

REAL ESTATE & PERSONAL PROPERTY AUCTION



**Single Story Fixer Upper or Tear Down House,
Oversized Double Garage & 30'X36' Metal Insulated
Building w/ Cement Floor & Heat**

Saturday November 16, 2019

**Sale Times: 9:00 AM Real Estate - 10:00 AM Personal Property
Lunch by the Ranch**

Location: 610 & 614 SW 4th St., Madison, SD: From; Highland Ave. & SW 4th St. approx. 5 Blks. East.

Single story fix it up or tear it down house that has basement water damage including furnace however, the electric hot water heater is OK. There is also an oversized double garage with two overhead & a walk thru door, cement floor and LP furnace and has had no water invasion or damage. The highlight of this auction is a Morton 36X30 building constructed in 1994 that is insulated, cement floor, LP furnace w/ owned 250 gal. tank and a 12' wide X 8' high overhead door plus walk thru door. This building has had no water invasion or damage. According to Lake Co. Equalization these improvements are situated on two 60X212.5 lots There is a current survey determining the exact lot lines. According to the city engineer's office this property is not located in the 100 year flood plain. If you are in the market for storage space and shop/man cave for personal use or as Investment/income type property be sure to inspect this property and be in attendance at this auction. Open house Sat. Nov.9 from 1:00 to 3:00 PM.

Legal Desc.: Lot 2 & 3 of Coburn's Add. to the City of Madison, Lake Co., SD.

Terms: Cash- A 20% non-refundable down payment day of sale with the balance due on or before Dec. 27, 2019. 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. All the 2018 real estate taxes of \$534.58 (Lot 2) & \$602.82 (Lot 3) along with the 2019 real estate taxes due in 2020 will be paid by 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 Lake Co. or City of Madison Zoning Ordinances. Information contained herein is deemed to be correct but is not guaranteed. The real estate licensees in this transaction are representing the seller. Sold subject to confirmation of the owner.

PERSONAL PROPERTY

Kenny was a mechanic & handyman and had an abundance of tools and related items to prove this. If he had one of an item he had more. There will be a large amount of undiscovered items that are packed & stacked & yet to be uncovered. Be sure to be at this auction as "it will be interesting".

Vehicle & Lawn Tractors: 1989 Plymouth Voyager w/ Crow River wheelchair lift; Cub Cadet HD-2542, shaft drive w/42" mower deck, (believe 388 hrs); Cub Cadet HD-2185 w/ 42" snow blower, chains (believe 360 hrs.); alum ramps; ATV mtd sprayer.



Shop Items & Misc.: Ryobi 16" variable spd band saw (NIB); Ryobi 14" chop saw; JET 14" band saw; Campbell Hausfeld Professional air compressor; Sears air compressor; air hose reel; Craftsman radial arm saw; Craftsman router on stand; Sears table saw; Craftsman stacking tool box; Delta band saw; Atlas drill press; Delta bench drill press; Buffalo belt sander; wood turning lathe (no motor); set turning lathe chisels; Walker air jack; 2 ton floor jack; large swivel bench vise; 5" & 4" bench vise's; Oxy/Acetylene set on cart; extra tips & gauges; 8" bench grinder (NIB); 2 bench grinders; Little Giant & Craftsman tap & die sets; 2 JD jacks; 2- 3/4" thread chasers; 2 steel shop tables on casters; 2- 7 shelf heavy duty shelves; 3 & 1/2 ton chain hoists; engine stand; cherry picker; homemade cut off saw; elec & air nailers; jack stands; metal parts cabinets; alum ext ladder; 8' alum step ladder; 2- 18" adjustable wrenches & others; many elec & battery power tools, box & open end wrenches, socket sets, punches, chisels, drill bits of all kinds, air tools, log chains, saws, hammers, sledges, misc tool boxes, ball hitches; boxes, jars & cans of misc nuts, bolts, screws & nails; misc lumber, plywood & pasteboard; many other misc items.



Collectible & Unique Items: JD gas engine; 2 Wisconsin air cooled engines; VK water pump; house moving jacks; P&G Ignition Parts cabinet; 10 gal cream can; old oil cans; old tins; pint milk bottles; canning jars including raised letter Ball & Mason, blue & glass lid jars; enamel coffee pot; old pop bottles; 3 corn dryers plus undiscovered items.



Heir of Kenneth Ottoson- Owner

Richard L. Ericsson of Ericsson Law Prof., LLC- Attorney & Closing Agent

Sutton Auction & Clerking Service, LLC

CHUCK SUTTON- Auctioneer & Land Broker

Sioux Falls, SD - ph. 605-336-6315 & Flandreau, SD - ph. 605-997-3777

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JARED SUTTON- Real Estate Broker Associate & Auctioneer

Flandreau, SD 605-864-8527