

ACREAGE AUCTION



+/- 6.03 Acre Improved Acreage Situated in a Parklike Setting with a Modern Well Maintained 2+ Bedroom Ranch Style Home with a Tastefully Decorated Décor & GEO Thermal Heating & Cooling System & More!! Plus an Excellent Shop/Garage/Storage Building with an Interior Walled Separate Heated Shop & Concrete Floor Throughout. This Acreage Features an Attractive Setting Lying Adjacent to a County Oil Highway with Mature Trees, Shelterbelt & Yard and is Conveniently Located to SD Hwy. #32 and the Flandreau Exit #114 on I-29, Co. Hwy. #77 and Area Communities Including Flandreau, Colman & Brookings, SD.

As we have taken employment in the Sioux Falls/Harrisburg SD area and have decided to relocate, we will offer our acreage at public auction located at 23121 469th Ave., Colman, SD; from the Flandreau, SD Exit #114 on I-29 – 3½ miles west on Hwy. 32/230th St. and 1¼ miles south on 469th Ave.; from Colman, SD (Jct. Hwy. #34 & Main St.) – 2 miles north, ¾ miles west on 233rd St. and 1¾ miles north on 469th Ave.; or from Brookings SD - 18 miles south on I-29 to the Flandreau Exit #114 on I-29 – 3½ miles west and 1¼ miles south on 469th Ave.; or a shorter route from Brookings, SD is approx. 14 miles south on Old Hwy. #77, then 2 miles west on 230th St. & 1¼ miles south on 469th Ave.

TUESDAY EVENING AUGUST 28, 2018

SALE TIME: 6:30 PM

OPEN HOUSE DATES: Wed. Aug. 15th from 5:00 - 7:00 PM;

Sun. Aug. 19th from 1:00-3:00 PM;

**& Wed. Aug. 22nd from 5:00 to 7:00 PM or shown by Appointment
arranged with the Owner or Auctioneers**

Auctioneers Note: - It's often said that you "CAN'T JUDGE A BOOK BY IT'S COVER" and this acreage offers much more than meets the eye, as this property Must be Seen to be Fully Appreciated! This auction awards the opportunity to purchase an acreage with a very nice home, that is extremely economical to live in, due to the super energy efficient GEO Thermal Heating & Cooling System that services the home and an unbelievably low monthly average electrical bill of \$135.48/month that is inclusive of all of the heating and cooling costs for the home. The Interior of this home is tidy and very attractive. Additionally this property includes an excellent Shop/Garage/Storage Building that is inclusive of many nice features. Furthermore, this property features +/-6.0 acres of land with the buildings nestled in a parklike setting with a large grassed lawn, trees and other landscaping. This is a sizeable 6.03 acre site that can provide some area for a few head of livestock or a spacious garden area. If you are in the market for a very desirable rural acreage with a superb location situated adj. to a hardsurfaced highway, then make plans to inspect this property and be in attendance at this auction!

This attractive acreage includes a very nice ranch style 2+ bedroom home. The main level of the home has an open wood front deck and front entrance with a nearly new ornate door into the living room with a built-in oak bookcase and a bay picture window, open kitchen/dining area off of the living room with the kitchen inclusive of white cabinets, built-in dishwasher, Refrig., smooth top stove and east walk door.

There is a small hall w/closet and full bath with dual access to both the hall and the master bedroom w/ walk-in closet; second bedroom w/walk-in closet and main floor laundry area with laundry sink and rear walk door. The lower basement level has potential for add'l bedroom and living area and currently is semi-finished with sheetrocked and textured walls and unfinished ceilings and currently includes an area utilized as a rec room and utility/storage spaces inclusive of utility areas inclusive of the Econar GEO Thermal Heating and Cooling System with a wall control center serviced by buried laterals in the yard with this system installed new in 2012, additionally the home has a secondary Weather King 90 Plus LP gas furnace that serves as a back-up heating source (the furnace has an AC Coil in place, but is not operational as the furnace AC was disconnected upon the installation of the GEO Thermal Unit), and areas with a Water Boss Softener, a Marathon Elec. HW heater, 200 Amp Breaker electrical panel and a sump hole with sump pump. The home has Vinyl Siding, Asphalt Shingles and vinyl clad windows (many which have been updated) and is serviced by a leased LP tank, Sioux Valley Energy Electric, Big Sioux Rural Water and a septic system. This property also features a Shop/Garage/Storage Bldg. with a colored steel exterior (approx. 42'x60' w/10'6" sidewalls and concrete floor throughout), this building includes an interior walled insulated shop area (approx. 24'x30') which has spray foam insulation, white steel interior walls and an LP Gas heater; the remainder of the building is utilized as garage and storage space and as a double overhead garage door w/ elec. opener and a sliding end door on the east end of the building. This property has a pleasant rural setting with a spacious grassed yard and parklike setting with mature trees on the Northwest, North and East of the farmstead with a variety of deciduous and evergreen trees. This acreage is conveniently located to and within a short drive distance of Flandreau, Brookings & Colman, SD and the Flandreau Exit on I-29 and Old Hwy. #77. If you are in the market for an attractive rural acreage that has potential to meet the present and future needs of a wide variety of buyers with a very nice home, a very functional outbuilding that is situated on a sizable +/-6 acre site, that could potentially provide room for a few head of livestock and/or garden space, then make plans to inspect this acreage prior to the auction and be in attendance at this auction!

LEGAL DESC.: The S. 536.35' of the N. 1,385.35' of the E. 489.45' of the NE ¼ of Sec. 33, T. 107N., R. 50W., (Jefferson Twp.), Moody Co. SD – containing +/-6.03 acres M/L.

TERMS: Cash - A 10% non-refundable earnest money payment sale day and the balance on or before Oct. 12, 2018 with possession. A Warranty Deed will be conveyed and an owners title insurance provided with the cost of the owner's policy divided 50-50 between the buyer and seller. A title company closing fee, if any, will be divided 50-50 between the buyer & seller. All of the 2017 RE taxes payable in 2018 in the amount of \$1,982.40 will be paid by the seller and based on that amount the 2018 RE taxes will be prorated to date of closing. The information contained herein is deemed to be correct, but is not guaranteed. The RE licensees in this transaction are acting as agents for the seller. 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 county zoning ordinances. Sold subject to confirmation of the owners. To Inspect the Acreage, Plan to Attend the Open Houses, or for an appointment contact either the Owners, the Auctioneers or Kuhle-Sutton Agency, LLC – ph. 605-997-3777. To View Photos see www.suttonauction.com or for add'l information, contact the auctioneers. Broker Participation Welcome with a 1% commission payable to a broker who properly pre-registers and represents a successful purchaser and that meets the prescribed criteria for Broker Participation – for Info. Brokers should contact Chuck Sutton Auctioneer & Land Broker, LLC.

WADE & KATIE LUGGAR, Owners
Ph. 605-691-3907

CHUCK SUTTON - Auctioneer & Land Broker
– Sioux Falls, SD - ph. 605-336-6315 & Flandreau, SD – ph. 605-997-3777
JARED SUTTON – Auctioneer & RE Broker Assoc. – Flandreau, SD – ph. 605-864-8527
BURLAGE-PETERSON – Auctioneers & Realtors – Brookings, SD ph. 605-692-7102
DAN SUTTON – RE Broker Assoc. – Kuhle-Sutton Agency, LLC –
Flandreau, SD – ph. 605-997-3777