



# REAL ESTATE AUCTION

**WEDNESDAY NOV 8<sup>TH</sup>, 2023**

**SALE TIME: 1:00 PM**  
**LOCATION: 1211 SALE BARN ROAD,**  
**FT. PIERRE, SD**

**Offering 3.17 acres +or- Commercial Real Estate with  
Shop and Office Space located at 1211 Sale Barn Road,  
Fort Pierre, SD. Auction to be held on site.**



**Lot size: 432'x320'**

**Natural Gas**

**Apx 14,500 sq. ft. shop space 3 phase power**

**Apx 1,600 sq. ft. office space City Water/Sewer/Electric**

Terms: A 10% nonrefundable earnest money payment due at the conclusion of the auction, with balanced due at closing, on or before December 20, 2023. Marketable Title will be conveyed and an owners title insurance policy will be provided with the cost to be divided 50-50 between Buyer(s) and Seller. The property is being sold by legal description, subject to easement and restrictions of record. All announcements made sale day take precedence over any previously disclosed terms conditions, disclosures, whether orally provided or in writing. Action Buyers Resource acts as agents for the Seller and property sales are subject to confirmation of the owners. Broker Participation Invited.



**SELLER: ROBERT "BOB" A. BAK ESTATE-- BAK CONSTRUCTION**

**TO OBTAIN COMPLETE DETAILS, A PERSONAL SHOWING  
OR BIDDER'S PACKET, CONTACT  
JOE SOVELL BROKER ASSOCIATE, LIC. # 12502**

**ACTION BUYERS RESOURCE LLC**

P.O. Box 505

Onida, SD 57564

1-605-258-2828

Toll Free: 1-866-867-7253



**PH 605-258-2828 / cell 605-280-7656**

[actionbuyersresource.com](http://actionbuyersresource.com), Emily Sovell, Responsible Broker.

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**Please Post !!!**