

FOR SALE BY SEALED BID

ACREAGE FOR SALE

MINUTES FROM
LOCAL AIRPORT

BIDS DUE MARCH 28, 2025 AT 1PM

OPEN HOUSE:

MARCH 22: 11AM – 1 PM



LOCATION: Street Address: 16751 310th Ave – Gettysburg SD
Legal Hegstrom Addition Plat of tract 1 NE 11-117-76



HOME

2160 sq ft 2013 Champion Home
4 bed/2 bath

Sold furnished, inclusive of
appliances and all existing
furniture

forced air propane furnace and
central air

BREEZEWAY

Home is attached to shop by 615 square
foot heated breezeway that is finished into
an additional living quarters with furnish-
ings that transition from shop to house.

SHOP

Go to work in the 64' x 54' Lester Building
shop without setting foot outdoors.

18' sidewalls with equipment-height over-
head doors

Heated concrete floor

Micro boiler for in-floor heat

Finished kitchen

Full bath on main floor of shop

Up stairs boasts additional storage and
four finished rooms

Four finished rooms currently furnished with
queen size beds to remain with property.

ACREAGE FOR SALE – Eight acres in a peaceful rural setting conveniently located minutes from Gettysburg City Limits. The property holds natural beauty and includes a fully-furnished home with attached finished shop. This property is ideal for a homesite or a recreational retreat, --- or, would be an ag producer's ideal workshop. Truck-height doors on the finished shop are a dream for equipment entrance. No property in the area holds more diverse potential: farmers, hunters, investors or recreational visitors, take a look!

Owner: Hegstrom Estate

**To obtain complete details, a personal showing,
or a bidder's packet, contact:**

EMILY J. SOVELL, ATTORNEY AT LAW

Contact Sovell Law Office, PC
Emily J Sovell • 605-258-2546
PO Box 505 • Onida, SD 57564
jsovell@venturecomm.net



**ROOMY KITCHEN
WITH LOTS OF
CABINETS**





**BRIGHT ROOMS
WITH SKYLIGHTS
& MANY WINDOWS**



***Industrial
Size Shop***





**615'
breezeway
connecting
home to
shop**



SEALED BID FORM
ESTATE OF RANDY HEGSTROM

(FILL IN ALL HIGHLIGHTED INFORMATION)

Bidder's Contact Information:

Name: _____

Address: _____

Phone: _____

I, _____ (Bidder), hereby make the following offer to purchase the real property, mobile home, buildings and structures:

16751 310TH AVE. GETTYSBURG, SD 57442
a/d/a TRACT 1 HEGSTROM
ADD'N IN NE/SE 11-117-76 POTTER COUNTY, SD

Total Bid Price: \$ _____

Non-refundable Earnest money enclosed: \$ _____

I, the above-stated bidder, make the foregoing offer. By making said offer, bidder agrees to accept the terms and conditions set forth in the Announcements attached herewith and correspondence from Sovell Law Office, PC. If bidder is the successful bidder, the non-refundable earnest funds shall be deposited upon execution of the purchase agreement.

Date: _____

Bidder's Signature

(RETURN SEALED BID FORM WITH APPLICABLE EARNEST MONEY)

Announcement / Instructions – Hegstrom Estate

- I.** TERMS: This will be a cash sale, and 10% of the offered price must be submitted with your bid. If your offer is rejected, the 10% will be void and returned. If your offer is accepted, the 10% will be deposited in Sovell Law Trust as non-refundable earnest money, and bidder will be required to complete and sign a purchase agreement reflecting the terms of the sale as established herein or otherwise provided.
- II.** Possession will occur at closing, on or before May 1, 2025.
- III.** Title Insurance costs shall be divided equally (50%-50%) between Buyer(s) and Seller.
- IV.** Transfer fees will be the responsibility of the Seller and Recording fees shall be the responsibility of the Buyer(s). Buyer(s) are responsible for Buyer(s)' inspection of the property prior to close of the sealed bid auction. The property is selling as is, where is. Seller makes no guarantee on boundaries or borders or fence lines.
- V.** The Sealed Bid Form enclosed herewith must have all yellow, highlighted blanks completed by the bidder.
- VI.** Please remove and return the sealed bid form only to Sovell Law Office, PC in order to submit your bid. "Sealed Bid" shall be clearly marked on the exterior of the envelope. Personal delivery can be made to the law office at 110 S. Main, Onida, SD or mailed bids can be mailed to Sovell Law Office, PC, PO Box 505, Onida SD 57564. No submissions will be accepted after March 28, 2025 at 1:00 pm. The top bidders may be selected, at the discretion of the Seller, to attend a private auction, or to otherwise increase offers made.
- VII.** Buyer(s) and Seller shall equally share the cost of preparing closing statements and Warranty Deed. Seller shall be responsible for his individual attorney's fees incurred, and Buyer(s) shall be responsible for his/her/their own separate attorney's fees or buyer's broker fees incurred, if any.
- VIII.** Seller reserves the right to reject any and all bids. The top bidders may be invited to increase their bids through private auction sale or personal contact at Seller's discretion.