

REAL ESTATE & PERSONAL PROPERTY AUCTION

HOME FOR SALE

305 S. Main Ave.
Colton, SD 57018



SATURDAY APRIL 6th, 2024

SALE TIMES: RE at 10:00 AM with Personal Property to Follow at Approx. 11:00 AM
OPEN HOUSE: Tuesday March 26th & Thursday March 28th from 5:00-6:30 PM

HIGHLIGHTS:

- Ranch Style Home Built in 1996
- 3 Bedroom/ 2 Bath
- Mudroom/Laundry Room off Attached Two-Car Garage
- Partially Finished Basement; Option to Add 4th Bedroom
- Recently Updated Furnace & AC Unit

Contact Us
(605)336-6315

www.suttonauction.com



ATTENTION - Well Located 3 Bedroom Ranch Style Home at Auction!! Extremely Well-Maintained Ranch Style Home in Colton, SD with 3 Bedrooms & Partially Finished Basement! This May be One of the Nicer Homes to Come Available in Colton SD on the Open Market in Several Years! Additionally, Personal Property will be offered following the sale of the Real Estate at Taopi Hall in Colton, SD

We will offer the following Real Estate & Personal Property at Public Auction. The Real Estate will be sold onsite located at 305 S. Main Ave, Colton, SD (Directly across the street from Taopi Hall). Personal property to follow at Taopi Hall located at 102 E. 3rd St., Colton, SD.

The Real Estate being offered consists of a very clean, well maintained, Ranch Style Home built in 1996 w/ 1568 Sq. Ft. on the main level and 24'x30' attached garage which has front & rear walk doors & OH Door w/ Elec. Opener. The interior garage door opens to an entry way with mudroom & laundry area; an Amana Washer & Dryer will be included with the Real Estate. The kitchen has Oak Cabinets, a Whirlpool Elec. Stove, GE Microwave w/ Range & Whirlpool S.S. Dishwasher. Directly from the kitchen is a dining room with sliding patio door which opens to the backyard. The main floor living room has a front entry w/ coat closet & lots of natural light coming from the large 4 pane picture window. Additionally, the main floor has 2 bedrooms, one of which is a master bedroom with his & her closets. The bathroom is adjacent to the master bedroom & has an upright shower & Jacuzzi Whirlpool Bathtub. The lower level consists of a partially finished basement with some finish work done including sheetrock hung and walls framed. The basement has a large open area for a living room & 2 bedrooms w/ legal windows. Currently, one basement bedroom is finished & another is nearly finished with the installation of a closet. There is a bathroom w/ shower, storage room & utility room. In the Utility Room is a newer AO Smith 50 Gal. Hot Water Heater, an American Standard Nat. Gas Furnace & American Standard Silver Series AC Unit both installed in 2023 & 200 Amp. Breaker Electric. With some added sheetrock, texturing, paint & carpet this basement could be easily finished and almost double the current living area of this home. The exterior of the home has a cinderblock foundation, Hardi Board Siding (6-7 years old), Anderson Windows throughout, and a roof with asphalt shingles. The property has nice established landscaping & is well located on a lot that measures 100'x140'. This may truly be one of the nicer homes to come available on the Open Market in Colton SD in several years! If you are in the market for a nice home as either an owner occupant or investment, we invite you to inspect this property and be in attendance at this auction!

LEGAL DESC.: Lots 11 & (Ex. RY) Lot 12 in Block 5 Colton City 1st Addn., Minnehaha County, SD

TERMS: A 5% non-refundable earnest money payment sale day & the balance on or before May 24, 2024 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, will be divided 50-50 between the buyer & seller. All of the 2023 RE taxes payable in 2024 in the amount of \$3,991.06 will be paid by the sellers and based on that amount the 2024 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 sellers. This property is sold subject to confirmation of the owners. To Inspect the home, contact the office of Sutton Auctioneers & Land Brokers, LLC for a showing.

Broker Participation Welcome, with a 2% commission payable to a licensed SD RE Broker who properly pre-registers and represents a successful purchaser at the auction and that meets the prescribed criteria for Broker Participation.

LARRY & LORETTA BERENS, Owners

AUCTION CONDUCTED BY: SUTTON AUCTIONEERS & LAND BROKERS, LLC

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