

**CITY OF PHILIP, SOUTH DAKOTA
ACCEPTING SEALED BIDS
FOR THE REAL PROPERTY AT
175 S. CENTER AVENUE IN PHILIP, SOUTH DAKOTA**

Notice is hereby given that the City of Philip, South Dakota is accepting sealed bids for the real property located at 175 S. Center Avenue and legally described as Lot 8, Block 7, Original Town, City of Philip, Haakon County, South Dakota. (Old Pizza Etc. Building and Property)

Stipulations with the sale of this property include:

1. The property is zoned commercial.
2. The building has water and sewer connections from the city mains.
3. The building does not have any plumbing, electrical, heating or air conditioning.
4. The building is sold as is, no warranty.

Three (3) real-property owners in the City of Philip have recently been selected by the consensus of the Philip City Council to appraise the property, with a resulting average value of **\$45,000 Total**; (Land: \$10,833; Structure: \$34,167).

Based upon the foregoing average value, sealed bids will be accepted in the City Office, PO Box 408, 140 S. Howard Avenue, Haakon Co. Courthouse, 4th Floor, Philip, SD until 5:00 PM on December 2, 2024. Bids must be sealed and clearly marked "175 S. Center Avenue Property".

Terms: A bid must be accompanied by a certified check in the amount of 10% of bid. If a bid is awarded, the balance is due on or before January 1, 2025. Property sold by physical address and legal description-- no survey provided.

Bids will be opened on Monday, December 2, 2024, at the regular meeting of the Philip City Council at 7:10 PM or as soon after that hour as possible.

The City of Philip reserves the right to reject any and all bids.

Questions regarding the property can be directed to City Administrator Brittany Smith at 605-859-2175 or cityadmin@philipsd.us.

(Published Boxed Ad on Nov. 12, 14, 19 & 21, 2024, at an approximate cost of \$_____)