

Christensen Trusts

TWO LINCOLN COUNTY SD IMPROVED RURAL ACREAGES AT AUCTION near HARRISBURG, SD

Yes, not one but two Improved Rural Acreages will be sold at Auction which are located at 27452 and 27454 SD Hwy 115 respectively; or just 1.5 miles south of Harrisburg Corner or 4 miles south of Sioux Falls along Minnesota Ave. (SD Hwy 115) with a shared private driveway off SD Hwy 115.



TUESDAY: JUNE 13th, 2023

**Personal Property @ 5PM with Real Estate to follow @6:30 PM-
OPEN HOUSE DATES: Sun., May 28th 12-3pm; Wed., May 31st 6-8pm; Sun.,
June 4th 12-3pm or contact Souvignier Auctions for an appointment**

This is a rare opportunity to choose from and purchase one or both these acreages which include other improvements such as metal pole sheds and other farm related buildings while having an ideal location within the County as it is only a mile from the City Limits of Harrisburg and just south of Sioux Falls SD with a short commute to work and entertainment and within the Harrisburg School District. There is a shared driveway mutual access easement off SD Hwy 115 (Minnesota Ave.)

Tract 1: (27452 SD Hwy 115) This acreage contains 2.43 surveyed acres and has a 1972 constructed ranch style home which was moved to this site in approx. 2007 and set on a new poured cement foundation and contains 5 bedrooms and 3 full bathrooms. There is 1,756 sq. ft. of main floor living space which has a front entry with coat closet, an expansive 29x13.5ft carpeted living room w/ 2 lg. picture windows, an 22x10ft open kitchen and dining area with counter island, bifold pantry closet, ample cupboard space, dbl. ss sink w/ disposal, black counter-top range, side x side refrig. and dishwasher. There is vinyl flooring and a bay window as well as a brick 2-sided wood burning fireplace. The hallway has a linen closet, a full guest bathroom w/ tub/shower combination. There is a 13x13ft master bedroom w/ large closet and full master bathroom w/ step-in handicap shower. There are 2 addition bedrooms w/ large closets and a garage entry w/ 22x7ft laundry area w/ W&D hook-up. The lower level (1,636 sq. ft. finished) has a 35x12ft Great Room all carpeted w/ egress windows and outside exit. There is a small kitchen area (no appliances), lg. full bathroom w/ tub/shower comb., and (2) 11.5x12ft bedrooms w/ egress windows and carpeting. The furnace room contains a Lennox Elite fa. propane furnace w/ humidifier and Lennox central air unit, 2017 Rheem 40gal. gas water heater, a Culligan water softener and a 200amp breaker service. There is a National Wheel-O-Vator model DH10 elevator installed in 2007 between the two levels as well as a staircase. There is a single stall insulated garage and 2 uninsulated attached garages w/ single overhead doors and openers. The exterior of the home is composition siding and asphalt shingle roof. Home is equipped with a Kohler LP backup generator with two owned 500gal. propane tanks and serviced by Lincoln County Rural Water and ExCel Energy and has a private septic system. There is a 36x52 ft. metal pole shed w/ cement flooring built in 2000 which has a 12ft. overhead door w/ opener, 12ft. sliding door and walk door and 100amp breaker service. There is a dense tree belt along the north and many evergreen and other trees about the property.

Legal Desc: Tr. 3 of Doc Christensen Add. in N1/2SW1/4, Section 11, T99, R50 (LaValley Twp.), Lincoln Co., SD.

Tract 2: (27454 SD Hwy 115) This acreage contains 2.44 surveyed acres and consists of a one and a half story older home built in early 1900's but has seen an addition and remodels completed including all new crank-out windows and was used as a rental home. There are 1,541 sq. ft. of living space with 3 bedrooms and 2 full baths. The main floor has a front entry into a 23x12 carpeted living room which opens to a 13x17 dining area w. vinyl flooring. There is a 11x15 master bedroom with walk-in closet and master bath w/ tub/shower comb; a spacious 13x13 kitchen w/ dbl. ss sink, countertop elec. range w/ ventless microwave and stove hood, side x side refrigerator. There is a 2nd

**DR. ROBERT M. CHRISTENSEN TRUST and LINDA L. CHRISTENSEN REV.
TRUST, OWNERS**

full bath off the kitchen and a rear entry into a mud room w/ built-in dishwasher and adj. laundry room with W&D hook-up. The 2nd level has a large landing and 2 bedrooms. There is a small rock foundation basement housing the Lennox furnace (good), electric 50 gal. water heater and 100amp breaker service. The exterior has a wood deck and cement patio, composition siding and asphalt shingle roof. There are numerous outbuildings including a 75x54ft Morton pole shed with concrete floor, a 12x24ft sliding door, a walk door and 100amp breaker service built in 2000. There is a 40x45ft open front machine shed, 36x30 shed w/ lean-to, 10x14, 8x14, 10x18 and 12x20ft metal storage sheds w/ some on concrete pads, an 18x23 cement block garage and an oversized 2 stall (2 overhead doors) garage w/ shop area with many large trees and shelterbelt. Property has Lincoln County Rural Water, ExCel Energy electric service and private septic tanks and an owned 500gal. propane tank. The 2022 Real Estate taxes due in 2023 are \$2,302.84.

Legal Desc: Tr. 4 of Doc Christensen Add. in N1/2SW1/4, Section 11, T99, R50 (LaValley Twp.), Lincoln Co., SD.

Terms for Both Tracts: A 10% non-refundable earnest money payment sale day with balance due on or before July 26th, 2023 with full possession. A clear deed and title insurance policy provided with the cost of the policy and the closing agent's fee (Lincoln County Title) split 50/50 between the buyer and the seller. The 2022 RE taxes paid by the seller with the 2023 RE taxes prorated to possession date. Properties are surveyed with an Owner's Certificate stating the driveway is a mutual access easement with all adjacent acreage owner(s) to share in maintenance and costs associated there with. These properties are being sold in "AS IS" condition without any warranties or guarantees and sold subject to confirmation of the seller.

NOTE: Broker Participation Welcome. Cooperating Brokers must pre-register prior to the day of the auction and meet the requirements for Broker Participation to qualify for a 1% commission. Contact Souvignier Auctions for details and pre-registration forms by calling 605-987-2404 or emailing tcsouvignier@iw.net. For photos and other brochure content, see www.souvignierauctions.com

PERSONAL PROPERTY: Tractor and Equip: John Deere 4330 diesel w/wf & cab, dual hyd., 3pt hitch & Miller loader w/grapple, 18.4-34 rubber (VG), SN865300; Red Devil 23305 3pt snowblower, pto drive, hyd. swivel (like new); 6ft. HD gyro mower, 3pt; 6ft. tandem disc, 3pt; 8ft HD 3pt. blade; 3pt ball hitch; 16ft. hay flatbed w/gear (VG); 14ft. hay flatbed w/gear; 2 wheel utility trailer w/fold-down ramp; 7ft. 3pt. blade; Bishamon Lift2K, 2,000lb. elec. lift; 6ft. box scrapper; **Collectibles:** (2) 4ft. tall quartzite hitching posts (old); wooden Ox yoke; anvil; stainless steel tub on wheels, 3 sleds; **Misc:** (3) 15ft. tube gates; 20gal. 2 stage air compressor/hose; log chains; bench grinder; B&D 350amp battery pack; 3pt. arm links; hitch pins; ratchet straps; cleavis'; gate hinges; live trap; dolly carts; forks; rakes; shovels; scoops; tow ropes; silage forks; orange cones; 2 pull-type lawn sprayers; sledge hammer; post pounders; 2 overhead fuel tanks w/ stands; old lumber; gas cans; chain link panels, misc. hand tools; plus more.

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