

1002 NW 3rd St.

# REAL ESTATE AT AUCTION

📍 **MAY 16th @ 4:00PM w/ Personal Property To Follow**

**Open House Dates: Thursday May 9<sup>th</sup> 4:30-6:00 PM & Sunday May 12<sup>th</sup> 1:30-3:00 PM**

**Well Located 2 Story Home w/ Attached Single Car Garage and Detached 2 Car Garage Situated on a 75'x136' Corner Lot in Madison SD! Excellent Home for an Owner Occupant or as an Investment! Broker Participation Welcome! Personal Property including 1994 Ford F-150 with 99,365 Miles, Craftsman Riding Lawn Mower, Poulan Pro & Ranch King Snowblowers, Troy Bilt Tiller, Shop Items & Tools, Antiques, Household & More!**



We will offer the following Real Estate & Personal Property at Public Auction located at 1002 NW 3<sup>rd</sup> St., Madison, SD. From Pizza Ranch/One Stop Corner – Jct. of Hwy #34& #81 – 1 Block North, then 1 ½ Block East on NW 3<sup>rd</sup> St.

The Real Estate being offered consists of a very well located 3 Bedroom, 1 ½ Bath home in Madison SD. The residence contains 1976 sq. ft. in the home and additionally has ample garage space with an attached single car garage and a detached 2 car garage. The home has a front entry with coat closet that leads to an open dining/kitchen area. The Kitchen has a built-in island, oak cabinets, and kitchen appliances which include a Frigidaire S.S Refrigerator, Frigidaire Gallery Elec. Stove, and LG S.S. Dishwasher (all appliances in VG Cond.). Also, on the main floor is a laundry room with LG Front Load Washer & Dryer an adjacent ½ Bathroom & Pantry, a living room with fireplace and rear sliding patio door to backyard. Additionally, adj. to the main floor there is an enclosed patio room with Elec. Baseboard Heat & patio door leading to the backyard. The 2<sup>nd</sup> story consists of 3 bedrooms with closets and a full bathroom with Tub-Shower. The basement of the home has an area previously used for a small workshop, a storage room, and a utility area with sink. The home is serviced with a Westinghouse NG Furnace, Elec. Baseboard Heat, Reliance 50 Gal. HW Heater, 200 Amp Breaker Elec. Service and 100 Amp. Elec. Heating Panel, with utilities provided through the City of Madison & Northwestern Energy. On the East side of the house is an attached 14'x20' Sgl. Car Garage w/ OH Door & Elec. Opener as well as an 8'x10' Shop Area. Probably one of the greatest features of this property is that there is an additional 26'x26' Detached 2 Car Garage which has 2 OH Doors w/ Elec. Openers and provides additional room for shop use or storage. The Home has a nice backyard with wdn. Privacy Fence, Patio, and has a Weber Natural Gas Grill which is plumbed in & included w/ the RE. The exterior of the home & garages has Masonite siding, Asphalt Shingles, and the property has nicely established & well-kept landscaping. This would be an excellent home for an owner occupant or investment property which could have quick equity gained with minor updates such as carpet & paint! If you are in the market for a nice home in Madison SD, then make plans to inspect this property and be in attendance at this auction!

**LEGAL DESC.:** S ½ Lot 5 & All Lot 6 Blk. 35 Smith & Trows Addition to the City of Madison, Lake County, SD

**TERMS:** A 5% non-refundable earnest money payment sale day & the balance on or before July 2, 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 \$2,507.96 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 plan to attend the upcoming Open Houses or contact the Auctioneers 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.**



**HEIRS OF JEROME LENZ – JIM LENZ & TERESA KRAUSE, OWNERS**

**SUTTON AUCTIONEERS & LAND BROKERS, LLC**

**CHUCK & JARED SUTTON – SIOUX FALLS & FLANDREAU, SD & PIPESTONE, MN – Ph. 605-336-6315**

**WAYNE BESSMAN – RE & PP AUCTIONEER – MADISON, SD – ph. 605-270-4980**

**DEAN GULBRANSON – RE & PP AUCTIONEER – MADISON, SD – ph. 605-695-0133**

**SUTTON  
AUCTIONEERS  
& LAND BROKERS, LLC**

**Successful auctions just don't happen. They're planned.**

