

CARLSON ESTATE ACREAGE AUCTION

7.90 Acre Acreage with an Attractive 1 1/2 Story Country Home with Outbuildings Situated in a Pleasant Rural Setting with an Excellent Metal Shop/Storage Building, Livestock Buildings & Yards & Other Improvements Location Near Canton, SD, Harrisburg, SD and Only a +/-10 Minute Drive from Sioux Falls, SD



In order to settle the Travis Carlson Estate we will offer this acreage at public auction, with the auction to be held at the property located at 48033 277th St., Canton, SD; from the Stoplight in Canton, SD (Jct. of US Hwy. #18 & 5th Street) – 5 miles north on Co. Rd. #135 and $\frac{3}{4}$ miles west on 277th St.; from the Lennox-Parker, SD Exit #68 on I-29 – 9 $\frac{1}{2}$ miles east on Co. Hwy. #116 (275th St.), 1 mile south on 480th Ave. and $\frac{1}{4}$ mile east on 277th St.; from Harrisburg, SD – 2 miles east on 273rd St., 4 miles south on Hwy. #11 and $2\frac{1}{4}$ miles east on 277th St.; or from Sioux Falls, SD - (Jct. 57th St. & Hwy. #11) – $8\frac{3}{4}$ miles south on Hwy. #11 to 277th St., then $2\frac{1}{4}$ miles east on 277th St.

SALE DATE: THURSDAY MAY 31, 2018
SALE TIME: 7:00 PM

OPEN HOUSE DATES:

Sun. May 13th from 1:00 to 3:00 PM;
Wed. May 16th from 5:00 to 7:00 PM
Sun. May 20th from 1:00 to 3:00 PM;
or Personal Showings by Appointment
Arranged with the Auctioneers

This property consists of an attractive well located +/-7.90 acre improved acreage. This acreage features a set of improvements inclusive of an attractive home, a very nice metal shop/storage building, livestock buildings and yards & other incidental improvements situated in a pleasant country setting enhanced by numerous mature trees, making this an especially desirable acreage for individuals desiring to have room for a few head of horses, cattle or other livestock.



1116 N. West Ave.
Sioux Falls, SD 57104
Ph. 605-336-6315
www.suttonauction.com

The improvements on this property include an attractive 1½ story home comprised of an enclosed south entry with an attractive entry door with ornate glass and a spacious enclosed entryway with space for a freezer or other items and is the location of the main electrical breaker service; a kitchen w/wooden cabinets, Whirlpool SS Refrig. w/bottom freezer, a built-in dishwasher & elec. stove; a main floor laundry room with ½ bath (WASHER – DRYER); a recently remodeled bath with 5' vanity, tub-shower unit and stool; dining/living room w/hardwood floor and a west walk door; and a main floor addition inclusive of a bedroom w/closet and access to the partial basement under the addition which houses a Lennox Pulse 21 LP gas furnace w/central AC and Marathon elec. HW heater and a crawl space under the remainder of the home; the 2nd story consists of 2 bedrooms w/closets, an add'l room w/no closet for potential bedroom or office use and a hallway (the bedrooms have exposed wooden floors and the hallway is carpeted).

This home has vinyl siding, asphalt shingles and it appears that all of the windows have had replacement vinyl clad windows installed. Furthermore there is a concrete 4 car parking pad near the rear entryway. The home is situated in a beautiful setting with numerous mature evergreens and other trees and shrubbery and a large grassed lawn. This property is serviced by South Lincoln Rural Water. The 1,000 gal. LP tank on the property is leased and any remaining gas will pass with the property with NO Cost of Adjustment. Other improvements on the property include a Huskee-Bilt shop/storage building (approx. 54'x63') with a sliding north door, small sliding east door and a walk door; a concrete block garage, a galv. steel livestock bldg. w/dirt floor (approx. 24'x48'), conc. Stave silo, livestock yards with a Ritchie livestock fountain, 2 older steel grain bins, 4 concrete bin pads which have been utilized as open storage pads and other incidental improvements. The farmstead is nestled in a pleasant country setting. This property is situated in the Canton School District and is serviced by Southwestern Energy Rural Electric. This is truly the type of an acreage that will suit the needs of a wide variety of buyers that truly must be seen to be fully appreciated!!

LEGAL DESC: Tr. 1A of Sorenson's Add't'n in the NW ¼ of Sec. 26, T. 99N., R. 49W., (Dayton Twp.), Lincoln Co., SD, containing +/-7.90 Acres according to the recorded plat thereof.

TERMS: Cash - A 10% non-refundable earnest money deposit sale day & balance at closing on or before July 20, 2018 w/full possession. Marketable Title will be conveyed and owner's title insurance provided w/the cost of the owner's policy divided 50-50 between the buyer & seller. A title company closing fee will be divided 50-50 between the buyer and seller. All of the 2017 RE taxes payable in 2018 in the amount of \$1,110.02 will be paid by the estate, and based on that amount the 2018 RE taxes will be prorated to the date of closing. The acres in this property are based on the acres as stated on the survey of the property and as stated on the county tax records, with the acres understood to be "more or less". The sellers do not guarantee that existing fences lie on the true and correct boundary and any new fencing, if any, will be the responsibility of the purchaser pursuant to SD Law. This property is sold in "AS IS" condition with no contingencies whatsoever, and is sold subject to existing easements, restrictions, reservations or highways of record, if any, as well as any or all applicable Lincoln Co. Zoning Ordinances. Information contained herein is deemed to be correct but is not guaranteed. Sold subject to confirmation of the owners.

For an appointment to inspect the property or for additional information contact the auctioneers or see www.suttonauction.com.

TRAVIS CARLSON ESTATE

**The First National Bank in Sioux Falls, SD Trust Department –
Pers. Representative**

- Jon C. Olson, Personal Trust Officer – 605-357-7668

CHUCK SUTTON – Auctioneer & Land Broker –

Sioux Falls, SD – ph. 605-336-6315 & Flandreau, SD – ph. 605-997-3777

JARED SUTTON – Auctioneer & RE Broker Associate–

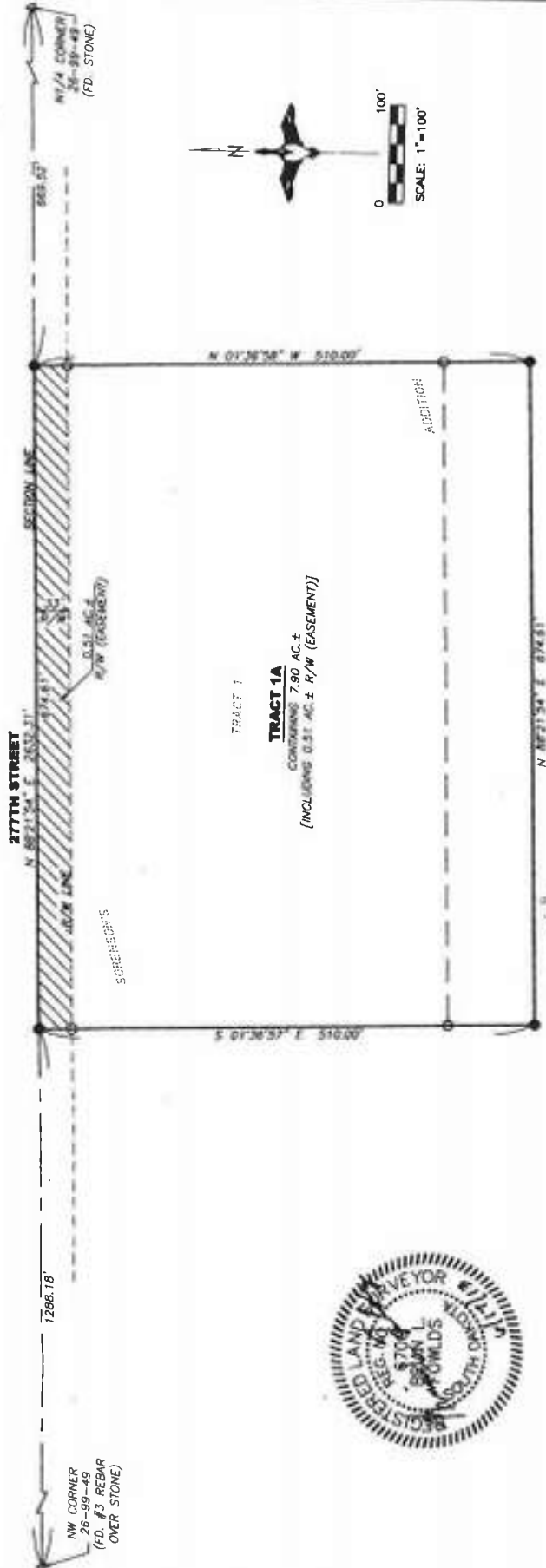
Flandreau, SD – ph. 605-864-8527

TOM & TED SOUVIGNIER – Auctioneers & RE Broker Associates –

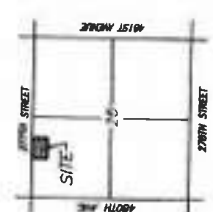
Canton, SD – ph. 605-987-2404

PLAT OF TRACT 1A OF SORENSON'S ADDITION

AN ADDITION IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 99 NORTH, RANGE 49 WEST OF THE 5TH PRINCIPAL MERIDIAN, LINCOLN COUNTY, SOUTH DAKOTA



TRACT 1A
CONTAINING 7.90 AC. ±
[INCLUDING 0.51 AC. ± R/W (EASEMENT)]



- LEGEND:**
- SET 5/8" REBAR W/CAP #6700
 - FT. MONUMENT #6700
 - △ SECTION CORNER (AS NOTED)
 - (R) RECORD INFORMATION
 - AC. ACRES
 - R/W RIGHT-OF-WAY
 - N.T.S. NOT TO SCALE
 - PREVIOUSLY PLATTED LINE
 - - - RIGHT OF WAY LINE

NOTES:
BASIS OF BEARINGS ARE ASSUMED
THIS PLAT WAS PREPARED WITHOUT
THE BENEFIT OF A TITLE COMMITMENT.

Prepared By:
MIDWEST LAND SURVEYING, INC.
Land Surveying and GPS Consulting
311 E. 14th Street, Suite 100, Sioux Falls, South Dakota 57104
Phone: (605) 523-8851 FAX: (605) 574-8851

NOTES



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