Utility offices, installations, and shops.

- (24) Wholesale and warehousing establishments and related storage, completely within an enclosed building.
 - (25) Accessory buildings, structures, and uses subordinate and customarily incidental to and located on the same lot with any of the foregoing principal uses and that will not create a nuisance or hazard to life or property.
 - (26) Any uses permitted in C-3 and C-2 districts.
 - (27) All properties within 300 feet of an educational institution shall comply with requirements as defined in section 60-196, pertaining to school safe zone.
 - (28) Telecommunication equipment colocated on existing towers and facilities or Stealth Telecommunication Facilities that will not increase the height or area of the supporting structure.
- (c) *Special exceptions.* The board of zoning adjustment for the city of Aberdeen, may, by special permit, after a public hearing and subject to such conditions and protective restrictions as set forth in article XI authorize the following exceptions:
- (1) Automotive and machinery wrecking, salvage, and junkyards and similar types of used-material businesses or industries, provided that they are conducted within a structure or on a lot enclosed by a solid fence at least eight feet in height.
 - (2) Butane gas storage plants.
 - (3) Fertilizer manufacture.
 - (4) Gasoline, oil and petroleum products, manufacturing, sale, and storage.
 - (5) Livestock feed lots and sale barns, but not nearer than 1,000 feet to any residential district, incorporated area, or dwelling other than the dwelling of the lessee or owner of the site.
 - (6) Open storage, parking, or sale of vehicles; raw materials; building materials; supplies; wholesaling, warehousing; manufactured goods; contractors' equipment; and concrete, asphalt and ready-mix manufacturing operations, and sales.
 - (7) Paint, glue, solvent, alcohol and other chemical production.
 - (8) Packing plants and slaughterhouses.
 - (9) Manufacturing, wholesaling or warehousing uses not otherwise specified in subsection (b) of this section subject to the regulations outlined in article VII of this chapter.
 - (10) Additions to personal residences and remodeling of multifamily and personal residences existing in this section. No new personal residences shall be allowed, and no new multifamily residences or additions to multifamily residences shall be

allowed.

(11) New telecommunication facilities or additions in height or area of existing facilities.

(d) *Signs*. All signs must follow article XII of this chapter. This subsection is operative only as to the city zoning jurisdiction within the territory beyond the corporate limits for a distance of three miles in all directions.

(Ord. No. 1164, § 710, 5-20-1968; Ord. No. 1411, § 12, 3-30-1976; Ord. No. 96-08-02, 8-19-1996; Ord. No. 97-08-06, 8-18-1997; Ord. No. 02-09-05, § 3, 3-10-2003; Ord. No. 04-02-02, § 10, 3-1-2004; Ord. No. 09-05-01, §§ 710.2, 710.3, 6-30-2009)