

VIK REAL ESTATE LAKE LOTS AUCTION

2 Attractive Lots on the South Dakota Side on the West Side of Lake Hendricks

– Parcel 1 is an Executive 1.5 Acre Lot Lying Adjacent to the Lake and Parcel 2 is an Improved Off the Lake Lot with an Existing Rustic Style One Story Cabin & Other Improvements



Due to recent health issues and his decision to relocate to live closer to family, David Vik has decided to offer two properties located on the SD side of Lake Hendricks at public auction with the improved lot located at 48628 200th St. (the bare executive lot is located just SW of the improved parcel); or from Brookings, SD (Exit #133 on I-29) – approx. 7 miles north on I-29 to the White-Bruce, SD Exit #140, approx. 13 miles east on Hwy. #30, then 4 miles north on 485th Ave., 1 mile east on 199th St., 1 mile south on 486th Ave. and approx. 2/10ths mile east on 200th St.; or from Hendricks, MN – 1 mile west, ½ mile north on Hwy. 17, 1½ miles west on 198th St, 2 miles south on 486th Ave. & approx. 1/8th mile east on 200th St.

FRIDAY AUGUST 17, 2018

Sale Time: 6:00 pm

This auction provides the opportunity to purchase either one or two Lake Hendricks Lake Lots. Each of these lots, though different as one has an existing cabin and the other is bare & ready to build on. Each of these properties have some extremely desirable attributes. These lots will be offered individually. The owner has had some rather recent health issues and is motivated to sell! So make your inspections and arrangements for financing and come prepared to bid!

PARCEL #1: +/- 1.5 Acre Triangular Shaped Executive Lake Lot with +/- 207' of Lake Frontage and a Terrific View Overlooking Lake Hendricks - LEGAL DESC.: Lots 20A and 21A of AL-MAR Lake Hendricks Add'n., in Gov't. Lot 6 of Sec. 28, T. 112N., R. 47W., Brookings Co., SD.

Parcel #1 consists of a beautiful, unique and very desirable executive type triangular lake lot with approx. 207.3' of frontage and a natural sandy beach on Lake Hendricks and approx. 394 ft. of frontage on the north side of the property lying adjacent to 200th Street. Lot 21A has approx. 39,256 sq. ft. & Lot 20A has approx. 27,308 sq. ft. for a combined total of +/-66,564 sq. ft. or approx. 1.52 acres. Together Lots 20A & 21A offer a multitude of construction options to future owners for 1 or 2 homes - as Lot 20A (the western portion of the property) includes a high hill that provides a terrific view overlooking Lake Hendricks and a terrain that is potentially adaptable to a walk-out style home and Lot 21A (the eastern portion) has been reshaped and excavated for construction of a residence or a freestanding conforming storage building. An electrical transformer has been put in place at the expense of the current owner to service this property. Rural water and high speed internet are available to service both lots. This property has been surveyed in 2018 by Banner Associates, Inc. with boundaries and setbacks located to provide potential buyers with a visualization of where potential buildable options might be on the property. The total of the 2017 RE taxes payable in 2018 on this property as a whole are \$818.88.

PARCEL #2 - +/- .68 Acre Rectangular Shaped Off the Lake with an Existing Cabin & Utilities - situated on the north side of 200th St. at 48628 200th St. with Vantage Points & Lake View ABBREVIATED LEGAL DESC.: Lot A of Lot 47 AL-MAR Lake Hendricks Add'n., in Sec. 21 & Sec. 28, T. 112N., R. 47W., Brookings Co., SD.

Parcel #2 consists of a rectangular shaped lot with an existing cabin, storage building & utilities situated on a lot that is approx. 100' wide by 300' North-South in depth along the east and west property lines, yielding an area of approx. .68 acres. This property includes a rustic style cabin (approx. 16'x27') and a covered porch (approx. 11'x16) – The cabin is comprised of an open front porch and a sliding patio door to a living/dining/kitchenette area w/side walk door to a rustic patio & concrete patio area, a bath w/SS dbl. sink, shower, stool & laundry area w/stackable washer & dryer and a Marathon HW heater, a hallway with an Amana combination wall mtd. Heat/AC unit, also there is a 2nd heat source provided by an off peak wall mtd. elec. heater and a bedroom w/rear walk door to an open wdn. deck; the exterior of the home has wdn. siding and a steel clad roof. The cabin is service by rural water, HD elec. w/100 amp breaker service (2017) and new septic in 2016. Also situated on the property is a colored steel clad garage (18'6"x24') with an OH door, Rear walk door, electrical & gravel floor and a wdn. stg. bldg. w/wood floor on skids (10'x16'). Additionally this lot has some existing trees and aesthetic views and vantage points from which there are views of Lake Hendricks and the surrounding countryside. This property may provide an economical option for individuals looking for a seasonal or year round cabin near Lake Hendricks. The total of the 2017 RE taxes payable in 2018 on this property are \$704.68.

TERMS: Cash - A 15% non-refundable earnest money payment on each property sale day & balance on or before Sept. 28, 2018. Marketable Title will be conveyed and owner's title insurance provided with the cost of the owner's policy and closing agent's fees divided 50-50 between the buyer and seller. All of the 2017 RE taxes payable in 2018 will be paid by the seller and based on that amount the 2018 RE taxes will be prorated to date of closing. This property is sold in "AS IS" condition with no contingencies whatsoever and subject to existing easements, restrictions, reservations or highways of record, if any, as well as any or all applicable Brookings Co. Zoning Ordinances. Information contained herein is deemed to be correct but is not guaranteed. The RE licensees in this transaction are acting as agents for the seller. Sold subject to confirmation of the owner. **To Inspect the Cabin or for a personal showing, contact the owner. Also, the bare lots may be inspected at your leisure prior to the auction. Broker Participation Welcome. For additional information contact the owner or the auctioneers.**

DAVID VIK, Owner—Ph. 507-476-3818

CHUCK SUTTON - Auctioneer & Land Broker

- Sioux Falls, SD - ph. 605-336-6315 or Flandreau, SD - ph. 605-997-3777;

Jared Sutton – Auctioneer & RE Broker Assoc. – Flandreau, SD –h. 605-864-8527 &

BURLAGE-PETERSON AUCTIONEERS & REALTORS – Brookings, SD – ph. 605-692-7102

PLAT OF
LOTS 20A AND 21A OF AL MAR LAKE HENDRICKS ADDITION
 IN GOVERNMENT LOT 6 OF SECTION 28-T112N-R47W OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA

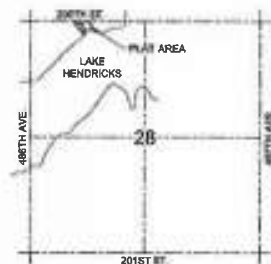
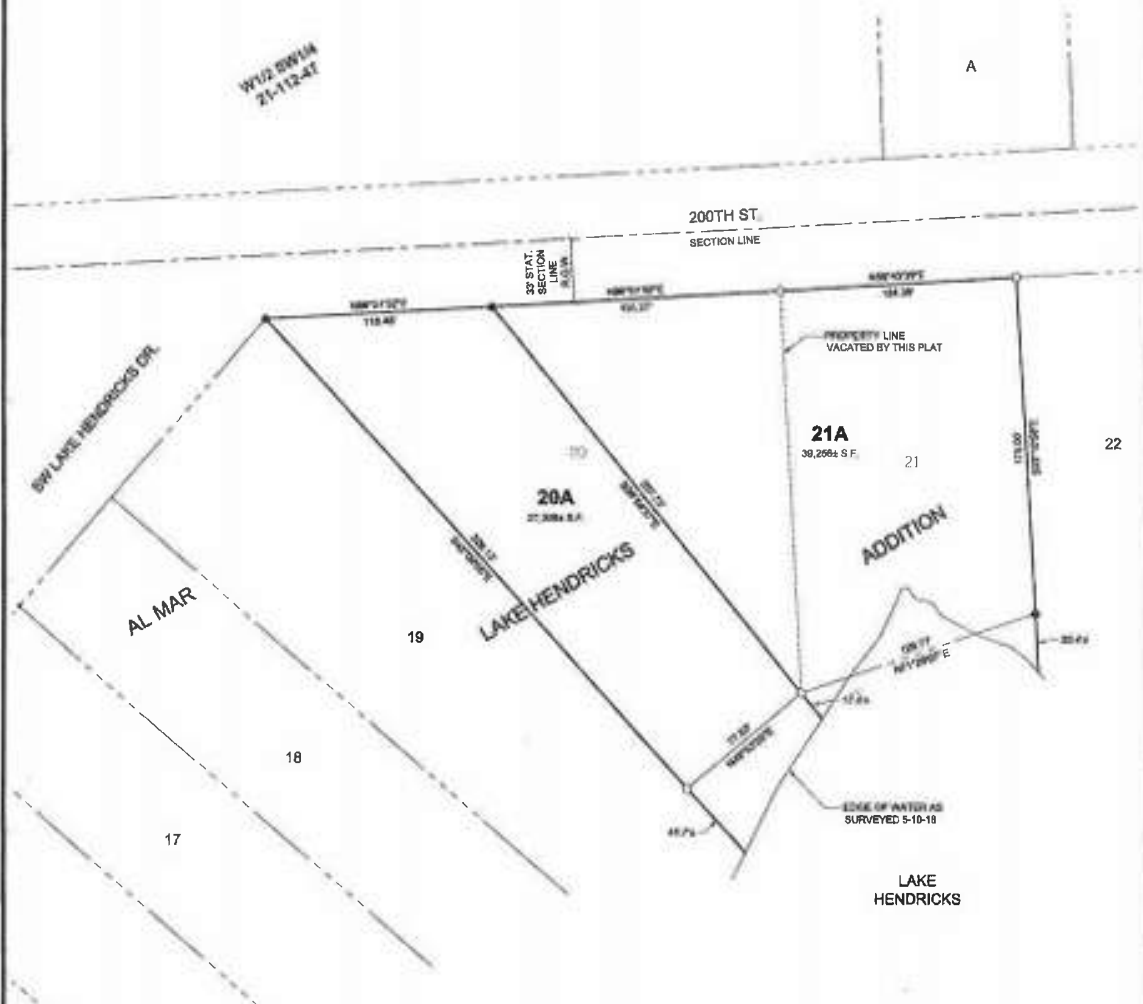
**Parcel
 #1**

VACATION NOTICE

THIS PLAT SHALL VACATE LOT 20 AND LOT 21, AS PLATTED IN THE PLAT OF "AL MAR LAKE HENDRICKS ADDITION" TO THE COUNTY OF BROOKINGS, FILED ON OCTOBER 3, 1978 IN BOOK 13 OF PLATS ON PAGE 42 THEREIN.

LEGEND

- MONUMENT FOUND
- MONUMENT SET THIS SURVEY (S&P REBAR WITH STAMPED PLASTIC CAP #10957)



VICINITY MAP
 SECTION 28-112-47



5/15/18
 PREPARED BY:
 BANNER ASSOCIATES, INC.
 409 22nd AVE. S.
 BROOKINGS, SD 57006
 (605) 692-8342
 MAY 2018

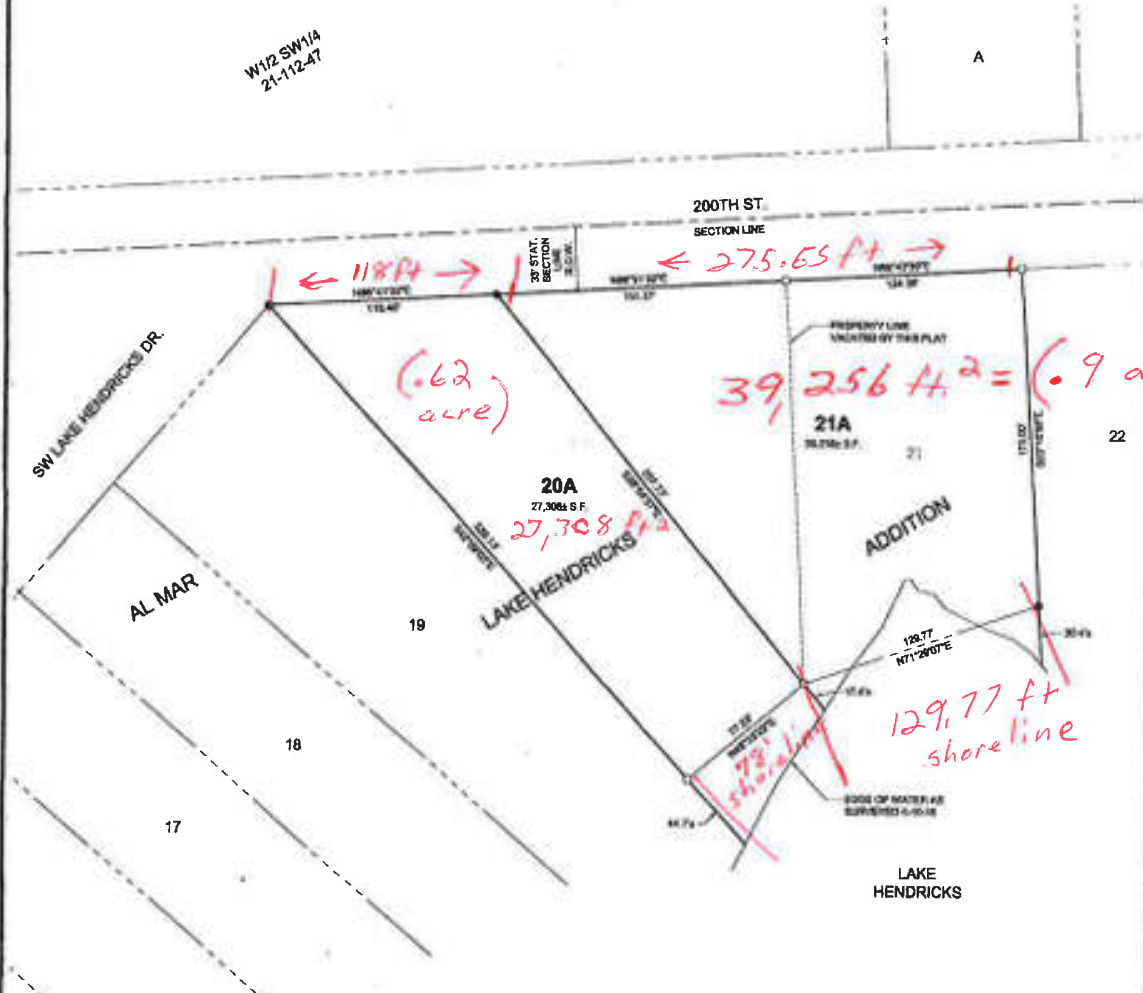
PLAT OF
LOTS 20A AND 21A OF AL MAR LAKE HENDRICKS ADDITION
IN GOVERNMENT LOT 6 OF SECTION 28-T112N-R47W OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA

VACATION NOTICE

THIS PLAT SHALL VACATE LOT 20 AND LOT 21, AS PLATTED IN THE PLAT OF "AL MAR LAKE HENDRICKS ADDITION" TO THE COUNTY OF BROOKINGS, FILED ON OCTOBER 3, 1976 IN BOOK 19 OF PLATS ON PAGE 42 THEREIN.

LEGEND

- MONUMENT FOUND
- MONUMENT SET THIS SURVEY (5/8" REBAR WITH STAMPED PLASTIC CAP #10957)



PREPARED BY
BANNER ASSOCIATES, INC.
409 22nd AVE. S.
BROOKINGS, SD 57006
(605) 692-6342
MAY 2018

NOTES:

**REMEMBER . . . SUCCESSFUL AUCTIONS
DON'T JUST HAPPEN -
THEY'RE PLANNED!
Call us today—605-336-6315
www.suttonauction.com**

