

NOTICE OF TAX DEED SALE

Douglas County will be holding a tax deed auction on Tuesday, December 2, 2025, at 8:30 a.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 #1772: Lot A in E2 SW4 Section 11, T100N, R62W, Douglas County, SD. Commonly known as: 40228 269th St, Dimock, SD.

- Parcel #2696: N 16' Lot 11 & All Lot 12 blk 1, Original Town of Armour, Douglas County, SD. Commonly known as: 1010 Braddock Ave., Armour, SD.

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