

# RESIDENTIAL HOME

## 405 8<sup>th</sup> AVENUE, KADOKA, SD

### UNRESERVED ONLINE AUCTION

# BigIron

REALTY

[ EXPERTS IN SELLING LAND ]



Bid Online  
**JAN. 14-28,**  
**2025**

**BIDDING ENDS AT 11 A.M. MST**  
Get a salebill, register and bid at  
[www.bigiron.com](http://www.bigiron.com)



**Seller: Hancock Farms, LLC**

**Contact Your Listing Agent**

**Brad Otte 605.685.5716**

**View Current  
Land Listings & Auction  
Sale Dates on**



## Information

This 16 x 80, 3 bedroom, 2 bath single wide mobile home sits on a nice corner lot with road access. New siding and a new metal roof have been completed in 2024. All appliances are included.

## Legal

Lots 8-11, Blk 1, Heeden's 2nd Add, Kadoka, Jackson County, SD.

**2023 Taxes:** \$177.90

## Attend the Auction

**Tuesday, January 28, 2025**  
9 a.m. MST until bidding ends

### Residential Home

405 8<sup>th</sup> Avenue | Kadoka, SD 57543

BigIron Realty representatives will be there to answer questions about the property and assist buyers with bidding online. You do not have to be present to bid online, but you are required to be available by phone. **Sellers:** If you are thinking of selling your property, please attend this auction and see how it works!



## BIDDING PROCESS

The bidding increments will be \$500 per bid. Real Estate Agent reserves the right to adjust bidding increments. You may place bids on this property for 14 days beginning January 14, 2025, and ending January 28, 2025, at 11:00 a.m. MST. This unreserved online auction features bidding extensions. The closing time will be automatically extended when a bid is received in the last 5 minutes and will close when there is no bid for 5 minutes. NOTE: Do not wait until the day the auction closes to register to bid online. All bidders must be approved to bid, so register at least 24 hours prior to the auction close or call 800-887-8625 for assistance.

The property is selling "AS-IS". Information was obtained from sources deemed reliable, but broker makes no guarantees as to accuracy. All prospective buyers are urged to fully inspect property and rely on their own conclusions. Copyright 2024 BigIron Realty. All rights reserved.

## TERMS & CONDITIONS

The successful buyer will be required to enter into a written purchase agreement immediately after the sale with a 10% non-refundable down payment to be payable to Jackson County Title Company in Kadoka, SD. The earnest deposit can be made by a personal check, company check, or by wire transfer. The balance will be due at closing on or before February 28, 2025. The seller will provide marketable title to the buyer evidenced by title insurance; the title insurance and owners' policy premium will be paid by the seller, and lender fees will be paid by the buyer. The 2023 real estate taxes will be paid by the seller and the 2024 taxes will be prorated to the day of closing. Property will not be sold subject to financing. Bidding increments may be changed at the discretion of the Real Estate Agent. Please have all financial arrangements made prior to the auction. The written purchase agreement, to be signed by the seller and buyer after the auction, is the sole and controlling document of this sale and supersedes any and all other terms whether verbal, written, expressed or implied and shall be the sole and controlling document for this real estate transaction. BigIron Realty is working for the seller.

# THE BIGIRON REALTY ADVANTAGE



## QUICK LAND SALES

When you list your property on our online land auction platform, it is **guaranteed to be sold after six weeks.**



## MORE MONEY IN YOUR POCKET

Our online land auctions **consistently outperform** traditional auctions and listings.



## UNMATCHED MARKETING REACH

We market land auction listings to **hundreds of thousands of potential buyers** across the United States using traditional and innovative marketing methods.

Celebrating 40 years of farm real estate experience, BigIron Realty brings that experience directly to you with our unique online platform where bidders from around the country can bid on your land anytime, anywhere. Our rural values, paired with today's technology, give you the real estate experience you deserve.

**BigIron**  
REALTY

4860 33<sup>rd</sup> Avenue  
Columbus, NE 68601

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