



Property #1



Property #1

RETIREMENT REAL ESTATE & PERSONAL PROPERTY AUCTION

72'x40' Fuel Station/Convenience Store w/Shop/Repair Bays & 46'x50' Storage/Warehouse Building & Approx. 72,500 Gallons of Above Ground Fuel Storage & Pumps on Parcel #1, 36'x84' Very Nice Hoop Building & 40'x60' Storage Building on Parcel #2 and a 42'x86' Fertilizer/Stg. Building on a Leased Lot on Parcel #3; Personal Property Incl.– Chemical & Fertilizer Application Equipment Incl. a Rogator 854 Sprayer, Terra-Gator 1805 Dry Fertilizer Floater, Pulltype Fertilizer Spreaders, Doyle 8Y Dry Fertilizer Mixer, 45' Leg & 52' Conveyor, Tender & Nurse Trucks, Bulk Fuel Delivery Truck, 1997 Freightliner FL 80 Semi Tractor, Pickups, Trailers & Other Related Equipment, Daewoo 6355 LP Gas Forklift, IHC Hydro 70 Tractor w/Loader, Farm Tire Service Truck, Truck & Farm Tire Inventory, Challenger Mdl. CL-12 12,000 lb. 4 Post Shop Hoist, Coats Mdl. 50X-EF-1 Tire Machine, Ample Shop Equipment, Retail Farm Store Inventory. Like New Clear View Atoza SS Dbl. Sliding Door Door Cooler & More! Additionally Antiques & Collectibles Incl. a 1963 Chev. Corvair #95 Pickup (Runs & Drives) Restorable Corvairs Incl. a 1964 Spyder Convertible, 1965 Spyder 2 Door Hardtop & 1964 4 Door Monza, Retail Farm Signs & Advertising & Much More!!

MONDAY APRIL 12, 2021

REAL ESTATE – 9:00 AM & PERSONAL PROPERTY AT 10:00 AM

Live & On Line Bidding via PROXIBID Beginning at 1:00 PM

Two Rings Will Be Utilized Throughout Portions of This Auction!

As Larry and Rose Kieffer the owners of Kieffer Oil Company have decided to retire after “Hustling to Serve” throughout their 35 years of operation, they will offer the following real estate & personal property at auction at the main business location at 42082 SD Hwy. #34 in Fedora, SD; located approx. 15 miles west of Howard, SD on Hwy. #34; or approx. 25 miles NE of Mitchell, SD, 40 miles SE of Huron, SD or 25 miles east of Woonsocket, SD.

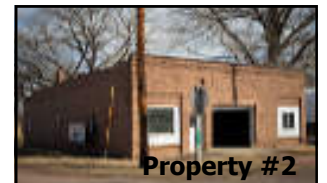
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Property #1



Property #2



Property #2



Property #3

REAL ESTATE: Parcel #1: Fuel Station, Convenience & Retail Store, 2 Bay Shop, Metal Storage Bldg. & approx. 72,500 Gallons of Above Ground Fuel Storage on a Large +/- 2.5 Acre Lot (approx. 795.x142' per Co. Assessor's Records) – Legal Desc.: W½ of Lots 12, 13, 14 & 15, Exc. Lot H-1, Blk. 1; Lots 1-9 inclusive, exc. Lot H-1, Blk. 2; Lots 10-18 Inclusive, Exc. Lot H-1, Blk.; Lots 1-5 in Block 3; Lots 30-34 in Block 3; All in Fedora Village Orig. Plat, Sec. 9, T. 106N., R. 58W, Miner Co., SD

Parcel #1 includes a main retail and service building that is a steel frame constructed building with a colored steel exterior (approx. 72'x40'); the east end of the building is approx. 36'x40' and is inclusive of a cashiering and retail display area, office & 2 restrooms, is heated and A/C; the west end of the building is approx. 36'x40' and is utilized as shop space and has 2 – 12'x12' overhead doors w/elec. openers, front & rear walk doors and is insulated and heated w/an LP gas hanging furnace, has steel lined walls, and an area with hand sink & gas HW heater; the building has a concrete floor throughout. Other improvements on the property include a steel framed galvanized steel clad warehouse/storage building, approx. 46'x50' which provides excellent cold storage and/or shop space and has 2 overhead doors on each end of the bldg. (N. Door has an Elec. Opener), concrete floor throughout and there is add'l mezzanine storage. Bulk fuel storage facility w/approx. 72,500 gallons of above ground fuel storage with a bulk distribution pump & pumphouse bldg. and is connected to a gas pump island w/2 elec. pumps, and there is one other elec. pump next to the shop and another farm style elec. pump inside the shop. It should be noted that the LP Business has been sold, although the LP storage tanks & LP distribution site are on the property and are not included and are subject to a long term lease which pays \$100.00 per year. Additionally with Parcel #1 there a bare lot across the road east of the business location which is approx. 102'x71' that will be included.

PARCEL #2 – Located on the East Side of Main St. in Fedora (Jct. Hwy. #34 & 421st Ave.) – **Legal Desc.:** Lots 9-10-11 in Block 1; Lot 12 in Block 1 and Lots 13 & 14, Exc. the N. 10', all in Block 1 of Kieffer's Addn., Fedora Village, Sec. 10, T. 106N., R. 58W., Miner Co., SD. Parcel #2 has 2 Structures including a very nice Sioux Hoop Building which is approx. 36'x84' constructed in 2013 which has a fabric roof, wooden +/-4' stub wall on 3 sides, concrete floor throughout to accommodate for grain or other flat storage and has a 14'T x16'W overhead door and steel walk door on the west end of the bldg. Additionally on the property there is an older storage bldg.— approx. 40'x60' that has been utilized for cold storage – this building has a partial concrete floor & partial basement.

PARCEL #3 – Located on the North Side of Hwy. #34 – This is located NE of the Kieffer Oil Company Station and west from the Jct. of Hwy. #34 & 421st Ave. This Property has been Utilized as a Dry Fertilizer Plant for Kieffer Oil Company and is situated on a LEASED Lot owned by the SD Dept. of Transportation. The lot is leased on a long-term lease for \$100.00 per year – thus the real estate is not included, although the improvements on the site are included in this purchase and include a wood framed bldg. approx. 42'x86' with 6- 75 Ton fertilizer stg. compartments, 12'x24' mixing area and a 24'x32' load-out area. There is a concrete floor throughout the building. This property is serviced by both 3 phase electricity & 110V single phase electric. **The Fertilizer Mixer, Leg and inside conveyor will be sold separately***

TERMS: Cash – A 15% nonrefundable earnest money payment sale day with balance on or before May 27, 2021. Marketable Title and/or Bills of Sale will be conveyed at the discretion of the seller's attorney. Owner's title insurance policies on deeded parcels will be provided with the cost to be divided 50/50 between the buyer and seller. Gregory Protsch, Attorney at Law and/or Fidelity Abstract & Title Company will act as closing agent for the transaction, with the closing fees paid by the seller. RE Taxes will be prorated to the date of closing. This property is sold in "AS IS" condition with no contingencies whatsoever, and the merchantability or suitability of this property for any particular purpose is not guaranteed. This property is sold subject to any Fedora and/or Miner County Zoning Ordinances, as well as subject any existing easements, restrictions or reservations of record, if any. RE Licensees/Auctioneers are acting solely as agents for the sellers. Sold subject to confirmation of the Owners. **To View the property contact the Owner. To View Full Terms & Conditions for the Sale, photos & add'l information see www.suttonauction.com.** For add'l information contact the auctioneers.

KIEFFER OIL COMPANY

Larry & Rose Kieffer, Owners

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Gregory A. Protsch – Mumford, Protsch & Pardy – Attorney for the Seller

CHUCK SUTTON – Auctioneer & Land Broker

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

TERRY HAIAR – RE Auctioneer & Broker Assoc. – Alexandria, SD – ph. 605-239-4626

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

DEAN STOLTENBERG – RE Broker Assoc. & Auctioneer – Jasper, MN – ph. 507-348-7352

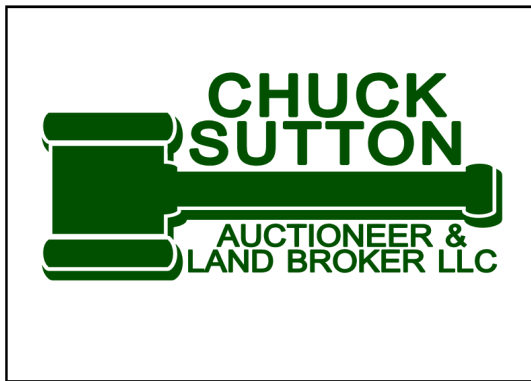
Miner County, SD



MINER COUNTY


Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale
1 inch = 188 feet
 3/8/2021



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