

NOTICE OF TAX DEED SALE

Douglas County will be holding a tax deed auction on Tuesday, March 19, 2024, at 1:00 p.m. at the Douglas County Courthouse, on the first floor. Bids will only be taken in person. Those wishing to bid must be present or send a representative to bid for them. Winning bidders must be current on all their property taxes in Douglas County per SDCL 10-25-45.

LEGAL & ADDRESSES:

-Parcel #3125: Lot 6 Blk 2 Statlers Addition, City of Armour, Douglas County, South Dakota. Commonly known as 702 7th St., Armour, SD. **Minimum bid: \$3,400.00**

-Parcel #3590 Lots 3-4 BLK 3, Original Town of Delmont, Douglas County, South Dakota. Commonly known as 205 W. Depot St., Delmont, SD. **Minimum bid: \$2,100.00**

-Parcel #3698: W2 S2 (128' x 150') & (EX 100' x 150' NW Corner) Blk 18 Carl's Addition, City of Delmont, Douglas County, South Dakota. Commonly known as 306 S. Broadway St., Delmont, SD. **Minimum bid: \$8,900.00**

-Parcel #3703: W 170' of N2 (EX S 105') Blk 20 Carl's Addition, City of Delmont, Douglas County, South Dakota. Commonly known as 300 S. Williams St., Delmont, SD. **Minimum bid: \$5,400.00**

-Parcel #3705: N2 of Blk 20 lying E of W 170' Carl's Addition, City of Delmont, Douglas County, South Dakota. **Minimum bid: \$1,800.00**

-Parcel #3706: S2 of Blk 20 Carl's Addition, City of Delmont, Douglas County, South Dakota. Commonly known as 306 S. Williams St., Delmont, SD. **Minimum bid: \$3,025.00**

-Parcel #3233: Lot 1 & W2 Lot 2 Blk 3 Original Town of Corsica, Douglas County, South Dakota. Commonly known as 125 E. 5th St., Corsica, SD. **Minimum bid: \$3,400.00**

-Parcel #3461: 200' S of NW Corner (50' x 150') Lot 2 Blk Y Breukelman's Addition, City of Corsica, Douglas County, South Dakota. Commonly known as 420 N. Corse Avenue, Corsica, SD. **Minimum bid: \$700.00**

-Parcel #2446: Lots 13-14 Blk 12, 34, 100-65 Holland Township, Douglas County, South Dakota. Commonly known as 110 4th Street, Harrison, SD. **Minimum bid: \$1,000.00**

-Parcel #2447: Lots 15-16 & S2 Lot 17 Blk 12, 34, 100-65, Holland Township, Douglas County, South Dakota. Located in Harrison, SD. **Minimum bid: \$860.00**

This auction is for a tax deed which is a quit claim deed. If you are unfamiliar with quit claim deeds and the legal limitations of such, please do research prior to the auction or contact an attorney. *Douglas County employees cannot give legal advice.* Buyer is responsible for insuring

or determining the state or marketability of title, e.g., obtaining a title search from a title company.

The following payment can be accepted: cash or certified check. There will be an additional \$30 fee to file the deed. This is not included in the auction price.

Terms of sale: Successful bidders to deposit 10% irrevocable, nonrefundable earnest money on auction day w/balance due in certified funds at the date of closing (approximately 30 days after sale date). Have financial arrangements secured prior to bidding.

Property sold by legal description only, no survey provided. The seller makes no guarantees or warranties actual or implied.

Sold subject to confirmation of Douglas County Commission. Owner can reject any or all bids.

Announcements made at the auction take precedence over any printed material or prior representations.

Contact the Douglas County Auditor (605) 724-2423 with any questions.

Phyllis Barker
Douglas County Auditor