

# YANKTON COUNTY SD ESTATE AUCTION

**1.92 Acre Building Site in Mission Hill Twp. and a Large Collection of Parts Cars, Equipment and Recycle-able Metal**

Located just NE of Yankton SD; from the WNAX Tower, go approx. 9/10 miles north on 444<sup>th</sup> Ave; or from the Mayfield Corner on Hwy 46, go 11 miles south on 444<sup>th</sup> Ave. Watch for Auction signs.

**TUESDAY, May 18th, 2021 6:00PM**

This auction presents an opportunity to purchase an unimproved rural acreage situated along a hard surface road only a few miles NE of Yankton SD and for the large-scale operator in the metal recycling business with an opportunity to purchase a large volume of metal (scrap iron) at one location.

**Offering the vehicles, implements and scrap metal in it's entirety; followed by the 1.92 unimproved acreage.**

**Acreage:** This acreage is totally unimproved with numerous trees for privacy. There is a driveway onto the property off of 444<sup>th</sup> Ave. According to B-Y Water District, there is rural water available with an existing line onto the property with the purchase of a \$1,500 membership fee and installation costs. Contact B-Y Water at 605-463-2531 for further inquiries. This property is presently zoned Agricultural and according to County P&Z ordinances it does allow for a rural housing project but must meet building requirements and set-backs.

**Legal Desc:** North 191ft. of South 382ft., Lot 3 of Tract 1, Mielenz Addition, Section 35, Twp. 94, R. 55 (Mission Hill North Twp.), Yankton SD.

**Terms:** Cash. A \$10,000.00 non-refundable earnest money payment the day of sale with balance at closing with full possession on or before June 24th, 2021 subject to sale of personal property. Clear deed and title insurance policy provided with cost of the policy and closing agent's fee (Union County Title) split 50/50 between buyer and seller. All the 2020 RE taxes in the amount of \$193.44 and the 2021 RE taxes paid by the estate. Property sold in "AS IS" condition and subject to any and all zoning uses and with no provision that property will be totally cleared of salvage debris.

**Metal Buyers:** We will auction ALL the items located on this property to one buyer which includes a Hough model HR payloader (does run); (Not running): J Case W5A6 loader, Clark YardLift model 6024, Feteryl triple axle gooseneck trailer w/ winch and hyd. tilt 34' bed (no title), plus approx. 44 car bodies (parts only w/o titles), truck frames, and a whole lot of misc. scrap iron.

**Personal Property Terms:** Cash day of sale with one bill of sale. Vehicles sold as "Parts Only" with no titles provided. Personal Property to be removed by June 18th, 2021 (30 days) with no exceptions unless the real property is also purchased. No tires to be removed from vehicles.

If you are in the market for a rural acreage with excellent location near Yankton SD or a metal recycler; make plans to attend this auction. Contact Souvignier RE & Auctions for inquiries or visit [www.souvignierauctions.com](http://www.souvignierauctions.com) to view full ad content, photos and aerial maps.

**DAVID A. CHRISTENSON ESTATE, OWNER**  
**Dorinda Klapprodt & Steve Denison, Co-Personal Reps.**

**Tom Souvignier, Auctioneer & Real Estate, Canton, SD (605) 987-2404**  
**Ted Souvignier, Auctioneer & Real Estate, Canton, SD (605) 660-0421**  
**Chuck Sutton, Auctioneer & Land Broker, Sioux Falls, SD (605) 336-6315**  
**Jared Sutton, Auctioneer & Real Estate, Flandreau, SD (605) 864-8527**