REAL ESTATE AUCTION

5905 W. 27th St., Sioux Falls, SD

Well Located 4+ Bedroom 3 Bath Ranch Style Home w/ Attached 30'x32' Triple Garage in Kingswood Estates Addition, Sioux Falls, SD!

We will offer the following Real Property at Public Auction in Sioux Falls, SD located at **5905 W. 27th St., Sioux Falls, SD**. From Bethel Evangelical & Good News Churches – 1 Block South on S. Valley View Rd., then 1/10 Mile East on W. 27th St.

THURSDAY JULY 24TH, 2025 **Sale Time: 6:00 PM**

Open House Dates: Sunday July 13th from 1:00-3:00 PM & Wednesday July 16th from 5:00-6:30

SUTTON AUCTIONEERS & LAND BROKERS LLC
suttonauction.com

ALLEN LUDENS, Owner

AUCTION CONDUCTED BY SUTTON AUCTIONEERS & LAND BROKERS, LLC

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
RYAN WIEMAN – Wieman Land & Auction Co., Inc. – Marion, SD – ph. 605-366-3369

The Real Estate being offered consist of a well-located 4+ bedroom home with attached triple garage in Kingswood Estates Addition to the City of Sioux Falls. This home was built in 1984 and has had several substantial updates in recent years & must be seen to be appreciated! The home has an entry from the garage into the kitchen/dining area with rear sliding Andersen Patio Door off the dining area. The kitchen has oak cabinets, a snack bar and appliances which include a Maytag Nat. Gas Stove, Sharp Microwave w/ Fan, Amana DW, & Maytag Refrigerator. Also located near the kitchen is a main floor laundry space w/ 2024 GE Washer & Frigidaire Elec. Dryer. The main floor has a nice living room with picture window & a wood burning fireplace, a full bathroom with Tub-Shower, 2 additional bedrooms with closets, and a master bedroom with walk in & linen closets, as well as a full bathroom with tub-shower. The lower level includes a finished basement with large living room area w/ Egress window for natural light & a built in cabinet bar w/ sink. Off the basement living room is a bedroom with closet & egress window. The basement has 2 additional bonus rooms/non-legal bedrooms which could be potentially converted, as well as a utility room. In the utility room is a 200 Amp Breaker Elec. Service Panel, a 2021 Carrier Nat. Gas Furnace, a 2021 Carrier Air Filtration System, 40 Gal. Rheem Nat. Gas HW Heater (6-7 years old), and Aqua Magic Softener. The home also had an updated Carrier Air Conditioning Unit installed in 2021. The exterior of the home consists of a combination of Wooden & Hardi Board Siding which was repainted in 2022. Additionally, in 2022 the home had an updated asphalt shingle roof, Gutters, Gutter Covers, & down spouts. In 2021, a new concrete driveway was installed as well. According to county assessors information, this home consists of approximately 1,760 finished square feet, which may be understated. The attached garage on the home has 2 OH Doors with Elec. Openers as well as side & rear walk doors. The dimensions of the garage are approximately 30'x32'. The home is situated on a 97'x126' lot according to county assessors information. The 2024 RE taxes payable in 2025 on this property were $4,247.44. If you are in the market for a nice home in an excellent area of Sioux Falls SD, make plans to inspect this property & be in attendance at this auction!

LEGAL DESC.: Lot 3 in Block 3 of Kingswood Estates 3rd Addn. to the City of Sioux Falls, Minnehaha County, SD

TERMS: A 5% non-refundable earnest money payment sale day & the balance on or before August 29, 2025 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 (Getty Abstract), will be divided 50-50 between the buyer & seller. Preliminary title work has been ordered. All of the 2024 RE taxes payable in 2025 in the amount of $4,247.44 will be paid by the seller and based on that amount the 2025 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. This property is sold subject to confirmation of the owner. To Inspect the home, attend the 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.**

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"Successful Auctions Don't Just Happen . . . They're Planned!"

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