

**SUTTON AUCTIONEERS &
LAND BROKERS, LLC**

**205 N. Vermillion St.,
in Howard, SD**

OPEN HOUSE DATES:

Sunday July 21st

1:00 – 3:00 pm

Wed. July 24rd

5:00 to 7:00 pm

Property Also Shown by
Appointment Arranged
with the Auctioneers.

**VIRGINIA MOSCHELL
TRUST**

**Carl Moschell, Gary
Moschell & Beth Dalton
Trustees**

Gregory Protsch

Mumford, Protsch & Pardy,

LLC - Attorney

Howard, SD

ph. 605-772-4488

CHUCK SUTTON

Auctioneer & Land Broker

Sioux Falls, SD

ph. 605-336-6315

Flandreau, SD

ph. 605-997-3777

JARED SUTTON, CAI

Auctioneer & RE Broker

Assoc.

Flandreau, SD

605-864-8527

WAYNE BESSMAN

RE Auctioneer

ph. 605-270-4980

Madison, SD

WWW.SUTTONAUCTION.COM

REAL ESTATE & PERSONAL PROPERTY AUCTION



**Well Located 3+ Bedroom Home with Attached
Double Garage in Howard, SD.**

Due to the death of our mother Virginia Moschell, we will offer the following Real Estate & Personal Property at public auction at the residence located at 205 N. Vermillion St., in Howard, SD – at the corner of N. Vermillion St. & E. Washington, Ave., - just 1 block west of the Howard, SD Golf Course.



SATURDAY AUGUST 10, 2024

Sale Times: Real Estate at 10:00 am with
Personal Property to Follow @ Approx. 11:00 AM

The residence offered for sale on this auction consists of an attractive well located one story 3 bedroom ranch style home w/approx. 1273 sq. ft. on the main floor with an attached double garage with 2 overhead doors with elec. Openers, situated on a corner lot which is approx. 108'x150' and located just west of the Howard Golf Course in Howard, SD. This would be an excellent home for individuals in the market for an attractive home, either for the owner occupant or investor.

The residence consists of a partially covered front patio to entrance with French doors, spacious living/dining room with bay window, kitchen w/oak cabinets, Amana Refrigerator, Frigidiare Smooth Top Stove and Whirlpool Dishwasher, 2 bedrooms w/closets, bathroom with Premier Care Safety Tub and 2 closets, side garage entry to main floor laundry w/closet and ½ bath; oversized double garage w/2 overhead doors & elec. Openers. The home has a full basement consisting of a large family room, bedroom w/egress window & closet, 2nd non-legal bedroom with closet, & ¾ bath and utility room with Carrier Gas F/A furnace with central A/C, Richmond 50 Gal. Gas Hot Water Heater, 200 amp. Elec. Breaker service and HomeAire Mitigation system. The exterior of the home has blue hardboard siding and yard with established lawn, flowers and shrubs. This property is serviced by city electric, gas, water & sewer. This is a very comfortable home that appears to be well built and has been well maintained and must be seen to be fully appreciated!

LEGAL DESC.: E. 108' of Lot 32, Sec. 2, T. 106N., R. 56W.,
Howard City, Miner Co., SD.

TERMS:

Cash – A 10% non-refundable earnest money payment on the day of the sale and the balance on or before Sept. 20, 2024 with possession. Marketable Title will be conveyed and owner's 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 2023 RE taxes payable in 2024 in the amount of \$2,235.96 will be paid by the seller 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 subject to any existing easements, restrictions, reservation of record and subject to any or all city zoning ordinances. The 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 heirs/owner.

