

# Upcoming Auction

## 5.9 Acres of Commercial Lots

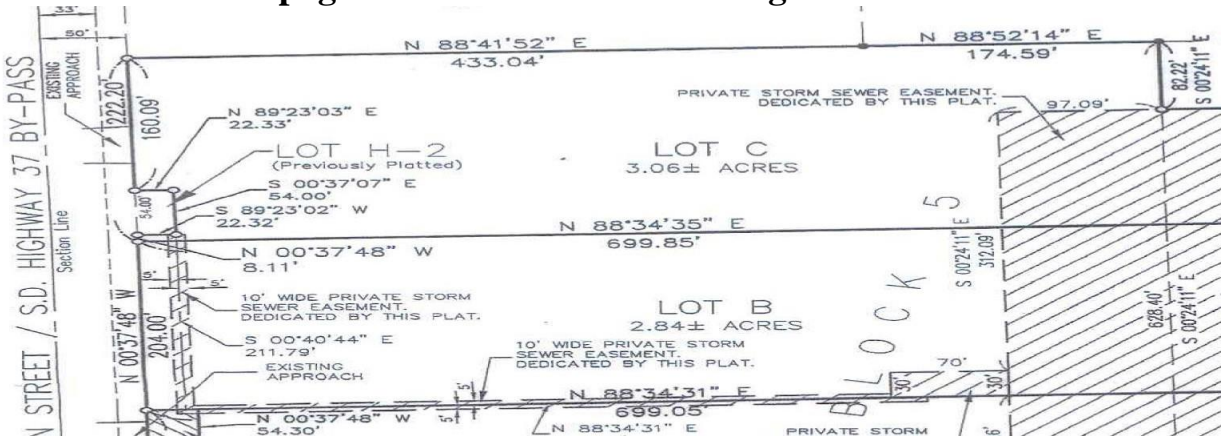
### Friday, March 24, 2017 @ 11:00 am.

Located: 1210 S. Ohlman, Mitchell, SD For more pictures go to [www.deanedwardsauction.com](http://www.deanedwardsauction.com) and for weather information listen on 105.9 KMIT.

[www.theauctionpages.com](http://www.theauctionpages.com)

Watch for Signs

[www.sdauctions.com](http://www.sdauctions.com)



Here is an excellent opportunity to purchase ready-to-go bare commercial lots Zoned HB. Water is stubbed into lot B and sanitary sewer is in the front of the lots. With easy access to I-90 and the SD Highway 37 By-Pass around Mitchell, it offers great potential for any type of business opportunity. This property is located just North of Morris Equipment and just south of the Ramada Inn. The only limitation is your imagination. Listed property will be offered in 2 separate tracts and then as a unit. To view this property call Myron Grosz at 605-999-4087.



**Legal Description:** Lots B and C, Block 5, a subdivision of Blocks 5 and 6, Sunnyside Addition to the City of Mitchell, Davison County, South Dakota.

**Taxes:** 2016 RE Taxes due in 2017 are \$2354.80/year for Lot B and \$2537.20 for Lot C. This property is under a TIF Tax district.

**Tract 1:** Lot B, which consist of approximately 2.84 +/- acres. This lot is 204' x 699.85'. This lot has a storm sewer easement on the east end of the property and a 30' wide access easement on to the SD Highway 37 Bypass.

**Tract 2:** Lot C, which consist of approximately 3.06 +/- acres. This lot is 222.20' x 699.85'. This lot has a storm sewer easement on the east end of the property and an existing approach on to the SD Highway 37 Bypass.

**Tract 3:** Tract 1 and Tract 2 combined totaling 5.90 +/- acres.

**TERMS:** A 15% non-refundable earnest money deposit along with a signed Purchase Agreement is required the day of the auction. No contingency for financing will be accepted. Possession will be given at closing. Closing will be on or before May 1, 2017. Title insurance & closing service fees will be divided equally between Sellers & Buyers with closing to be held at Davison County Title, Mitchell, SD. Cash at Closing. 2016 RE Taxes due & payable in 2017 will be paid in full by Sellers. 2017 taxes due and payable in 2018 will be prorated to day of closing. Information on this property was obtained from the Davison County governmental offices & is deemed reliable but is not guaranteed by the Sellers or Dean/Edwards & Associates, LLC, who are representing the Sellers only in this transaction. Sellers retain the right to reject any and/or all offers. No warranty is being made or implied as to the property boundaries, soil productivity, water supply, or environmental hazards, if any. Announcements made day of auction will take precedence over printed materials.

**Owner: MCPM, LLP**



**For more information please contact:**

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