

BURGR'S RAPID CITY HOMESTEAD

3+ PRISTINE ACRES WITH HOME & OUTBUILDINGS

ABSOLUTE HOME/LAND AUCTION

**LOCATED JUST 1 MILE WEST OF THE FISH HATCHERY ON HWY. 44 WEST -
OFFERING GREAT ACCESS, SUPERIOR LOCATION & AFFORDABILITY**

SATURDAY, APRIL 25, 2009 1:00 PM

PROPERTY LOCATION – One mile west of Rapid City, SD on Hwy. 44 West. Property is adjacent to Hwy. 44 and signs are on the property. AUCTION LOCATION – ON-SITE at 6900 W. Hwy. 44, Rapid City, SD. Personal property sells at 11:00 AM.

Location, views and ease of access best describe this offering. Once part of a larger tract, this property has remained in the Burgr family for many years and is located within a very exclusive area, is covenant-free and includes a very comfortable double-wide manufactured home with outbuildings. The home features 3 bedrooms, 2 baths, large kitchen, formal dining and large living room with wood burner, all appliances, covered front deck and more. Other features to this choice offering include a private, approx. 525-ft. deep well, blacktop driveway, separate double-car detached garage w/workshop area, an additional garage, separate newly built shed w/rock fireplace, mature pine and shade trees, garden plot, semi-resident Bighorn sheep and other wildlife. If you are looking for what we feel could be a very affordable property, located just outside Rapid City in a great area, look no further. Property selling with no minimum, no reserve.

- **1988 Manufactured Home**

- Covered Front Porch
- (3) Bedrooms w/Lg. Closets
- (2) Baths
- Formal Dining
- Large Kitchen
- B/I Dishwasher, Refrigerator/Freezer, Range
- Clothes Washer & Dryer
- Large Living Room w/Wood Burner
- 225-Amp Service
- Elec. FA Heat
- Security System
- NOT SET ON PERMANENT FOUNDATION



- **3.003 Acres ZONED Low Density Residential**

- HORSES Okay
- Fenced on Two Sides
- Mature Trees and Shrubbery
- Cross Buck Fenced-in Yard
- Blacktop Driveway & Parking

- **525-Ft. Private Well w/4" Submersible Pump**

- Shared with One Neighbor
- Well Agreement
- 1,500-Gal. Concrete Cistern

- **2-stall Garage w/Concrete Floor**

- Workshop Area & Elec. OH Door Opener
- Attached Woodshed

- **Single-car Garage w/Concrete Floor & Lean-to**

- **Nice Workshop/Cabin w/Rock Fireplace**

- Pressure Tank for Well in Crawl Space



PROPERTY INSPECTION:

**Auctioneers on-site
Fri., April 10th &
Fri., April 17th from
5:00 PM until 7:00 PM
each day. Broker
Participation Invited.**

TERMS AND CONDITIONS: Absolute auction, property sells without minimum or reserve. Offered and sold in one tract only. 15% nonrefundable earnest money day of auction with the balance due in cash or certified funds upon closing. Closing to take place on or before May 26, 2009. Possession upon closing. Taxes, based on the 2008 tax levy, shall be prorated to date of closing. Property sold by legal description only. Acreages are approximate and determined by Pennington County Assessor's data. Visual auction maps have been prepared for marketing purposes only, are approximate only and buyers should rely upon their own judgment and inspection of the subject property. Property sells without Buyer contingency of any kind, please have your financial arrangements secured prior to bidding. Title insurance will be provided. A commitment for title insurance showing marketable title will be made available for your inspection at the auction. Closing costs shall be shared equally between the Buyer and Seller. Property will be transferred by Warranty Deed subject to easements, assessments, and reservations of record. The Auctioneers/Brokers are representing the Seller's interests in this transaction. The property will be sold in "As Is" condition without any warranties, either expressed or implied, as to the nature, condition, or description of any improvements, please inspect to the extent deemed necessary and rely on your own judgment when bidding. All information in this brochure was derived from sources deemed reliable; however, neither Seller nor Auctioneers/Brokers are making any guarantees or warranties, actual or implied. Any announcements made day of auction supersede any and all previously printed material and any other oral statements made.

OWNER: LADIMIR BURGR, RAPID CITY, SD

AUCTIONEER/BROKER: Martin Jurisch, CAI, GPPA

Professional Real Estate Auctioneers & Brokers
SD • NE • WY

AUCTIONEER, BROKER, Martin Jurisch, CAI, GPPA

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