

GOOSE LAKE TOWNSHIP, **CHARLES MIX COUNTY** ACREAGE LIVE AUCTION



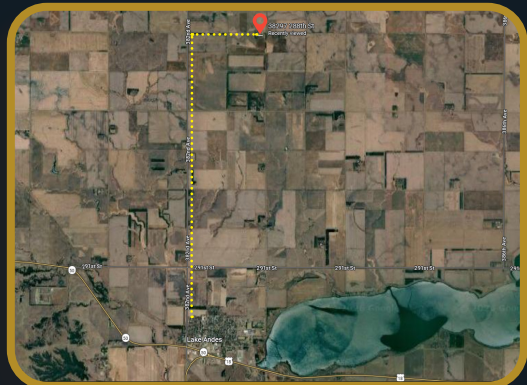
THURSDAY, OCT 8TH | 4 PM CST

Located: 38297 288th St Lake Andes, SD

OCT

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Nice, quiet setting on 5.09 acres 1 mile off blacktop with rural water and electricity service. Acreage includes what once was a beautiful Victorian home that could be restored to its original grandeur or start over with a blank slate. Home has been lived in recently, but will be sold as is with no guarantees and is in disrepair. Also included are several outbuildings. Minutes from the majestic Missouri River, Ft Randall Dam and world class waterfowl hunting at Lake Andes! To view the property, contact Nathan Timmermans at 605-351-1273.



800.251.3111 | Marion, SD | WiemanAuction.com
Wieman Land & Auction Inc., 44628 SD HWY 44, Marion SD 57043



LEGAL:

North 300' of the East 740' of NE ¼ 21-97-65 Charles Mix County, South Dakota.

TERMS

A non-refundable downpayment of \$5,000 to be paid on sale day with the balance on or before November 25, 2026. Closing costs and title Insurance will be split 50/50 between buyer and seller. Closing will be held at The Title Company in Mitchell SD. Warranty deed will be provided. Taxes will be prorated to closing date and possession will be taken at closing. This property is being sold in AS-IS condition and sold subject to any existing easements, restrictions or reservation of record and all county zoning ordinances. Auctioneers are representing the sellers in this transaction. No Buyer brokerage will be offered in this transaction. Come prepared to buy!



38297 288th St Lake Andes, SD
From Lake Andes go 4 miles North and 1 mile East.