

Real Estate Sealed Bid Form (Fill & Send)

BUYER'S NAME

ADDRESS

PHONE #

EMAIL

150 Jefferson Street, Mission, SD Legal: Lots 1,2,3; Block 12; First Addition Mission City

AUCTION PROPERTY

I/we hereby bid \$_____ for the above referenced property. I/We agree to deposit ten percent (10%) of purchase price as earnest money on the date of the sale, if I am the successful bidder(s).

I/we have also provided proof of funds attached to the Sealed Bid Form

I/We have received, read, and understand the terms and conditions of this offer (see terms & conditions).

SIGNATURE

DATE

SIGNATURE

DATE



TERMS & CONDITIONS

Written sealed bids must be submitted on the **REAL ESTATE SEALED BID FORM** by mailing or delivering to Shippy Realty & Auction, 439 East 2nd Street, Winner, SD 57580 or Email: steve@shippyrealty.com Bid forms should include bidder's name, address, phone number, email and amount of bid.

IT IS THE BIDDER'S SOLE RESPONSIBILITY TO ENSURE THAT THEIR REAL ESTATE SEALED BID FORM IS RECEIVED BY JULY 3 (THURSDAY), 2025. No verbal bids will be accepted.

PROOF OF FUNDS: Buyers must submit a current proof of funds statement.

EARNEST MONEY: The Buyer shall then have three (3) business days after the receipt of the Purchase Agreement to execute and return the Purchase Agreement with no contingencies with the balance of ten Percent (10%) of purchase price, (nonrefundable) earnest money check (Payable to Titles of Dakota).

REVIEW SEALED BIDS: All sealed bids will be opened and reviewed by Shippy Realty & Auction and Seller. At the time of acceptable offer, Seller and Buyer will immediately enter into a Purchase Agreement. Seller reserves the right to accept or reject any bid/offer or to waive any technicalities and defects in a REAL ESTATE BID FORM.

BIDDER PARTICIPATION: By submitting a sealed bid to purchase the subject property, Bidder agrees to participate and be bound by the terms and conditions.

AWARD OF CONTRACT: At the conclusion of the sealed bid process, Shippy Realty & Auction and Seller may award the sale of the property to the accepted bidder. In the event of a tied bid, Shippy Realty & Auction will ask the tied bidders to submit a final and best offer to break the tie bid. At the time of an acceptable offer Seller and Buyer will immediately enter into a Purchase Agreement.

CLOSING DATE: will be on or before **August 4th, 2025.**

THERE ARE NO CONTINGENCIES. SOLD "AS IS/WHERE IS" WITH ALL FAULTS, IF ANY. NO WARRANTY AS TO CONDITION OR SUITABILITY FOR ANY PURPOSE IS EXPRESSED OR IMPLIED. BUYER SHALL SOLELY RELY ON THEIR OWN INFORMATION, JUDGEMENT AND INSPECTION OF THE PROPERTY AND RECORDS. BUYER PAYS ALL CLOSING COST AND ANY OTHER COST PERTAINING TO THIS SALE. SELLER WILL PAY PRO-RATED TAXES AT CLOSING. THERE IS NO FINANCING CONTINGENCIES. TIME IS OF THE ESSENCE.

BIDDING ELIGIBILITY: All persons submitting a sealed bid must be at least 18 years of age or older and have full authority to bid on the property either as solely or as a representative of the bidding entity. Anyone submitting a bid acknowledges they are making a legal and binding offer to purchase the subject property agree to be bound by the Terms and Conditions as set herein.

I also understand Shippy Realty & Auction is exclusively representing the Seller in the sale of this property.

**Shippy Realty & Auction
439 East 2nd Street, Winner, SD 57580
605-842-3212
steve@shippyrealty.com**