

Tax Deed Auction

August 19, 2021

2pm

Fall River County Courthouse

Payment: Cash or Check Accepted. Credit Card transactions will have a 2.5% fee. Debit cards will have a \$2.50 fee.

There will be an additional \$30 fee to file the deed. This is not included in the auction price.

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 Fall River County per SDCL 10-25-45

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. Fall River County employees cannot give legal advice.

NOTICE TO BE READ BEFORE TAX DEED SALE

All delinquent taxes, penalties and interests are abated and are **not** the responsibility of the new owner of deed.

All special assessments, except for delinquent **municipal** special assessments (SDCL 10-25-12), are abated from the property. Only **municipal** special assessments, delinquent, current and future, stay with the property and are the responsibility of the new owner. As per SDCL 10-25-12, the property is also subject to any claim that the state may have in the property for taxes, liens, or encumbrances. It is presumed that existing federal liens remain against the property. Any information or questions or negotiations on these liens need to be directed to the appropriate form of government, not the County.

The issuance of a tax deed pursuant to SDCL 10-25-12 appears to release all other liens of record ***against the property***, not the person. Examples are: county liens, mechanic liens, special assessments of all non-municipal governments, judgments and mortgages.

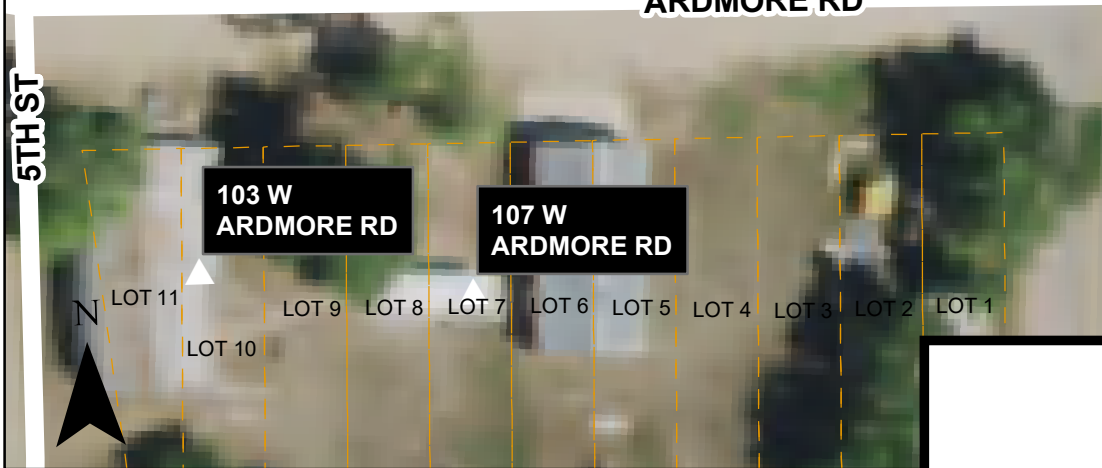
At the conclusion of this sale, Fall River County will issue and file a **Quit Claim Deed** to the property in the name requested by the purchaser. Fall River County makes no guarantee of absolute fee simple marketable title to the property. It is recommended by the marketable title standards that the purchaser of a County quit claim deed pursue a **QUIET TITLE ACTION** in order to acquire marketable title to the property (SDCL Chapter 43-30, title standards 26-01 & 26-02).

Sue Ganje, Auditor

605-745-5130



ARDMORE RD



65020-00400-016-00

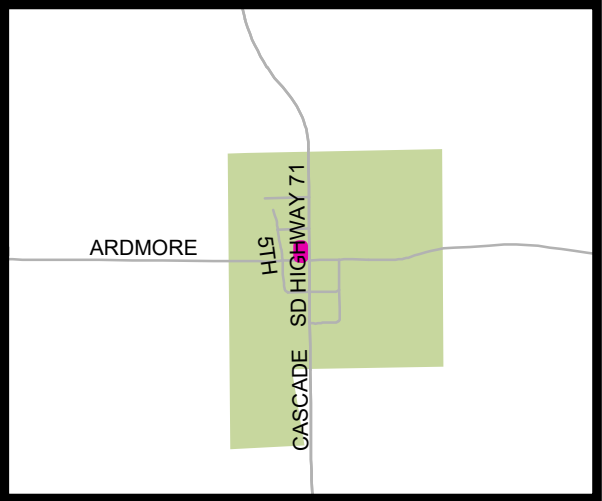
Lots 16 & 17 Block 4 in the Original Town of Ardmore, Fall River County, South Dakota

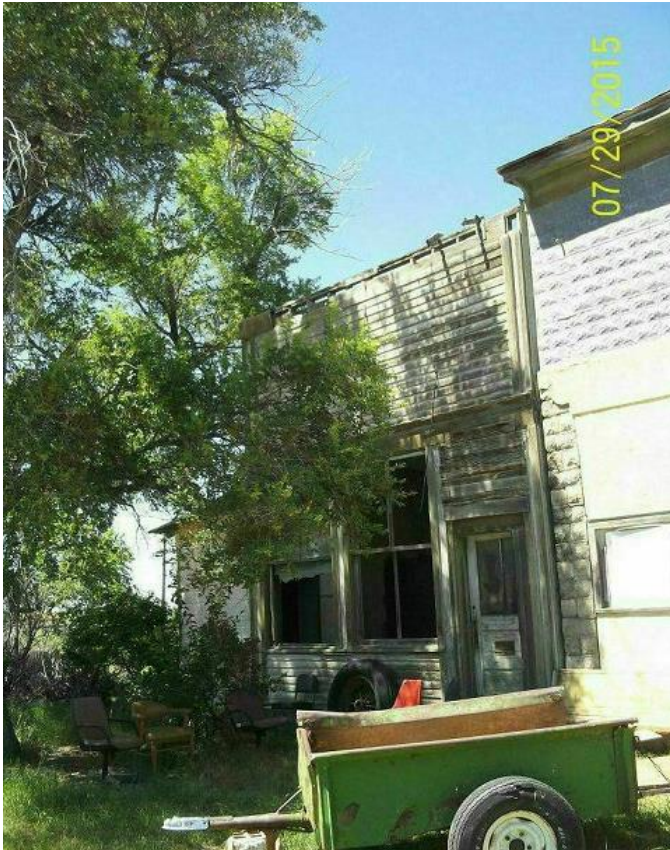
Address:
W ARDMORE RD

Area: ARDMORE

Lein:

Special Assessment:





FAR LEFT BUILDING IS THIS PARCEL

65020-00400-016-00





65021-02400-001-00

Lot One (1) in Block Twenty-Four (24), Jones Addition, Town of Ardmore, Fall River County, South Dakota

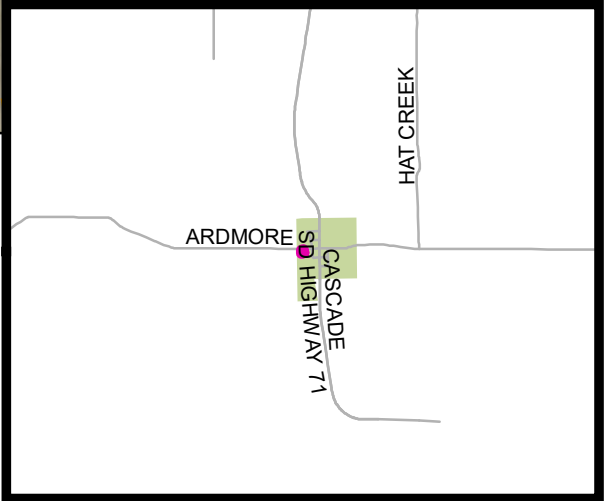
Address:
W ARDMORE RD

Area: ARDMORE

0 87.5 175 350 Feet

Lein:

Special Assessment:



65021-02400-001-00





65140-06000-006-00

Unorg Town, town of Dudley: Lot 6, Blk 60, Fall River County,
South Dakota

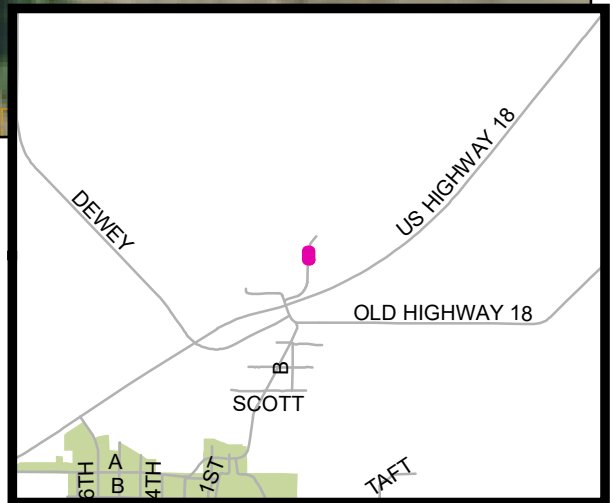
Address:
CEMETERY RD

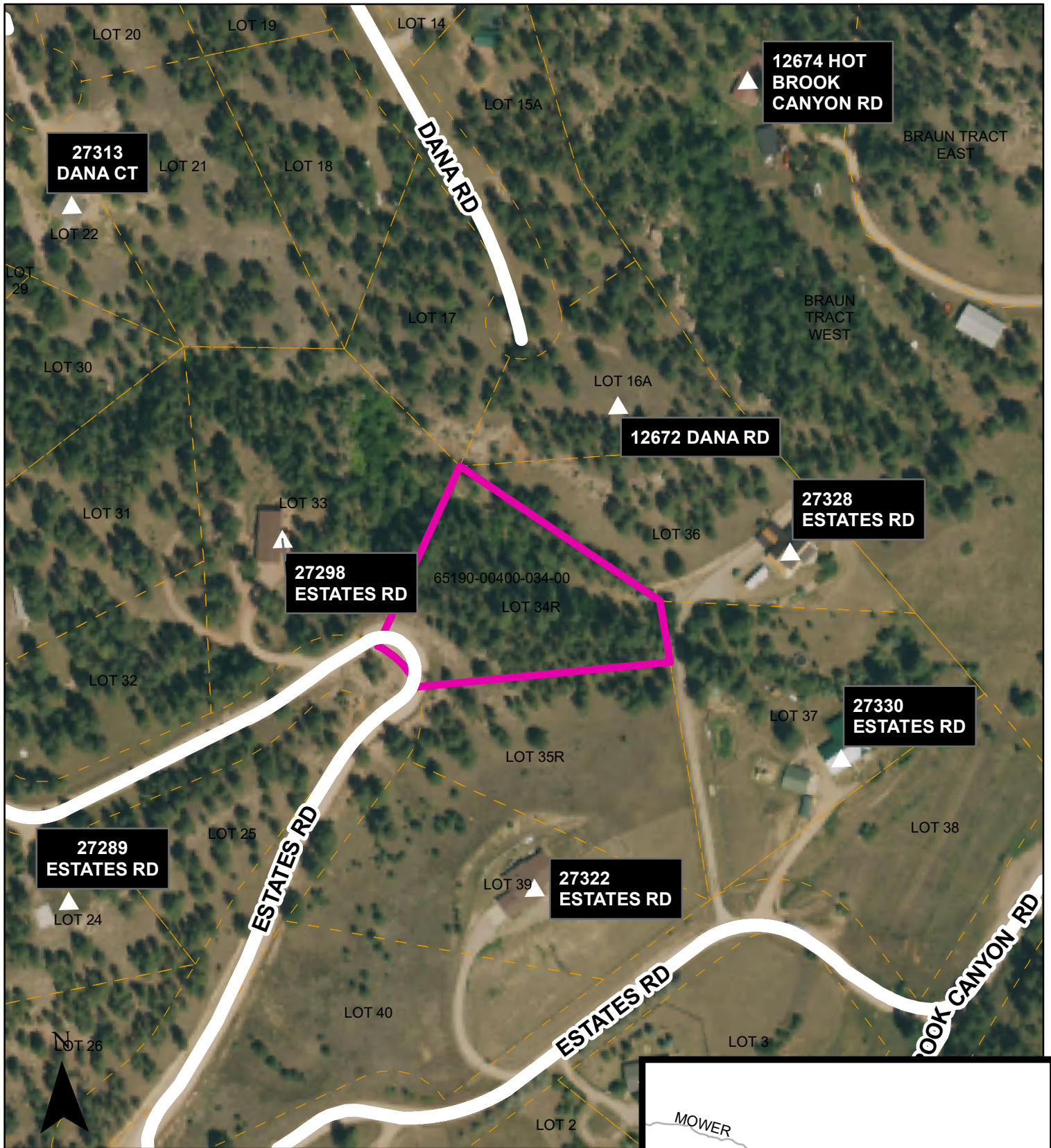
Area: DUDLEY

0 30 60 120 Feet

Lein:

Special Assessment:





65190-00400-034-00

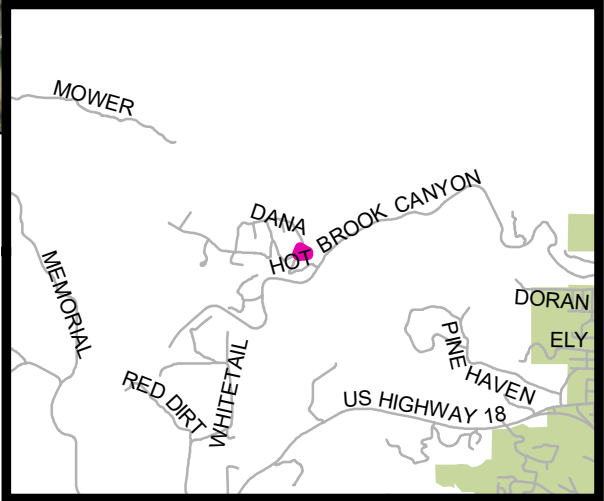
Lot Thirty-Four (34), Block Four (4), Hot Brook Estates Subdivision. Located in section sixteen (16), Township Seven

Address:
ESTATES RD

Area: COUNTY

Lein:
FEDERAL

Special Assessment:



65190-00400-034-00

