WIESE ACREAGE & PERSONAL PROPERTY AUCTION

Attractive 2.72 Acre Improved Acreage Situated in the Northeast Sector of Garretson, SD Inclusive of a Charming 1 ½ Story 3 Bedroom Home with a Lovely 4 Seasons Sun Room Addition, Main Floor Laundry & Other Amenities, Plus a combination Garage/Shop/Storage Building, Situated in a Very Nice Location and Nestled in a Parklike Setting with Established Mature Trees, Perennial Landscaping, Large Grassed Lawn, a Rural Countryside & City View & More!!

As we have moved to downsize to a smaller residence, we made the difficult decision to sell our acreage which has been our home for over 60 years and will offer this unique property at public auction at the residence located at 807 Oak Drive in Garretson, SD; this property is located in the Northeast Corner of Garretson, SD – from the Jct. of 4th St. & Oak Drive – approx. 1/8th mile north on Oak Drive or approx. ¼ mile north of the Garretson Water Tower.

SALE DATE: SATURDAY AUGUST 25, 2018
SALE TIMES: Acreage Auction – 10:00 AM with Personal Property to Follow at 11:00 AM
OPEN HOUSE DATES: Sun. Aug. 12th from 1:00 to 3:00 PM; Wed. Aug. 15th from 5:00 to 7:00 PM & Sunday Aug. 19th from 1:00 to 3:00 PM; or Personal Showings by Appointment Arranged with the Auctioneers or the Owners

This property consists of an attractive well located +/-2.72 acre improved acreage. This acreage features a set of improvements inclusive of charming vintage home with an attached garage and a combination garage/shop/storage building, with this acreage situated in a pleasant semi-country setting located within the Garretson, SD City Limits, enhanced by numerous mature trees and attractive landscaping.

The improvements on this property include an attractive 1½ story home comprised of an covered open front porch and south entry to the living room with a woodburning fireplace, dining room, small office, an attractive addition comprised of a 4 Season's Sunroom/Familyroom with a vaulted ceiling, partial glassed skylighting and ceiling fan, a sliding patio door to the west deck (rebuilt in 2015) and an east walk door; additionally the main floor has a combination ½ bath-laundry room with a Bosch Nexxt Series High Efficiency Washer & Gas Dryer, a kitchen w/dinette area, knotty pine cabinets, whirlpool smoothtop stove (new in 2018), Kenmore Refrig. w/bottom freezer & Samsung above the stove microwave and a rear entryway w/staircase to the basement, an outside walk door and interior walk door to the attached single garage which has an insulated overhead door and opener; the 2nd story has a bedroom w/walk-in closet, a 2nd bedroom w/built-in dressing table, 4 drwr. cabinet & 2 closets, 3rd bedroom w/closet, full bath (remodeled in 2010) w/ceramic tile floor & linen stg., and a hall w/linen cabinet & stg. closet; this home has a basement under the main portions of the home and a crawl space under the addition, with the basement inclusive of a ½ bath w/stool & sink, a utility room w/Tempstar 7000 Series Super High Efficiency natural gas furnace w/central AC, breaker elec. service (updated in 1999), a stg. room w/BI shelving and a room utilized as an office.

Other improvements on the property include a freestanding bldg. w/galv. steel roof which presently is utilized as a combination dbl. garage/shop/stg. bldg. which has an overhead door & walk door to the garage, a woodworking shop w/sliding door and an open front equipment stg. area. This property has a parklike setting with a variety of deciduous and evergreen trees, perennial flowers, established lawn, an asphalt circle drive and other features. This property is within the Garretson City Limits and is serviced by city water, a septic system, Excel electric and Alliance telephone & internet. Acreages with this type of location and other amenities are difficult to find and truly is the type of an acreage that will suit the needs of a wide variety of buyers and really must be seen to be fully appreciated!! **LEGAL DESC:** Tracts 1 & 2 of Wiese 2nd Add'n. to the City of Garretson, Minnehaha County, SD, containing +/-2.721 Total Acres - according to County Assessor's Data.

TERMS: Cash - A 10% non-refundable earnest money deposit on the day of the sale and the balance at closing on or before October 10, 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 will be paid by the sellers, and 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 county tax records, with the acres understood to be "more or less". 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 Garretson City Zoning Ordinances. Information contained herein is deemed to be correct but is not guaranteed. Sold subject to confirmation of the owners.

To inspect the property, plan to attend the open house or for an appointment to inspect the property contact the auctioneers or the owners. – Watch for Upcoming Ads with a Very Diverse List of Personal Property– Including a JD 2630 Tractor w/Loader, Porcelain JD Implement Sign, Woodworking & Shop Tools, Antiques, Collectibles & More! For add'l. info., contact the auctioneers or see www.suttonauction.com

OWEN & LOIS WIESE, Owners

Ph. 605-594-3980

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REMEMBER . . . SUCCESSFUL AUCTIONS DON'T JUST HAPPEN - THEY'RE PLANNED!
Call us today—605-336-6315

CHUCK SUTTON
AUCTIONEER & LAND BROKER LLC