

REAL ESTATE AUCTION

Attractive 5 Bedroom Home with Attached 3 Stall Garage & Detached 2 Stall Garage/Man Cave Situated on 1.06 Acres with Mature Trees & Established Landscaping just minutes from Sioux Falls, Harrisburg, Tea & other Various Points of Interest



As the Grohmann's are relocating they have decided to offer their home at Public Auction located at 47787 Becky Dr., Sioux Falls SD. From the Jct. of SD Hwy #11 & 69th St., 1 Mile South on Hwy. #11 to 270th St/E 85th St, then ¼ mile west on 270th St/E 85th St to S. Elmen Pl., 3/10ths mile north on S. Elmen Pl. to Becky Dr., then 1/10th of a mile SE.

THURSDAY NOVEMBER 21, 2019 Sale Time: 4:30 PM

Open House Dates:

Sunday Nov. 10th from 2:00 – 4:00 PM

Wednesday Nov. 13th from 4:30 – 6:30 PM

Sunday Nov. 17th from 2:00-4:00 PM

or shown by app't. arranged with the auctioneers.

This property features a very well located, well maintained modern 5-bedroom home with attached 3 stall garage, 2 stall detached garage/man cave, & established trees & landscaping situated on 1.06 acres in an upscale rural development area. The residence consists of a front entry with vaulted ceilings, coat closets, garage entry, leading to the main floor area of the home. The Main Floor consists of a living room with a large picture window & Acacia hardwood flooring. Off the living room is an updated kitchen with Island & oak cabinets, 2 Bay Sink, and S.S Frigidaire Fridge/Freezer, Elec. Convection Smooth Top Stove, Microwave oven w/ hood & Dishwasher. The kitchen also has a dining area & a single door to an attached 16'x20' Wood Deck in the Backyard. Off the kitchen is a hallway leading to a Full Guest Bathroom with Tub-Shower Combination, 2 Bedrooms w/ closets, as well a master bedroom with a ¾ bathroom with Shower & closet. The lower level of the home consists of a large living room area w/ stained concrete flooring, a finished laundry room with washer/dryer hookups, full single bay sink, as well as under stair storage, an unfinished bathroom, additional bedroom, as well as an office/bedroom with closets. The home is serviced by Lincoln Rural Water, Southeast Electric. The home has central heat & air with an American Standard 95% Elec. Heat Pump furnace with Propane Backup which is in need of repair of the first stage. This repair is estimated to cost approx. \$2,500 with the cost for the repair to be credited at closing to a new buyer. There is a Rheem Marathon 80 Gal. Hot Water Heater & the home has 200 Amp Breaker Elec.

The home consists of 1309 sq. feet on the main floor & 1292 sq. feet on the lower level with 1035 finished sq. feet. The home has an attached 3 car garage w/ Elec. OH Door openers. The garage is fully insulated has slat board walls, has airlines plumbed to an enclosed air compressor. The detached garage is fully insulated has 2 OH Doors w/ Elec. openers, has a mezzanine storage area, and is set up as an excellent shop & or man cave & has an additional leased 100 Gal. LP Tank. On the outside of the Detached Garage there is a small patio with brick fireplace. There is also a small garden shed with roll up door situated in the backyard on the property. The home has primarily all Windsor Windows as well as legal ingress/egress windows in the basement area for legal bedrooms. The exterior of the home & outbuildings consists of hardi board siding & asphalt shingles. This home has extensive drain tile surrounding the home for optimal drainage and water mitigation. According to Lincoln County Assessor's information this property is in a subdivision of Sioux Falls & is zoned A-1 as part of the Sioux Falls Joint Jurisdictional Area & is part of Harrisburg 41-2 school district. The amenities with this property are too numerous to mention as this is a move in ready home!! This is truly a must-see property! This home is situated in a parklike setting with many mature trees, established landscaping, with an acreage type setting minutes from Sioux Falls, Harrisburg, Tea & other various points of interest.

LEGAL DESC.: Elmen Acres the E ½ SE ¼ of Lot 2 in Block 4, Sec. 17, T. 100N, R. 49W., (Springdale Twp.), Lincoln County, SD. Also known as 47787 Becky Dr., Sioux Falls, SD 57108.

TERMS: Cash - A 10% non-refundable earnest money payment sale day & balance on or before Dec. 30, 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 \$4,258.30 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 property will be the sole responsibility of the buyer. 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 Lincoln 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. To View Photos see www.suttonauction.com. Broker Participation Welcome, with a 2% 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.



GENE & JAYNE GROHMANN,
Owners

**CHUCK SUTTON – Auctioneer & Land Broker –
Sioux Falls, SD – ph. 605-336-6315
JARED SUTTON – Auctioneer &
RE Broker Associate
Flandreau, SD – ph. 605-864-8527
TOM & TED SOUVIGNIER – Auctioneers &
RE Broker Associates –
Canton, SD – ph. 605-987-2404**

