

# REAL ESTATE & PERSONAL PROPERTY AUCTION

**32'X48' Shop & Storage Building in Wentworth, SD & Personal Property Including Woodworking & Other Tools, Shop Items, Lawn & Garden Equipment, Handicap Scooter, DCT 6'x10 Trailer, Antiques & Collectibles – Including a Collection of +/-100 Pieces of Griswold & Other Cast Iron, Liquor Decanters, Household Sporting & Other Items**

Due to the death of my husband Jerry Rice, we will offer the following real estate and personal property at auction located at the **Corner of 2nd Street & Lake Avenue in Wentworth, SD** or from the Wentworth Fire Hall – 3 blocks north to 2nd St., then 2 blocks west or from the Wentworth Corner (Jct. Hwy. #34 & 462nd Ave./Co. Hwy. #19) – approx. 1 ¼ miles north, then 1/10th mile east on 2nd St.



**TUESDAY JULY 16, 2024**

**SALE TIMES: Building to be sold at 4:00 PM**

**with Personal Property to follow at approx. 4:30 PM**

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Located in Wentworth, SD, this versatile shop building is perfect for the do-it-yourself enthusiast or those in need of additional workshop or storage space. This property includes a one owner building that was constructed in 2004 for the Rice's by Double "J" Construction. The building is a pole type constructed building with a colored steel exterior and in the building includes a finished and insulated shop area with elec. heat and has a partial bath – the finished area is approx. 9'6" Wide x 29'6" Deep with a north walk door; the storage area has a sliding door (approx. 15'6" wide and 12' tall); the bldg. has approx. 1/3 concrete and the remainder has a gravel floor. The building is serviced by an electrical breaker service and water is to the building, although water service has been disconnected and is not presently in use. This property is located on a corner lot that is approx. 150'x140' according to Co. Assessor's information. The 2023 RE taxes payable in 2024 on this property are \$458.30.

**LEGAL DESC.:** Lots 1, 2 & 3 of Block 8 of J.H. Williamson's Subdivision of Bonds Add'n., to Wentworth Village, Lake Co., SD.

**TERMS:** Cash – 15% down sale day and the balance on or before August 20, 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 \$-----458.30 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 owner. To inspect the property Wayne Bessman at 605-270-4980.

Broker Participation Welcome, with a 1% 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.

**PERSONAL PROPERTY: LAWN & GARDEN EQUIPMENT & POWER WASHER:** Cub Cadet LT 1050 Hydro Lawn Tractor, Kohler 25 HP, 50" Cut, New Blades, Tires 1 Year Old; Bolens 20" Push Mower, B&S 450E, 125CC Engine (VGC); Homelite 2500 PSI, Gas 2.3 GPM Power Washer; Remington 15" Elec. Tiller; C to C 5HP Garden Tiller – Front Tine; Weed Eater Max Bramd 25CC Weed Eater; Cub Cadet HTL 550 Hyd. Mower Jack; Agri-Fab Lawn Sweeper; B&D Elec. Edger; Earthway PT Fert. Spreader; Tomato Cages & Misc Yard & Garden Items. **SHOP ITEMS & TOOLS:** CM Mdl. 37505 Mortising Machine; Comm. Pallet Racking – 1- 3'Wx12'Long & 8' Tall, 4'Wx12'Longx10'Tall & 2'Wx6'Longx7.6" Tall; All Pro 35,000 BTU LP Heater w/Tank; Craftsman 12" Scroll Saw; Ryobi Scroll Saw; Delta Mdl. 28-160 – 10" Bandsaw; DeWalt DW735 13" Planer; Craftsman 6" Jointer; Sears 8" 3 Spd. 1/6HP Benchtop Drill Press; 10" Table Saw; 3/4HP Bench Grinder; Asst'd. Elec.Tools; Tool Shop Stacking Tool Chest; Shop Mate Rollers; Craftsman Open & Box End Wrenches; T Handle Hex Wrenches; Wood Chisels; Drill Bits; Socket Sets; Nut Drivers; Screwdrivers; 10 Bar Clamps; C Clamp; 24' Alum Ext Ladder; Black Walnut Rough Cut Lumber; Oak & Maple. **ANTIQUES & COLLECTIBLES: LARGE CAST IRON COLLECTION** - +/- 100 Pc. Cast Iron Collection Including Mostly Griswold Pieces - Including Frying Pans - 11- #3, 3- #4, 6- #5, 8- #6, 24- #8, 7- #9, 1- #10, 1- #12; #7, #9 & #10 w/Rings; 2- #0, 4- #8 Italic; #9 Griddle X Italic; #10 Griddle; #3 Scotch Bowl Italic; Dutch Oven Italic (no lid); 34 Plett Pan Italic; Square Frying Pan; #8 Victor Pan w/ Ring; Danish Cake Pan (Aebleskiver); #800 & #80 Skillet Lid & Double Skillet; #80 Double Skillet; #10 Square Double Grill; Iron Mountain Chicken Pan w/Lid; Square Utility Pan; 2 Patty Molds w/ Boxes (Rosettes); 2- #8 Waffle Irons; #9- Waffle Iron; 2- #9 Italic Logo; 2- #8 Self Basting Lids; #8- Self Basting Lid no Logo; #10 Self Basting Lid; #8 Trivet; #7, #8 & #9 Steel Spindle Flappers; 3- #5 Sad Irons; #50 Sad Iron w/ Handle; Size 1 & 3 Sad Irons; Iron Rest; 6341 Weight; 4- Meat Grinders; Mail Box; Corn Bread Pan; Junior Corn Bread Pan; Double Burner Gas Stove; Cobbler Stand w/ 3 Feet; 2- Cast Iron Vices; Other Cast Iron Including- Wagner Corn Bread Pan; #3 #6 & #10 Pans; American Camper Dutch Oven w/ Lid & More! **DECANTERS:** 4- Lord Calvert Series 1977, 78,79 & 1980; 7 Jim Beam Limited Editions= 1980 Ski Country; 1983, 84, 85, 86, 87 (50th Anniversary) & 1989; 3 DU Duck Stamp Series First Edition. **OTHER ANTIQUES & COLLECTIBLES:** Teachers Desk & Chair (Early Country School Vintage); Push Garden Tiller; Quick Aid Brass Fire Ext.; Enamel Coffee Pot; Wdn. Pop Crates - 2 Coca Cola, 7-Up, 3- L. Beal Inc. & Tyler Bottlers; Hand Drill; Wdn. Nail Keg & Misc. **HANDICAP SCOOTER, DCT 6'x10' TRAILER, HOUSEHOLD & SPORTING ITEMS:** Go Go Sport 3 Wheel Scooter (Used Very Little) Breaks Down For Easy Transport; DCT 6X10 Trailer w/ Sides & Fold Down Ramp; Modern Oak Square Dining Table w/2 leaves & 6 Oak Chairs (very nice); Dyna Glo 4 Burner Gas Grill w/ Tank; Pitmaster Charcoal Grill; Char Broil Fire Pit; Sporting Items: PENN 21 Reel w/ Danco Moothing Rod 8'6"; 8 Rods & Reels; 2 Tackle Boxes w/ Large Assortment of Rapala & Other Lures & Equip, 2 Arctic Cat Helmets; 5 Child Size Life Vests; Coleman Camp Stove & Heater; Several SD Waterfowl Restoration Stamps.

**LuANN RICE, Owner - Ph. 605-291-9103**

**SUTTON AUCTIONEERS & LAND BROKERS, LLC – CHUCK & JARED SUTTON**

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Clerk: Sutton Auction Service, LLC