



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 single, large unit. The minimum, starting bid for this property is \$650,000. Contact our office if you need bidding assistance.

Building Info	
Structure Type:	Commercial
Year Built	2008
Total Sq Footage	10,775
Total Baths	(3) Half
Interior	Drywall
Siding	Steel
Roof	Steel - 2020
Floors	Carpet & Tile in Office Concrete in Warehouse
Heating	(2) LP Forced-air + LP Radiant
Cooling	(2) Central air
Features	Loading dock 3-phase power Gravel driveway



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 30' x 42' Break room area -M/W Restrooms -Kitchen area -8' x 12' 8 Vault room 13' x 19' 6 Storage room 12' x 48' Storage room 12' x 12' Storage room	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.