

ACREAGE AUCTION

2.8 +/- Acre Acreage, Located Only Minutes from Brookings

We will offer at Public Auction this real estate located at 20397 Northgrove Loop, Brookings, SD. From Brookings head north on Medary Ave./471st Ave/Old Hwy 77 for 7 miles. and then turn left (west) onto Northgrove Loop. Watch for Auction Signs on:

THURSDAY APRIL 25, 2024, SALE TIME: 4:00 P.M.

Open House: Thursday, April 11th from 5:00 – 6:00PM



This property presents an exceptional opportunity for those in search of a spacious and peaceful living space with significant potential for growth. Situated on 2.8+/- acres in the Northgrove Addition, just 7 miles North of Brookings, this nicely sized split-level home includes: 3 bedrooms, 2 bathrooms, with the lower level needing some renovations to make this your home. The home has Geothermal, Brookings Deuel Rural Water, Sioux Valley Electric, and its own septic system. There is also an attached 3-stall garage that has additional access to the lower level of the home, a 30-amp RV plugin, as well as 2 additional sheds with electricity. This acreage combines the tranquility of rural living with the convenience of being close to town. There are mature trees that enhance the surroundings while offering privacy and protection. This acreage is well-suited for individuals or families looking to embrace a serene lifestyle while still being within easy reach of city amenities. Whether it's for gardening, outdoor pursuits, or simply enjoying the open space, this property offers a fantastic opportunity to create your own home.

DESCRIPTION: Lots 14A Northgrove Addition in Section 2, T-111N, R50W, Brookings Co., SD.

For additional information and photos, please visit burlagepeterson.com or brookingshomes.com

TERMS: 5% non-refundable earnest money deposit due day of sale, balance due on or before May 30, 2024. Title Insurance and Closing Fee split 50/50 between buyer and seller. Real Estate taxes to be prorated to closing. Property sold as is, where is without warranties or contingencies, and subject to existing easements, restrictions, and subject to confirmation of owners. Information and statements contained herein are believed to be accurate but not guaranteed. Descriptions made believed accurate but not guaranteed. The new buyer(s) are responsible for conducting their own due diligence for future uses of the property. Burlage Peterson Auctioneers & Realtors, LLC & Best Choice Real Estate represent the sellers in this transaction.

Walter Spiering - Owner

AUCTIONEERS & REALTORS

Burlage Peterson Auctioneers & Realtors, LLC
317 4th Street, Brookings, SD – 605-692-7102
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**BURLAGE
PETERSON**
Auctioneers & Realtors, LLC.