



HAMMER AUCTION

**SATURDAY
JUNE 9, 2018**

SALE TIMES:

**Acreage—9:30 am
Personal Property—
10:30 am**

ESTATE REAL ESTATE & PERSONAL PROPERTY AUCTION

Well Located 2 Acre Acreage Inclusive of a Shop Building with Attached Living Quarters and a Morton Machine Shed – Situated Just West of Chester, SD and Adjacent to a County Hardsurfaced Highway – Plus Personal Property Including a 2010 Jayco Eagle Super Lite Pulltype Camper, 2013 GMC Sierra Std. Cab Pickup w/24,850 Miles, a Gehl #4640 Turbo Skid Steer Loader w/745 Hrs., Skid Steer Attachments, 1994 Ford F-250 4x4 Pickup, Older Winnebago Camper, 1984 Ford Window Van, 3 Wheel ATV, Trailers, Commercial Welding & Fabrication Equipment, Shop Tools, Welding & Scrap Iron, Guns, Household Items & Misc.

**CHUCK
SUTTON**
AUCTIONEER &
LAND BROKER LLC

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In order to settle the Ray G. Hammer Estate we will offer the following real estate and personal property at public auction at the acreage located at 46376 241st Street, Chester, SD; from the Chester Convenience Store on the south edge of Chester, SD – 1/8 mile west on 241st St.

SATURDAY JUNE 9, 2018

**SALE TIMES: Acreage w/Living Quarters, Shop & Storage Buildings – 9:30 AM
& Personal Property Auction – 10:30 AM**

**Acreage shown by Appointment arranged with either the
Personal Representative or the Auctioneers**

REAL ESTATE: This is a multifaceted +/-2 acre acreage property with living quarters attached to the main shop building and is well suited for use as a farm or personal shop and equipment storage. The living quarters were utilized by Ray Hammer as his personal residence, but could be a great farm office, seed corn sales office, coffee room or other permitted utilizations, while also providing heated shop space and cold storage in the two metal buildings situated on the property. The west Morton building consists of a north section that has been utilized as living quarters which is approximately 28'x30' with an attached enclosed east porch (approx. 8'x26'), the living quarters have a finished interior which is insulated with sheetrocked finished walls & ceilings and is inclusive of a living room & kitchen w/dining area with a Warm Morning LP gas space heater, bedroom w/closet, a bath/laundry with a handicapped accessible shower and washer-dryer connections, a breaker electrical service and has an east walk door to the enclosed porch and a south walk-door which lies between the living quarters and the shop building; the adjacent Morton shop building has an east section that has been utilized as a combination of garage, equipment & cold storage; the shop in the west section is insulated & steel lined and has a wood stove, with this area being utilized by the previous owner as a personal welding and fabrication shop in the west section; with the overall dimensions of the shop building being approx. 42'x60' with 14' sidewalls, a concrete floor throughout and is serviced by a 400 amp breaker electrical service; the building has 2 overhead doors with w/elec. openers and walk doors. Additionally, there is a Morton pole type storage building (approx. 54'x84' w/14'sidewalls) situated on the property that has been utilized for storage of farm equipment, camper and storage of other items – this building has sliding doors on the south and west and has an unfinished interior, a gravel floor, inside water hydrant and a breaker electrical service.

The remainder of this acreage consists of a graveled driveway, grassed area and tree groves on the south, west and north sides of the property. This acreage is serviced by a well, a septic system and Sioux Valley-Southeastern Rural Electric. According to the Chester Sanitary District, water could be provided to service this property. According to Lake County Planning and Zoning this property is zoned Ag-Residential. With the vacation or abandonment of the existing housing space currently on the property, this site could be a nice location for establishment of a new personal residence. Any future use of this property for anything other than "personal use" as allowed under the Lake County Ag District Zoning, would require an application and approval of a conditional use. This is a well located property situated just 1/8th mile west of Chester, SD and adjacent to a hardsurfaced highway, with a combination of a residence and ample shop and storage space that should be of interest to a wide variety of buyers.

LEGAL DESC: Alverson's Lot B in the SE ¼ of Sec. 15, T. 105N., R. 51W., (Chester Twp.), Lake Co., SD - containing +/- 2 acres according to the recorded plat thereof.

TERMS: Cash - A 10% non-refundable earnest money deposit on the day of the sale and the balance at closing on or before July 25, 2018 w/full possession. A Personal Representative's Deed 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 \$967.00 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 exempt of a seller's property condition disclosure statement pursuant to SD Law and is sold in "AS IS" condition with no contingencies whatsoever, and subject to existing easements, restrictions, reservations or highways of record, if any, as well as any or all applicable Lake Co. Zoning Ordinances. Information contained herein is deemed to be correct but is not guaranteed. Sold subject to confirmation of the Personal Representative.

For an appointment to inspect the property or for additional information contact the Personal Representative or the Auctioneers or see www.suttonauction.com. WATCH FOR UPCOMING ADS WITH THE LISTING OF THE PERSONAL PROPERTY.

RAY G. HAMMER ESTATE

Jimmy Krsnak – Personal Representative – ph. 605-201-9291

Richard L. Ericsson – Attorney & Closing Agent for the Sellers – Madison, SD – ph. 605-256-4597

CHUCK SUTTON – Auctioneer & Land Broker

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

WAYNE BESSMAN – RE & Personal Property Auctioneer –

Madison, SD – ph. 605-270-4980

CHIP WOSJE - RE & Personal Property Auctioneer -

Nunda, SD - ph. 605-480-2847

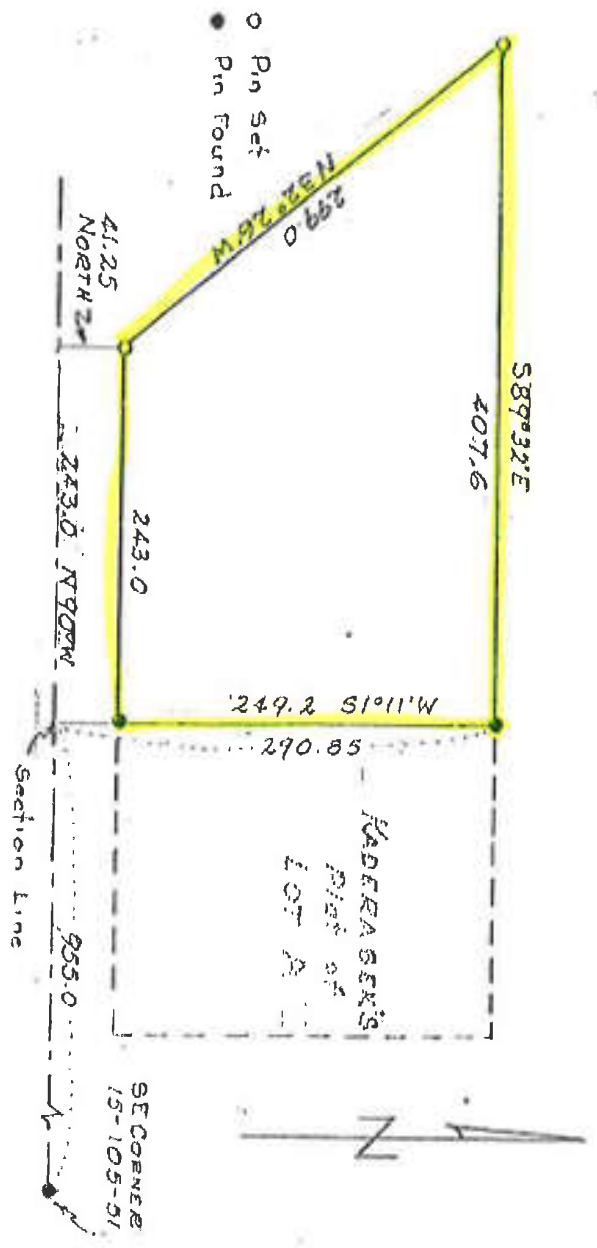
JARED SUTTON – RE Auctioneer & Broker Associate –

Flandreau, SD – ph. 605-864-8527

ALVERSON'S LOT B

SECTION 15-105-511

JAN 7 1888



SURVEYOR'S CERTIFICATE

I, CLAREN B. HOUSMAN, a Registered Land Surveyor in the State of South Dakota do hereby certify that I have caused the tract of land shown on this plat to be surveyed and the boundaries thereof marked and that the tract is located in the Southwest One-Quarter of Section 25, Township 105 North, Range 51 East of the 12th Principal Meridian in Lake County, South Dakota and is more particularly described as follows: Commencing at the Southeast corner of Section 15-105-511 thence west along the South line of said Section 15 a distance of 955 feet to a point of beginning (which is also the Southeast corner of the aforementioned line having an assumed bearing of N 70° W - thence on a line bearing N 0° 00' 00" E a distance of 249.2 feet, thence on a line bearing N 32° 25' W a distance of 299.0 feet, thence on a line bearing N 0° 00' 00" E a distance of 407.6 feet thence on a line bearing S 1° 11' W a distance of 270.85 feet to the point of beginning. Said tract contains 2.09 acres of which 0.23 acres are used for road purposes. Said tract shall consist of one lot and shall hereinafter be known as ALVERSON'S LOT B.

IN WITNESS WHEREOF I SET MY HAND AND SEAL THIS 10th DAY OF September, 1979 AD