

RURAL ACREAGE and PERSONAL PROPERTY AUCTION



A Picturesque 9.65 Acre Improved Acreage on a "CENTURY FARM" with an Excellent Location Just 11 miles South of Sioux Falls SD on Minnesota Ave. (C RD 115) with 1 1/2 Story, 4 Bedroom, 1 Bath Home in Excellent Condition, Det. Garages, Barn, Work Shop within a Parklike setting w/ Large Trees, Shelterbelt and Lawn. Also Selling 2011 Keystone 19ft. Camper, 1936 Farmall F12, "H" Farmall w/ Loader, IH 826 Tractor, Collectibles, Tools and More.

As we have purchased a home, we will offer our rural home acreage which has been in the family since 1909 which is located at 47418 281st St., Worthing SD; or from Worthing SD—1 1/2 east on 280th St., 1 mile south on County Rd 115 (474th Ave.) & 1/8th mile east on 281st St; or from Sioux Falls SD, 11 miles south on Minnesota Ave. from 85th St Jct., 1/8th mile east on 281st St.

TUESDAY, SEPTEMBER 25TH, 2018

**Personal Property @ 5:00 PM with Real Estate @ Approx. 6:30 PM
OPEN HOUSES: Wed. Sept. 12th (5-8pm) & Sun. Sept. 16th (1-4pm)
Or by Appt. w/ Souvignier RE & Auctions**

This auction represents a rare opportunity to purchase this sizeable and extremely well-maintained rural acreage with 1 1/2 story home, multiple detached garages, barn and other outbuildings in a park-like setting with many large trees, good shelterbelt and room for some livestock that has been in the Grayson Family since 1909 and never before on the market. Make plans to attend an open house or contact Souvignier Auctions for private showing and then attend this prime real estate acreage and personal property auction.

The improvements on this acreage consists of a 1 1/2 story, 4 bedrooms, 1 bath home which has been well cared for containing many rooms with hardwood floors. There are several entryways inside, a galley style kitchen with vinyl flooring, ample cupboards, dbl. sink elec. range and refrig. included; formal dining room and living room w/ hardwood floors, sunroom addition, main floor bedroom w/ hardwood floor and full bath w/ tub/shower combination on the main level. The upper level features a large dormer style master bedroom w/ walk-in closet, 2 small bedrooms and staircase landing w/ lg. closet all carpeted. There is a full basement w/ cement poured foundation containing a storage room, washer and dryer hookup, Rheem 90 Plus propane furnace, central air unit, Rheem elec. water heater, breaker service w/ 110 and 220 service. The exterior is vinyl siding with good asphalt shingled roof. Property is service buy a private well with supply tank and pressure system and septic system and Southeastern Electric. There is a newer vinyl sided 24 x 24ft det. garage w/ 2 overhead doors and controls. Additional outbuildings include a single garage w/ metal siding; a 36 x 40ft barn w/ metal siding and roof, cement floor of which east 14ft is an insulated heated shop; 16 x 22ft. shop bldg.; 30 x 24ft. metal machine shed w/ dirt floor; and few other incidental buildings. There are 2 yard hydrants connected to the well system for livestock and watering. This is truly a beautiful setting with large lawn, many varieties of trees, pines and shrubbery as well as flower beds and gardens. Property lies in the Canton School District.

Legal Desc: Tract 1 of Grayson's Add. in SW1/4, Sect. 11, Twp. 98, R. 50 (Lynn Twp.), Lincoln Co., SD

Terms: CASH. A 10% non-refundable earnest money payment sale day & balance due on or before Nov. 7th, 2018 with full possession. A warranty deed and owner's title insurance policy provided with cost of the policy and closing agents fee (Lincoln County Title) to be split 50/50 between Buyer and Sellers. The 2018 RE taxes, once calculated by Assessor, will be prorated to the possession date. Property has recently been surveyed and platted at the seller's expense with any new fencing requirements of the buyers, if any, will be the buyer's sole responsibility. This property is being sold in "AS IS" condition with no contingencies whatsoever, and sold subject to any existing easements, restrictions, reservations or highways of record, if any, as well as all applicable Lincoln County Zoning Ordinances. The Licensees/Auctioneers in this transaction are acting solely as agents of the sellers with the information contained herein deemed to be correct but not guaranteed. Sold subject to confirmation of the owners.

Personal Property:

Camper: 2011 Keystone Premier Ultra Lite model 19FBPR, 19' w/ 1 slide out, a/c, sleeps 4, awning, bumper hitch, very sharp;

Tractors: 1936 Farmall F-12 w/ steel lugs, runs good, s# FS72511, 2 row cult. sept; IH 826 tractor, German diesel, wf, 2 pt., dual hyd; H Farmall, nf, Dual loader, s# 347083;

Equip: Bush Hog 5ft. gyro mower; IH & AC 2, 3, 4 bottom plows; dump rake; 2 galv. flarebox wagons w/ gears; Dakon 4 row stalk chopper; IH Cylinder Bake hay loader; IH 15ft single disc; 3 pt. bale mover; Kewanee 600 elev; Foremost cattle head gate; tractor chains;

Collectibles: old tractor manuals; Dake bearing press; steel wheels; coaster wagon; horse collars, 4 horse harness; Schwinn bike; cigar boxes; Union Leader & Brotherhood tins; sad irons; hardware scale; steamer trunk; 60 & 70's license plates; brooder stove; Sheldon IA Bottling box; lightning rod; Union grease can; RCA Radiola IIIA radio; old wood & glass marbles; Champion hand drill press; Pot belly stove top; grain screener; IH & McCormick tool boxes; Champion cast impl. seat; barn cupula; dehorner

Misc: Reese 5th wheel hitch; 2 overhead fuel tanks; sheetrock jack and trowels; hammock; log chains; 2 wheel garden cart; propane heater; shop vise; hitch pins; pitch forks; air hose; tap & die; T posts; tumble bug; Rubbermaid cattle tank; bulldog jack; lumber; 2 rd. corn cribs w/ tops; plus more.

ROY and DIANNE GRAYSON, OWNERS

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