



IMPROVED RURAL ACREAGE & PERSONAL PROPERTY AUCTION

+-10.0 Acres in Volin SD area, Vehicles, Trailers & Personal Property



As I am moving we will offer the following improved rural acreage at Public Auction located at 45166 Bluff Rd, Volin SD; or from Volin SD, just slightly east on 306th St.; then go 1/2 mile SE on the "Bluff Rd" to acreage; or from Irene SD, go 9 1/2 miles south on 452nd Ave. & 1/2 mile west on Bluff Rd. (Watch for Signs)

THURSDAY, JUNE 1ST, 2017

Personal Property @ 4:00 PM – REAL ESTATE @ 6:30 PM

OPEN HOUSE DATES: Wed. May 17th (6 to 8pm) & Sun. May 21st (1-3pm)

Real Estate: This +-10.0 acre improved acreage consists of an older 1 1/2 story, 1,764sq. ft. home with 4 bedrooms & 1 full bath. Main floor has front enclosed porch, dining room w/ Snap Stone tile floor, galley style kitchen w/ elec. range and refrigerator, a full bath with tub/shower comb., stool, sink and laundry hook-up, a living room w/ wood burning fireplace and oak floors and master bedroom. The upper level has 3 bedrooms. A partial basement with high-eff. propane furnace, 40gal. elec. water heater, 200 amp breaker service. Property is serviced by B-Y rural water, Clay-Union Elec., and private septic system. The exterior of the home is wood siding, asphalt shingled roof and contains numerous mature trees, pines, vineyard and shrubbery and brick patio w/ privacy fence. Outbuildings include an older barn, storage shed w/ shop area and lean-to and livestock shed. If you are in the market for an affordable acreage, investor, or looking for a sizeable acreage on which to build your future home, run a few head of livestock, be sure to attend an Open House to see all the potential this acreage has to offer. For any additional inquiries or appt. contact Souvignier RE & Auctions @ 605-987-2404.

Legal Desc: Lot 1 & NW1/4 of NE1/4, North of Bluff Road exc. N660' of NW1/4NE1/4 & Lot 2, Sec. 24, Twp. 94, R. 54 (Volin Twp.), Yankton Co., SD

Terms: CASH. A 10% non-refundable earnest money payment day of sale with balance due on or before July 11th, 2017 with possession. A clear title will be conveyed and an owner's title insurance policy provided with the cost of the policy and the closing agents fee (Yankton Title) split 50/50 between the buyer and seller. All of the 2016 RE taxes in the amount of \$988.72 paid by seller with the 2017 RE taxes prorated to closing date. Property is being sold based upon the surveyed and platted acres with no guarantee that the existing fences lie on the true and correct boundary and any new fencing requirements around the perimeter will be the responsibility of the buyer. This property is sold in "AS IS" condition without any warranty or guarantees for condition but with a Seller's Disclosure. Information contained herein is deemed correct but not guaranteed. Licensees / Auctioneers are acting solely as agents for the sellers. Seller is a licensed RE Broker Associate. Property is sold subject to confirmation of the Seller.

Personal Property: Vehicles and Trailers: 2007 Toyota Rav 4 Limited, V6, auto trans., sunroof, 70,000 miles; 1996 Dodge Dakota 4x4, ext. cab, V8 w/Western 6' snowplow and controls; 2015 Interstate enclosed trailer, 12x6' lay down rear and side doors; 2015 Carry-On 6x12'trailer w/ rear & side ramps; 2013 homemade 4x9' trailer; 2001 16' car trailer; 1945 HM trailer; 1995 Kawasaki 400 ATV w/ winch; **Lawn:** Toro "Time Cutter" riding mower, 36" deck, 453cc, like new; Troybilt 6.5hp Super Bronco tiller; Cub Cadet 2x526 snow blower, elec. start w/ comfort cover and chains; MTD Gold 21in. snow thrower, elec. start; Yutrax 3x5ft. yard trailer; elec. log splitter; JD LT 133 riding mower, 32in. deck; 3 pt. sod buster; Ariens RM1032 mower, not running; 2,000ft Rainbird drip irrigation; **Shop:** Porter Cable contractor air compressor; Lincoln arc welder (like new); 2 Craftsman 10in. table saws; router table w/ 2 routers and bits; Powercraft 10in. radial arm saw; interior painters scaffolding; floor jack; log roller; 22.5 new truck tire chains; semi load locks; tie-down straps; semi-tractor hitch; shop vac; hand tools; kum-along; **Livestock:** 2 solar fencers; 300 step-in poles; elec. fence wire and ribbon; T posts; 16 galv. cattle panels; rec. hitch wire un-roller; **Household:** Marquis 2 man hot tub; faux leather couch and Lazyboy recliner; oak sofa and coffee tables; Maple china hutch; Kenmore washer & dryer (like new); apt. elec. range; bookcases; file cabinets; full size sprg/mattress; pine cabinet; oak carpenters tool box (repro); 2 pool tables (dismantled); **Collectibles:** oak 4 sect. attorneys bookcase w/ secretary desk (rare); old feed scale w/ wts; 2016 Cubs World Series commemorative photo & medallion; NE Cornhusker 1/16th scale truck by Danbury Mint; Ray Kelly "Pheasant" print; 2 Purina Chow signs (36x36); **Misc:** 14x9' camping tent, sleeping bags; fishing poles and tackle; Bushnell 10x42 binos (new); ski knee board; fans; Stanley floor dryer; misc. lumber; live trap; Coleman gas grill; canvas tarps; plus more.

KEITH A. MEIERS, OWNER

Ph: 605-212-3677

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Keith Meiers Acreage



04/10/2016

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