

ACREAGE & PERSONAL PROPERTY

NO-100-02



Attractive 1½ Story Home & Outbuildings Situated on 17.33 Acres Nestled in a Parklike Setting with a Mature Trees, Great Location with Highway Frontage, Conveniently Located near SD HWY #34 to Madison, Colman, Chester & Wentworth SD & the I-29 Corridor! Personal Property incl. Massey Ferguson MF 165 Dsl. Tractor, Case DC Tractor, Hustler Zero Turn Mower, Guns, Acreage/Farm Equipment, Antiques, Household & Misc.

TUESDAY SEPT. 24, 2019

**Sale Times: Personal Property – 4:00 PM
w/ Acreage to Follow at Approx. 7:00 PM**

As we are moving out of state, we will offer our acreage at public auction, with the auction to be held onsite at the acreage located at 23560 464th Ave, Wentworth SD. From Dakota Ethanol south of Wentworth on Hwy. 34 - 1¼ mile east, then approx. ½ mile south on Co. Hwy #15/464th Ave, or from Prostrollo's Corner in Madison, SD - 9 Miles east on SD Hwy #34, then approx. ½ mile south on Co. Hwy #15/464th Ave.; from the Chester, SD High School, approx. 4¾ miles north on Co. Hwy #15/464th Ave. or from the Madison/Colman SD Exit #109 on I-29 - 8 1/2 miles west on Hwy. 34 and 1/2 mile south on 464th Ave.

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OPEN HOUSE DATES: Wed. Sept. 11th from 5:00-7:00 PM; Sun. Sept. 15th from 2:00-4:00 PM; Wed. Sept. 18th from 5:00-7:00 PM or Shown by Appointment Arranged w/ Roland (Rip) or Paula Luze – Ph. 605-480-3564 or the Auctioneers.

AUCTIONEER'S NOTE: If you are in the market for a well-located acreage with many excellent features including an attractive 1½ Story Home & outbuildings situated in a park like setting on 17.33 Acres, we invite you to attend the open houses to inspect this acreage and be in attendance at this auction!

As the Luze's are relocating out of state they have decided to offer this attractive acreage at Public Auction. This property has great location as it is located conveniently near Chester, Colman, & Madison SD as well as the I-29 Corridor as it is located on Co. Hwy #15 & is just ½ Mile South of SD HWY #34. This property has a great setting as it is situated on 17.33 acres and is nestled in a parklike setting with many mature trees & attractive landscaping & has approx. 12 acres of pasture located both north & south of the farmstead.

The improvements on this property include an attractive 1½ story home with updated hardwood bamboo floating flooring throughout the kitchen portion and new sliding door (2017) installed to a patio on the north side of the home. The main level has an updated kitchen with newer hickory cabinets with pecan finish, updated kitchen appliances consisting of a SS Frigidaire fridge/freezer & whirlpool SS smooth top stove. The main level has living room w/refinished maple hardwood floors, a main floor full bathroom with a ceramic tile walk in shower & laundry room off the bathroom with a Roper Washer & Maytag Elec. Dryer. This home has all updated Vinyl Clad & Windsor Windows on the main floor installed at various points in time & the home has central air to the main floor. The upper level of the home has refinished hardwood flooring in the hallway and consists of 3 bedrooms with lighted walk-in closets and ceiling fans in the north & south bedrooms. The lower level of the home is unfinished with 100 Amp Breaker & Fuse Electric, comfort master LP gas furnace, and areas for canned good or other stg. The exterior of the home has white vinyl siding, an open front covered porch with updated hardwood in 2016, and asphalt shingles. This home is serviced by Sioux Valley Rural Electric and Big Sioux Comm. Rural Water, as well as a septic with an updated drain field. Additionally, other improvements on the property include a +/-22'x30' 2 Stall Garage w/concrete floor & breaker elec., 2 OH Doors– 1 w/a Chamberlain 1/2hp opener, NE Sliding Door, & south walk door. Other outbuildings include a small sgl. stall garage w/ breaker elec., concrete floor, & a small overhang as well as a 12'x36' metal open front cattle shed & a small calf building with east sliding door, west walk door, & an outside hydrant. This acreage site features numerous trees including evergreens & other deciduous trees, as well as other perennial flowers, an established lawn and some acres of grassland that could provide acres for maintaining a few horses, cattle, or other livestock. If you are in the market for a well-located acreage with many excellent features including an attractive 1½ Story Home & attractive outbuildings situated on 17.33 Acres, with excellent location conveniently near Chester, Colman, & Madison SD as well as the I-29 Corridor located on Co. Hwy #15 & just ½ mile south of SD Hwy. #34, we invite you to inspect this acreage and be in attendance at this auction!

LEGAL DESC.: Tr. A of Bies Addt'n in the SW ¼, Sec. 23, T. 106N., R. 51W., Wentworth Twp., Lake Co., SD.

TERMS: Cash - A 10% non-refundable earnest money payment sale day and the balance on or before Nov. 5, 2019 with possession. Marketable Title will be conveyed and owner's title insurance provided with the cost of the owner's policy and a title company closing fee to be divided 50-50 between the buyer & seller. All of the 2018 RE taxes payable in 2019, in the amount of \$1,403.88 will be paid by the Seller and based on that amount the 2019 RE taxes will be prorated to date of closing. The information contained herein is deemed to be correct, but is not guaranteed. Any or all fencing around the perimeter of the acreage will be the sole responsibility of the buyer. 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". 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 Lake Co. Zoning Ordinances. The RE licensees in this transaction are acting as agents for the seller. This property is sold subject to existing easements, restrictions, reservations or highways of record, if any. Sold subject to confirmation of the owners.

To Inspect the Acreage, Plan to Attend the Open Houses, or for an appointment contact the Auctioneers or Roland (Rip) & Paula Luze- 605-480-3564. To View Photos see www.suttonauction.com. Broker Participation Welcome, with a 1% commission payable to a licensed SD RE Broker who properly pre-registers and represents a successful purchaser at the auction and that meets the prescribed criteria for Broker Participation – for Information Broker's should contact Chuck Sutton Auctioneer & Land Broker, LLC – ph. 605-336-6315. Watch for ads containing the Personal Property!

ROLAND (Rip) & PAULA LUZE, Owners

Roland - ph. 605-480-3564; Paula - 605-480-1603

CHUCK SUTTON – Auctioneer & Land Broker – Sioux Falls, SD – ph. 605-336-6315

BURLAGE & PETERSON – Auctioneers & Realtors – Brookings, SD – ph. 605-692-7102

JARED SUTTON – Auctioneer & RE Broker Associate – Flandreau, SD – ph- 605-864-8527