

# AUCTION

UPSCALE RESIDENTIAL ESTATE PROPERTY IN SIOUX FALLS, SD

Very Well Located Split Foyer Home in located in  
Quiet Cul de Sac in Southwest Sioux Falls, SD



**Wednesday June 14, 2023**  
**SALE TIME: 7:00 pm**

In order to settle the Pam Hartman Estate, we will offer this attractive residence at public auction, with the auction to be held "On Site" at the property located at 1308 S. Risley Circle in Sioux Falls, SD; from Marion Rd & Silver Valley Dr. – approx.. ½ mile west & 1 block south.

**OPEN HOUSE DATES: Sun. June 4<sup>th</sup> from 1:00 to 3:00 pm or  
Wed. 7<sup>th</sup> from 5:00 to 7:00 pm or shown by appointment -  
To View Photos – See [suttonauction.com](http://suttonauction.com)**

If you're in the market for an attractive residential property in Sioux Falls, SD with many excellent amenities, then make plans to inspect this property and be in attendance at this auction. Some of the highlights of this property include a quiet Cul de Sac with great location to several area restaurants, shopping & More!



**PAM HARTMAN ESTATE, Owner**  
**Pat Ordalen – Pers. Representative**

The residence on this property includes a split foyer home of a front entry w/stairway to main floor living room w/closet, large picture window and vaulted ceilings, kitchen with snack bar, dining area, oak cabinets, Formica countertop, backsplash, double SS sink & Frigidaire Elec. Stove, Whirlpool Microwave w/Range, LG SS refrigerator, Gerkin Sliding Patio door to attached composite deck w/ stairway to the backyard. There is a full bath with tub-shower unit and two bedrooms w/closets. The front foyer has an access to attached double garage with walk door, elec. Opener, epoxy floor and rear walk door. The lower level features a large open family room w/Heat & Glo fireplace, bedroom w/closet, full bath w/tub-shower unit, a stairwell storage closet and a laundry/utility room with Kenmore washer & dryer, Bryant High Effic. Natural Gas Furnace and A/C unit, AO Smith gas HW heater and a 150 amp breaker electrical service. This house features nice oak woodwork throughout the home. There is a fenced backyard, Rainbird Sprinkler system and attractive landscaping and trees. The exterior of the home features hardi-board siding and colored brick and a roof with Asphalt shingles and Leaf Free gutters installed in 2022. The 2022 RE taxes payable in 2023 were \$3,670.10. This is a MUST SEE Property, so make plans to attend the open houses or contact the auctioneers for a private showing.

**LEGAL DESC:** Lot 38 Block 6 Silver Valley Addition to the City of Sioux Falls, SD.

**TERMS: Cash** – A 5% non-refundable earnest money payment sale day & the balance on or before Aug. 1, 2023 with possession. Marketable Title will be conveyed and owners title insurance provided with the cost of the owner's policy divided 50-50 between the buyer and seller. A title company closing fee, if any, will be divided 50-50 between the buyer & seller. All of the 2022 RE taxes payable in 2023 will be paid by the Estate and based on that amount the 2023 RE taxes will be prorated to date of closing. This property is sold in "AS IS" condition with no contingencies whatsoever, and is sold subject to existing easements, restrictions, reservations or highways of record, if any, as well as any or all applicable zoning ordinances. Information contained herein is deemed to be correct but is not guaranteed. The RE licensees in this transaction are acting as agents for the seller. Sold subject to confirmation of the Personal Representative. **To Inspect the Home Plan to Attend the Open Houses or for an appointment contact the Auctioneers. Broker Participation Welcome, with a 1% commission payable to a licensed SD RE Broker who properly pre-registers and represents a successful purchaser and meets the prescribed criteria for Broker Participation – for Information contact Sutton Auction – office@suttonauction.com.**

## **PAM HARTMAN ESTATE, Owner**

**Pat Ordalen – Pers. Representative**

**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**

**DEAN GULBRANSON – RE Auctioneer –  
Madison, SD – ph. 605-695-0133**