

Commercial

2008

10.775

(3) Half

Drywall

Steel - 2020

Radiant

(2) Central air

Loading dock 3-phase power Gravel driveway

Carpet & Tile in Office Concrete in Warehouse

(2) LP Forced-air + LP

Steel

Building Info

Structure Type:

Total Sq Footage

Year Built

Total Baths

Interior

Siding

Roof

Floors

Heating

Cooling

Features

PETERSON LAND AUCTION, LLC CHISUM PETERSON | OWNER BROKER CELL: 605.730.4214 WWW.PETERSONLANDAUCTION.COM

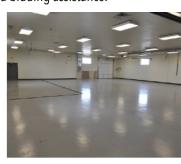


| Property Address: | 302 Antelope Dr Chamberlain, SD 57325 |
|--------------------|--|
| Auction Date | May 15, 2023 - 6PM |
| Legal Description: | S200' Lot 5 Blk 8 Cedar Heights 2nd Addn, Chamberlain, SD |
| RE Taxes: | \$6726 (2022) |

Online Commercial Building Auction!

We are pleased to announce the auction offering of a 10,000 sq. ft. +/-manufacturing facility available in Chamberlain, SD. Located in south central

South Dakota where Interstate 90 and the Missouri River meet, this building represents a huge opportunity for entrepreneurs and startup companies to get their business off the ground or for the existing company needing additional capacity, a "hub" location, or to expand a particular business segment. The opportunities are endless. The main part of the building is presently divided into two spaces but could easily be made back to a singe, large unit. The minimum, starting bid for this property is \$650,000. Contact our office if you need bidding assistance.









| Room | Room Dimensions | |
|-----------|--|--|
| Office | 25' x 47' - 1175 sq ft (5) Private offices (1) Restroom (1) Shipping/Receiving area | |
| West Unit | 60' x 70' x 12' - 4200 sq ft. 10' x 10' OH door on west side Walk-in door on west side. 20' x 40' wash area | |

| East unit | 60' x 90' x 12' - 5400 sq ft | Lot size |
|-----------|--|--------------|
| | 30' x 42' Break room area -M/W Restrooms | Avg Electric |
| | -Kitchen area | |
| | -8' x 12' 8 Vault room | |
| | 13' x 19' 6 Storage room | To View |
| | 12' x 48' Storage room 12' x 12' Storage room | 10 view |
| | 12' x 12' Storage room | Property |

| Lot size | 275.9' x 200' |
|---------------------|--|
| Avg Electric | \$328/mo |
| To View Property | Property will be shown by appointment. |

Terms & Conditions:

All potential bidders will need to be approved by the Auction Company prior to bidding using the following requirements/terms.

All prospective purchasers that have no prior purchase/business history with either Peterson Land & Auction LLC shall be required to submit a letter of credit/guarantee or proof of funds from an FDIC insured lending institution or financial services company prior to being approved to bid. Peterson Land & Auction LLC and the Seller shall have absolute discretion and authority to qualify or not qualify potential bidders. If you have any question as to your ability to bid, contact our office in advance of the auction.

- 1. Each party must register with their full legal name, current mailing address, telephone number and email address.
- 2. Buyer and Seller agree to execute a written purchase agreement within 24 hours of auction closing.
- 3. Buyer shall deposit \$10,000 (Ten Thousand Five Hundred dollars) non-refundable earnest money at time of purchase agreement execution.
- 4. No Buyer contingencies of any kind are offered, nor will any be accepted. These include but are not limited to appraisal, financing, building inspection & the sale and closing of other property. Potential buyers are expected to have their financial arrangements secured prior to bidding. Buyers who are unable to close because of insufficient funds will be in default and the earnest money will be forfeited.
- 5. Property Inspection: Each potential bidder shall be responsible for conducting, at their own risk, independent inspections, inquiries and due diligence concerning the property. Each potential bidder shall be liable for any property damage caused by any such inspections or investigations. Seller makes no warranty whatsoever about the property and specifically disclaims all warranties of fitness for a particular purpose or or any warranty of habitability. Property sells in AS-IS condition.
- 6. Closing & possession date shall be on or before June 30, 2023 at Titles of Dakota, Chamberlain, SD. The closing fee shall be divided equally between the buyer and seller.
- 7. Merchantable title shall be conveyed by Warranty Deed. Owners title insurance will be provided with the cost divided equally between buyer and seller.
- 8. Property is being sold by legal description only. Seller is not aware of any boundary issues.
- 9. 2022 Real Estate taxes due and payable in 2023 will be paid by the Seller. 2023 Real Estate taxes due and payable in 2024 shall be pro-rated to the date of closing based on the most current county information.
- 10. Chisum E. Peterson, Broker and Peterson Land & Auction LLC, Brokerage Firm, represent the Seller Only in this transaction.
- 11. No Buyer Premium on this auction.
- 12. The laws of the State of South Dakota governs this agreement. Any dispute arising from the terms of this auction shall be brought in a court of Brule County, South Dakota.