

# A U C T I O N

## Spectacular Newly Constructed Two Bedroom Ranch Style Home to be Moved

We will offer the following newly constructed home to be moved at public auction, with the auction to be held at the Career & Technical Education Academy located at 4700 W. Career Circle, Sioux Falls, SD; located from the Russell St. Exit #81 on I-29 approx. ½ mile west on Maple St. & approx. ¾ mile south on Terry Ave., then approx. ¼ mile east on Career Ave.; or from the Madison St. Exit #80 on I-29 – approx. ¼ mile west on Madison Street, then approx. ¼ mile north on Terry Ave. & ¼ mile east on Career Ave to the House Site at the NE Corner of Career & Technical Education Academy Complex. **All interested parties will enter through the main doors of the Academy and will be directed to the auction site. Parking is available in the south or west parking lot.**



**WEDNESDAY EVENING JUNE 22, 2022      SALE TIME: 6:30 P.M.**  
**VIEWINGS & OPEN HOUSE DATES: Wed. June 8<sup>th</sup> from 4:00 to 7:00 PM**  
**Saturday June 11<sup>th</sup> from 1:00 to 4:00 PM and Wed. June 15<sup>th</sup> from 4:00 to 7:00 PM,**  
**or by Appointment Arranged with Nick Opdahl – ph. 605-270-4175**

This auction presents a terrific opportunity to purchase a quality constructed upscale caliber home inclusive of features not commonly offered in other pre-constructed homes, as many of the construction techniques and aesthetic features utilized including custom ceiling texture effects, trayed ceilings, a stoned faced fireplace and heated bath flooring are just a few of the items that were incorporated into this home in order to allow the students a broadened construction training experience. If you are looking for a terrific home to purchase and locate on the site of your choice, then don't miss the opportunity to inspect this home and make plans to be in attendance at this auction. \*\*Note- this home was constructed fully indoors and out of the elements and is located inside of the house construction building at the NE corner of the Academy.\*\*

**SIoux FALLS SCHOOL DISTRICT, No. 49-5**



**CHUCK SUTTON - Auctioneer & Land Broker - Sioux Falls, SD - ph. 605-336-6315 &  
JARED SUTTON, CAI – Auctioneer & RE Broker Assoc. – Flandreau, SD – ph. 605-864-8527**

This auction presents an opportunity to purchase a quality constructed 2 bedroom 1½ bath home built by the students enrolled in the building trades program at the CTE Academy under the supervision of Nick Opdahl and Jim Claassen. This home has been built inside the CTE carpentry shop, where it has been constructed inside and out of the elements from start to finish. This new quality ready-built custom home has approx. 1,600 total square feet featuring a vaulted rather open and aesthetic main living area and other quality features. The general floor plan of the home includes a front entry w/insulated entrance door and glass panel which leads to a foyer w/coat closet, an open living, dining and kitchen with a double vaulted ceiling above the living area; the living area also features a stone faced gas fireplace and built-in plant shelves with additional shadow boxes and an open decorative metal ballast railing located around the future basement stairway; the dining area has an open view with an Anderson sliding patio door; the kitchen has ample custom birch cabinets and counter space with a raised island bar, as well as a large pantry; there is a convenient main floor laundry with a half bath situated off the kitchen and next to the side entrance; the home features a beautiful master bedroom which features a custom stamped ceiling with a trayed ceiling with rope lighting and has a large walk-in closet with an Amazing Space organizing system; the second bedroom has a closet and the hallway has a linen closet; furthermore, there is a spacious full bath with a heated ceramic tiled floor and a large ceramic tiled walk-in shower (+/-6'9"x4'9") with the bath accessible from both the hallway and the master bedroom (floorplan available for inspection at the house site or at [www.suttonauction.com](http://www.suttonauction.com)). Other features include interior solid core 6 panel doors, Anderson 400 Series Windows, Component Mfg. 24" floor trusses and 12" energy heal rafters, 2"x6" sidewalls, 7/16" OSB sheathing wrapped with housewrap, ¾" T&G OSB floor sheeting, Owens-Corning insulation w/R21 in the walls and R54 in the ceiling. The interior of the home features a crows foot drywall finish throughout that was professionally finished by Sands Wall Systems, the custom island and cabinetry in the kitchen and baths w/soft close doors were constructed by Cornerstone Cabinetry, attractive Patriot lighting is installed throughout and the vinyl plank flooring and carpeting was provided through Thornton Flooring. This home includes a full set of Whirlpool stainless steel finished kitchen appliances including a 25 cu. ft. side by side refrig., smoothtop elec. stove, comb. microwave/hood and white Amana top load washer and elec. dryer that were provided through Karl's. The exterior of the home has LP prefinished siding (gray) and accent shakes and CertainTeed Weathered Wood shingles. All bldg. materials for the home were provided through Schoeneman's Lumber. All Electrical and plumbing were provided through Frisbee's and is installed through the floor level. This is a well designed and quality constructed home which was built to meet or exceed all local building codes with this home being ready to move and set on a foundation at the site of your choice!

**TERMS: Cash** - 10% down sale day & balance before removal on or before Aug. 5, 2022. Total bid to be subject to South Dakota and City Sales Tax totaling 6.5%. Purchaser to pay all moving costs. House must be moved from the site by Aug. 31, 2022. Sale Subject to complete terms as published in the Argus Leader on June 2 & June 9, 2022. The building will be sold AS IS – WHERE IS, without any warranty whatsoever. THERE IS NO WARRANTY OR MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. The sale is subject to complete Terms and Conditions of Sale which are available for review prior to the auction and which will be reviewed at the auction and incorporated into the purchase contract. The terms may not be varied except in a written agreement executed by appropriate officers of the District. The School District reserves the right to reject any and all bids or parts thereof, and to waive any irregularities. Sold subject to confirmation of the School District and/or their designee.

The home may be inspected at the Open Houses or by appointment. For further information or to arrange a personal showing, contact Nick Opdahl at ph. 605-270-4175 or email him at [Nicholas.opdahl@k12.sd.us](mailto:Nicholas.opdahl@k12.sd.us)

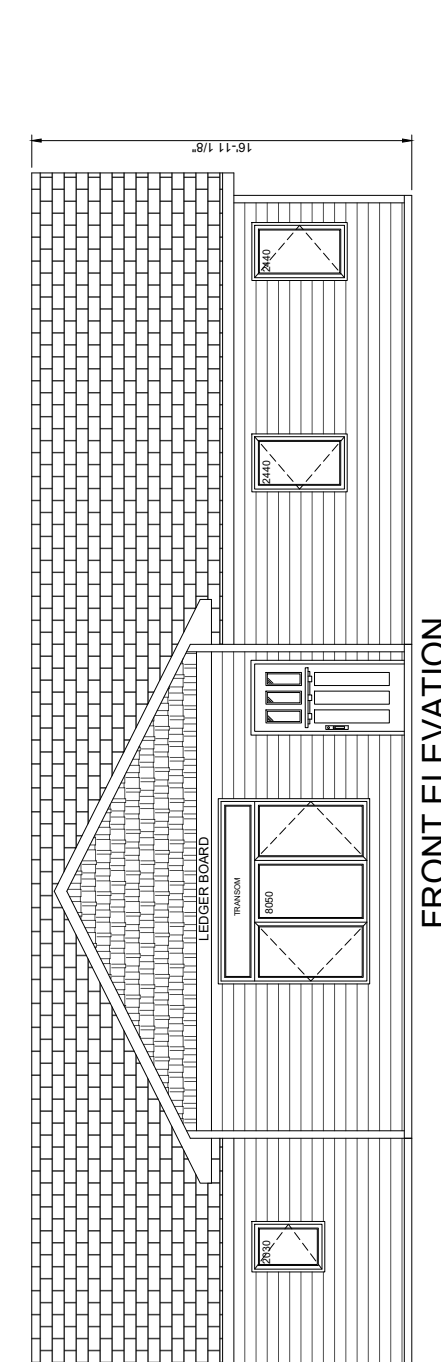
### SIoux FALLS SCHOOL DISTRICT, No. 49-5

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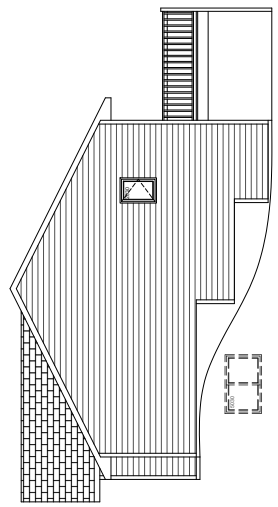
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**Flandreau, SD – ph. 605-864-8527**

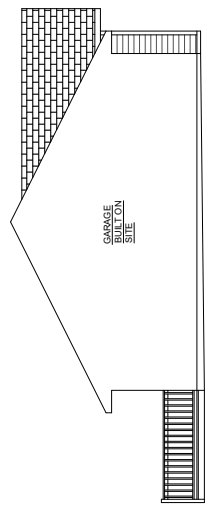




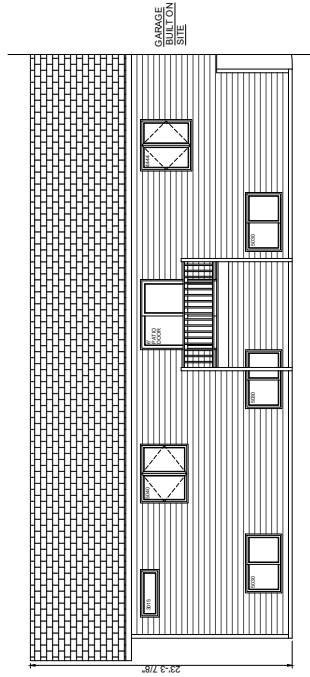
**FRONT ELEVATION**  
 3/16" = 1'-0"



**RIGHT ELEVATION**  
 3/32" = 1'-0"



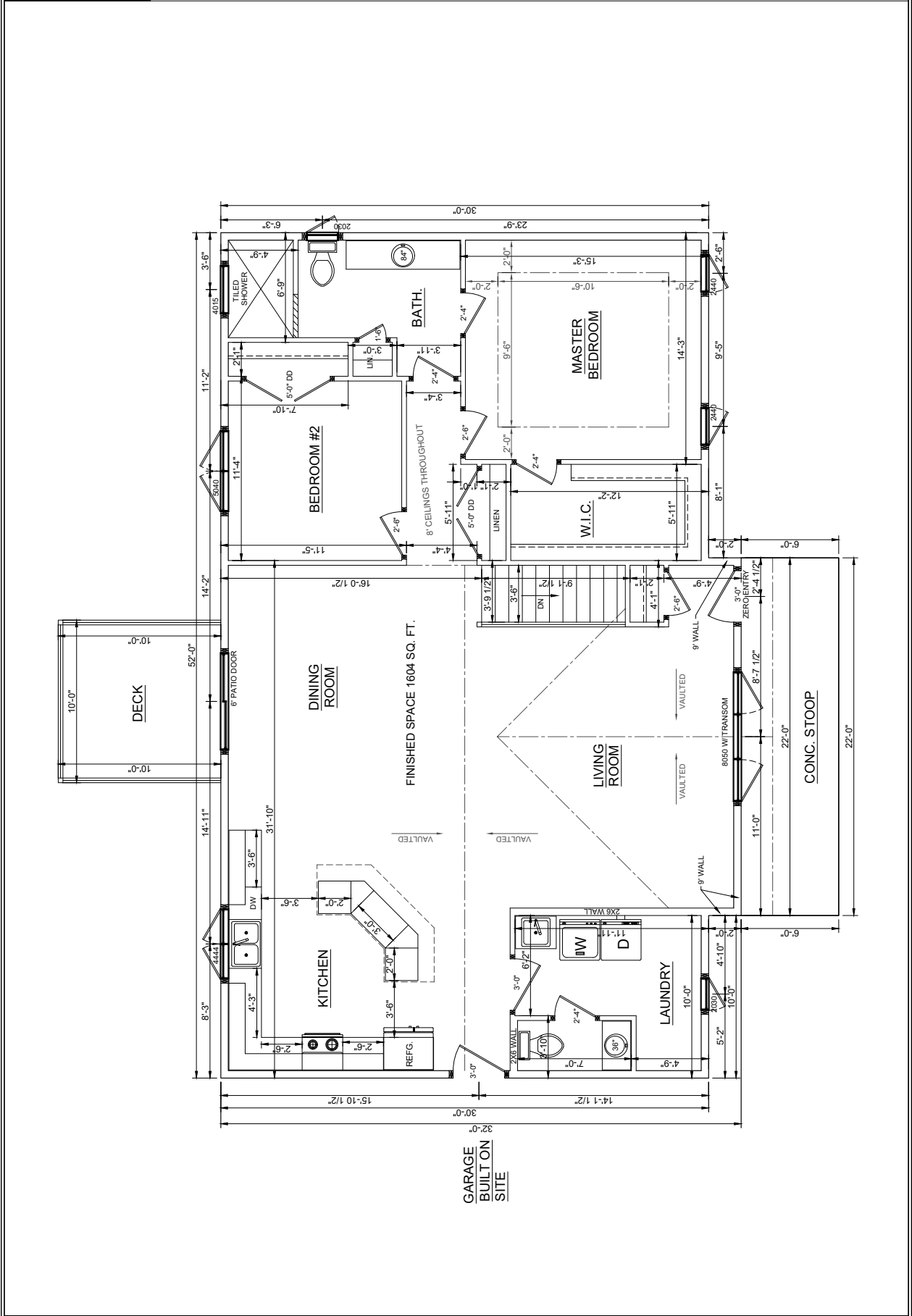
**LEFT ELEVATION**  
 3/32" = 1'-0"



**REAR ELEVATION**  
 3/32" = 1'-0"

GARAGE  
 BUILT ON  
 SITE

GARAGE  
 BUILT ON  
 SITE



GARAGE  
 BUILT ON  
 SITE

FINISHED SPACE 1604 SQ. FT.

CONC. STOOP

LIVING ROOM

MASTER  
 BEDROOM

BEDROOM #2

BATH.

KITCHEN

DINING ROOM

LAUNDRY

W.I.C.

DECK

TILED SHOWER

REFG.

DW

8" PATIO DOOR

8' CEILINGS THROUGHOUT

9' WALL

VAULTED

VAULTED

VAULTED

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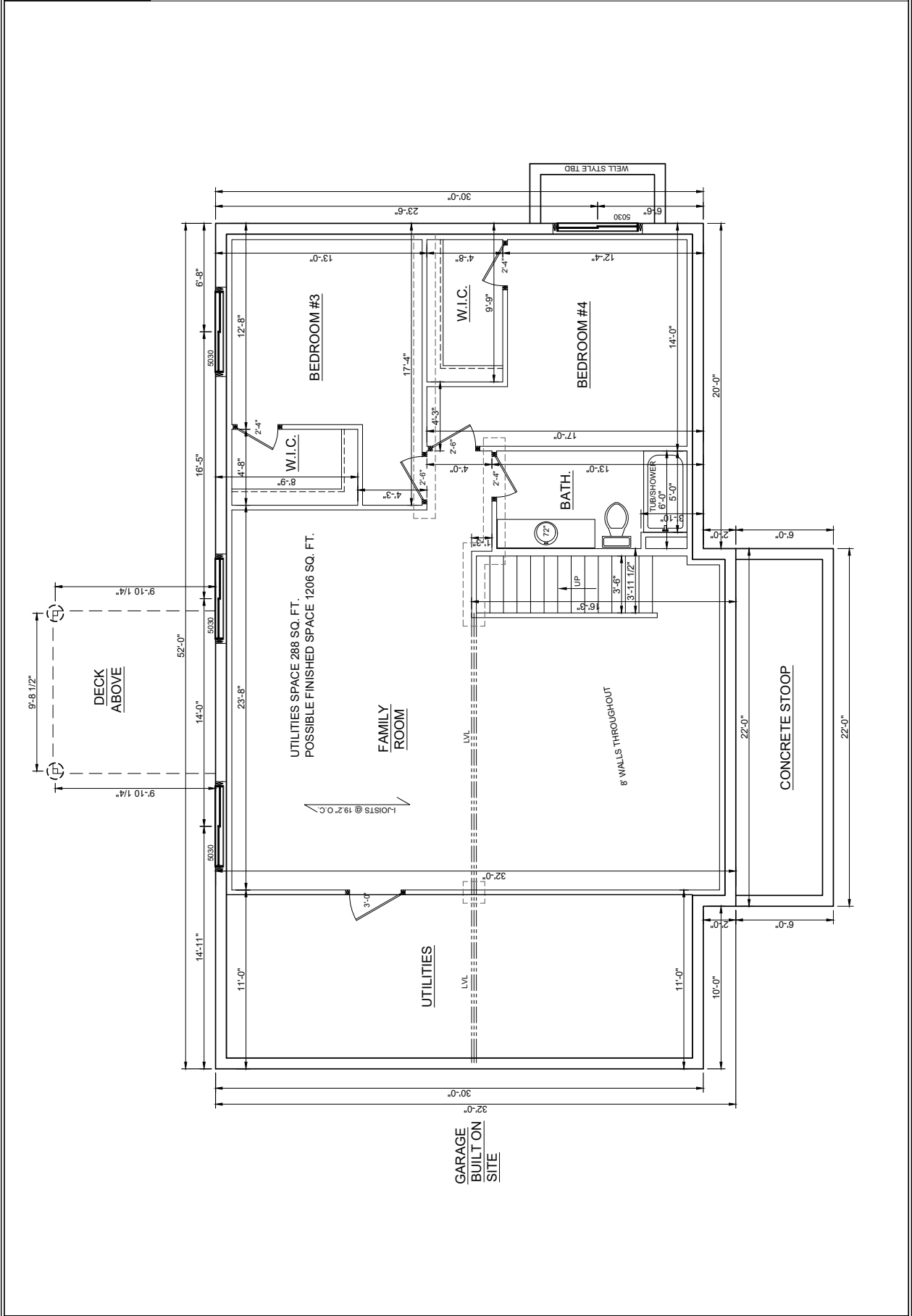
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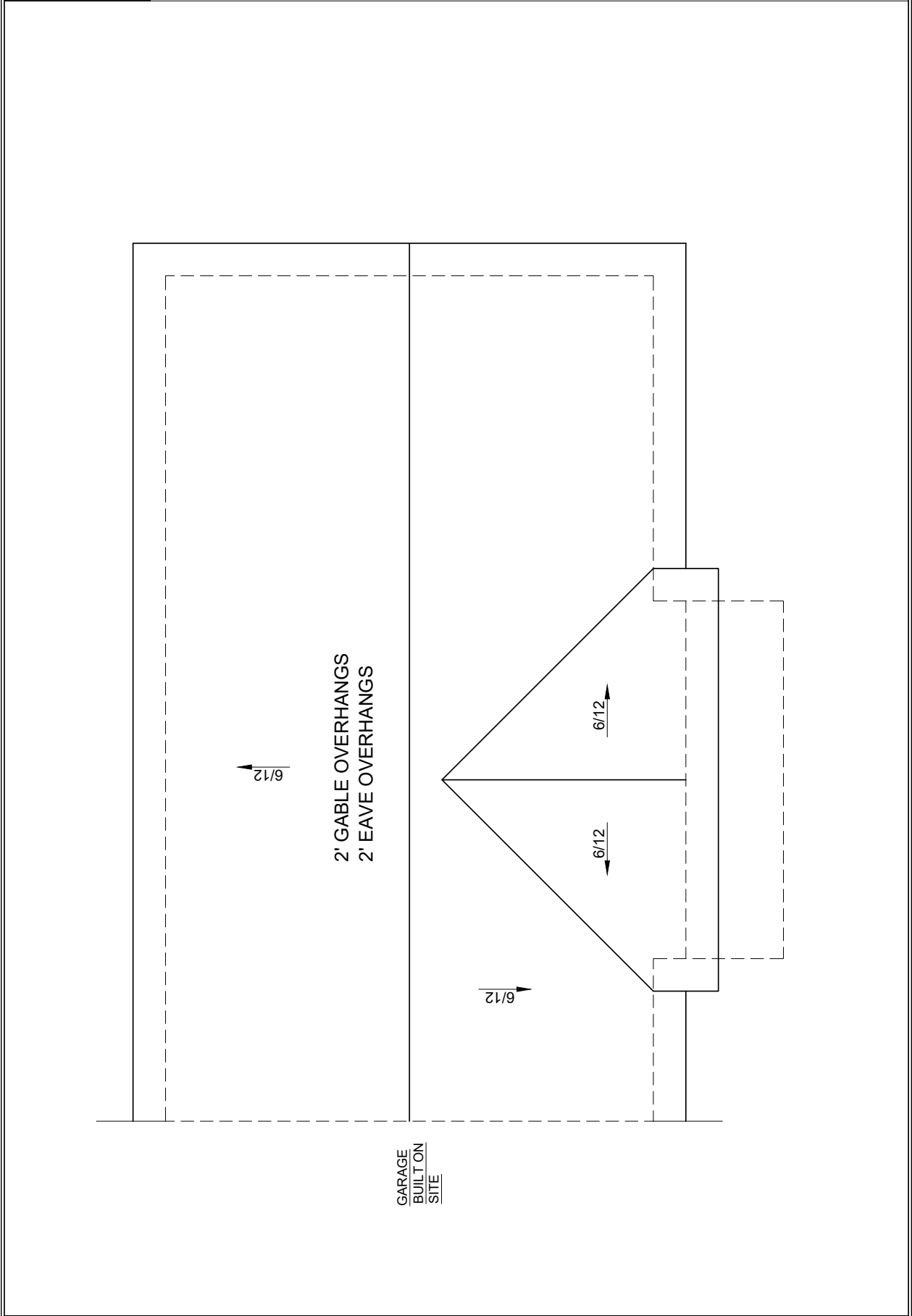
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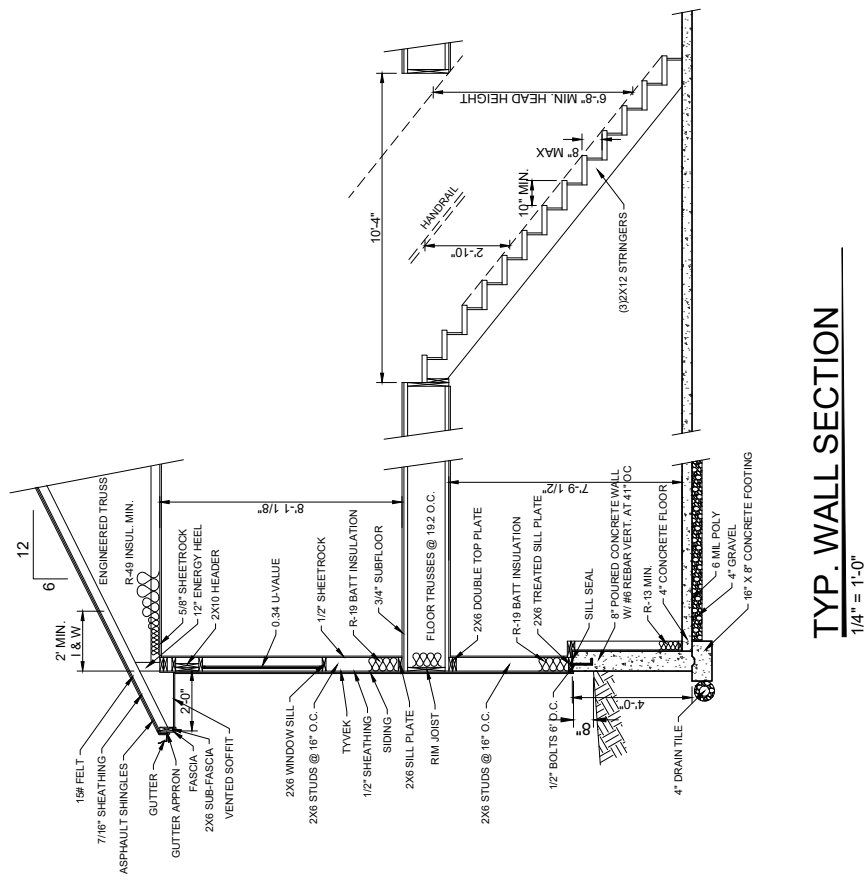
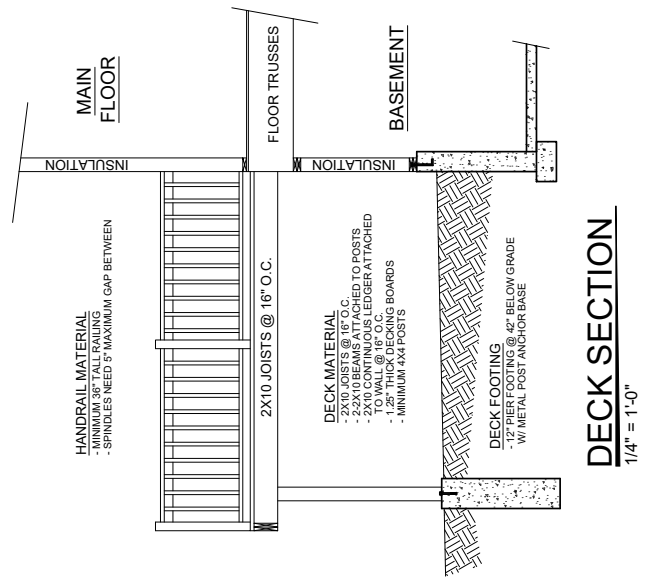




NOTES:  
-ALL EXT. WALLS ARE 2X8  
-ALL INT. & GARAGE WALLS ARE 2X4 UNLESS NOTED  
-ALL DIMENSIONS TO BE VERIFIED BY CUSTOMER  
-INFO. HEREIN DEEMED RELIABLE BUT NOT GUARANTEED  
-WIND BRACE AS REQUIRED OR AS ENGINEERED

DATE	1/8/2021
DRAWN BY	JARED GRABER
CLIENT	ALEX HOOGENDOORN
PROJECT	R105-231







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The Sale of your property may be a once in a lifetime event...

Our company has been serving the auction needs of clients since 1932 & presently we are licensed real estate brokers in SD, MN, IA, & NEB. Our firm has grown to be recognized as industry leaders in the Auction Industry.

In the last 10 years our firm has sold over 132,000 acres of Property including Ag Land, Acreages & Development Property. We have also sold numerous Farm Equipment, Construction Equipment & other Personal Property Auctions.

**"Successful Auctions Don't Just Happen They're Planned"** - The Sale of your property may be a once in a lifetime event, so it is important that you rely on an auctioneer with experience, knowledge, education, marketing & promotional skills, established contacts with numerous qualified prospective buyers and last but not least - a track record of success! Our auction company has been serving the auction needs of clients since 1932 and currently we are licensed RE Brokers in South Dakota, Minnesota, Iowa and Nebraska. Our firm has grown to be recognized as a leader in the auction industry. Furthermore, auctions have become ***the marketing method of choice for farmland***, being the most tried and true method of marketing with a proven record of results surpassing such methods as sealed bids and negotiated sales, ***with auctions providing the "Ultimate Marketplace" - by maximizing the number of prospective buyers and also allows the seller to set the terms of sale and puts all buyers on an equal playing field, where all parties have a fair and equal opportunity to bid and buy.***

If you are considering the sale of your land, contact, Chuck Sutton or Jared Sutton at Chuck Sutton Auctioneer & Land Broker, LLC or any of our other affiliated offices, and let them and their professional associates put their years of experience to work for You!!

**"Remember, Successful Auctions Don't Just Happen, They're Planned!!"**  
[www.suttonauction.com](http://www.suttonauction.com)

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