

AUCTION Home to be Moved

26384 485th Ave., Valley Springs, SD

**Attention to Homeowners, Investors & Others
Looking for a Nice 4 Bedroom Home with Attached
Garage to be Moved! This is a great opportunity to
move an Extremely Well Maintained
2 Story Home to a site of your choice!**

CHUCK SUTTON
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BETH JAMISON –
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Jamison Company Real
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605-359-0448

**Thursday March 23,
2023**

Sale Time: 5:00 pm

Open House:

Wed. March 15th from

5 to 6:30 pm &

Sun. March 19th from

2 to 3:30 pm or by

appointment



The home being offered consists of a nice, move-in ready 2 story home being sold to be moved as the current owners will be constructing a new home on the current site. The home consists of 1232 sq. ft. on the main floor with a very nice layout, 1200 finished sq. ft. on the 2nd story, and an attached 2-car garage which is 26'x24' w/ a 7'x16' OH Door & Overhead Door Co. Elec. Door Opener. The garage also has walk door on the South Side. From the garage, there is an entry to a hallway with coat closet & a 1/2 bath/mudroom. On the main floor of the home is a dining area & an excellent kitchen with custom Birch Cabinets, Granite Countertops, & custom back splash. The appliances included with the purchase of this home include a Thermador Gas Stove Top w/ Built in Range, a Bosch S.S. Elec. Built in Oven, & a Bosch S.S. Dbl. Door Refrigerator & dishwasher. All appliances are in VG Condition. Off the kitchen is an enclosed 3 seasons room which was an add on that can be taken with the home or left on the property. Also on the main floor is a Laundry Room w/ Pantry Area, a main floor office/potential bedroom, and a living room with a wood burning fireplace & Lg. Picture Window. The living room has a front entry w/ an overhang for patio area.

CHRIS & MARGO LARSON, Owners



On the 2nd story of the home there is a master bedroom w/ an attached patio w/ Anderson Patio Doors, His & Hers Closets, a Bathroom w/ Jacuzzi Tub & an upright shower, and a double vanity. Additionally, there is another full bathroom on the 2nd story with tub-shower, 3 bedrooms with closets, and 2 hallway closets. The exterior of the home has Cement Board & Painted Cedar siding, additionally there is brick exterior as well which will need to be removed prior to moving. Some noteworthy updates to this home include all the windows having been updated with mostly Pella Windows which are in VG condition, additional blown in insulation in attic, all updated interior doors, and updated asphalt shingles on the roof. All updates occurred in the past 7-8 years. Although this home is being sold to be moved & will be removed from the basement, all of the fixtures (excluding 1 light fixture) will be included with the purchase including any doors or trim work, windows, kitchen cabinets & countertops, bathroom fixtures, breaker panel & wiring and other related items. Also included with the purchase of this home will be items such as a Marathon LP HW Heater, Amana LP Furnace & Duct Work, & an older AC Unit. It should be noted that there is an LP tank on the is not included & any appliances in the basement or garage will not be included and will be removed prior to removal of the home from the property. This is a nicely finished home which could serve as a nice personal residence, rental, or home as an investment. This home additionally could be easily modified to a new purchaser's desires once located on a new site! With the current housing market & a low supply of available homes on the market, this is a nice opportunity to purchase a home to be moved and locate on the site of your choice! Don't miss the opportunity to inspect this home and make plans to attend this auction!! For additional information on this auction visit: www.suttonauction.com

TERMS: Cash – 15% down date of sale and the balance before removal on or before May 5, 2023. Total bid to be subject to South Dakota Sales Tax totaling 4.5%. Purchaser to pay all moving costs. House must be moved from the site by June 15th, 2023 with absolutely no exceptions. Buyer to be subject to penalty of \$100 per day if the home is not removed by the removal date. It is the buyer's responsibility to make arrangements with a House Moving Company prior to the auction, for a list of House Movers contact the Auctioneer's. Additionally, it is the responsibility of the Purchaser to obtain insurance on the structure following the auction which must be in place by the closing date. The property will be sold AS IS – WHERE IS, without any warranty whatsoever. There is no warranty or merchantability or fitness for a particular purpose. Sold subject to confirmation of the sellers.

CHRIS & MARGO LARSON, Owners

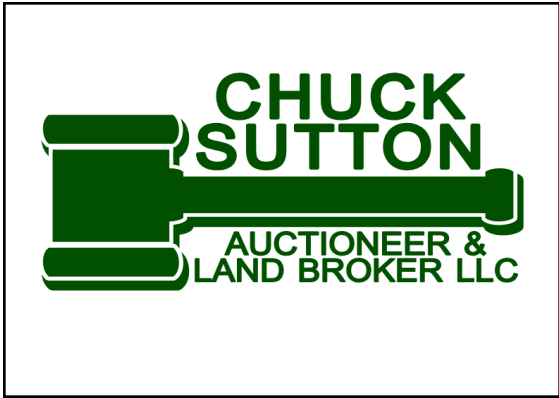
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BETH JAMISON – RE Broker – Jamison Company Real Estate– ph. 605-359-0448

CONDITIONS OF SALE

1. SALE OF PROPERTY "AS IS". Said property is sold "AS IS - WHERE IS", without any warranty whatsoever. THERE IS NO WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.
2. Property may be sold to highest bidder, subject to the confirmation of Chris and Margo Larson.
3. Successful bidder shall pay fifteen percent (15%), cash or check payable to Chuck Sutton Auctioneer Trust Account immediately upon being awarded the bid at the auction sale. Such deposit shall be forfeited to and retained by the seller as liquidated damages in the event that the remaining terms of the sale set forth herein are not fully and unconditionally performed by the successful bidder in a timely manner.
4. Total bid price will be subject to South Dakota sales tax totaling 4.50 percent (4.5%).
5. The purchaser(s) must pay the remaining eighty-five percent (85%) and 4.5% sales tax by bank draft, money order or cashier's check and shall receive the bill of sale no later than May 5, 2023 payable to Chuck Sutton Auctioneer Trust Account.
6. Property must be removed on or before June 15, 2023 at the purchaser(s) expense with absolutely no exceptions. Buyer to be subject to penalty of \$100 per day if the home is not removed by the removal date.
7. All moving permits and or fees required by County and/or City Ordinances must be obtained and paid for by the successful bidder.
8. Moving of the house cannot begin until personal checks have cleared the bank.
9. After the closing on or before May 5, 2023 the successful bidder is solely responsible for damages which may occur to his or her property due to vandalism, fire, wind, etc. It is the responsibility of the Purchaser to obtain insurance on the structure following the auction which must be in place by the closing date. The seller assumes no responsibility to protect the property or insuring it against damages.
10. The successful bidder is responsible for accident claims as a result of moving the property. The seller will not be liable in any way.
11. The seller reserves the right to reject any and all bids or parts thereof, and to waive any irregularities.

Purchaser(s)

Date



www.suttonauction.com

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

<p>Chuck Sutton Auctioneer & Land Broker, LLC 1116 N. West Ave Sioux Falls, SD ph. 605-336-6315</p>	<p>Kuhle-Sutton Agency, LLC 127 2nd Ave. W Flandreau, SD ph. 605-997-3777 www.kuhlesutton.com</p>	<p>Pipestone Realty, LLC 120 N. Hiawatha Ave. Pipestone, MN ph. 507-825-3389 www.pipestonerealty.com</p>
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