AUCTION

Newly Constructed 3 Bedroom Ranch Style Home to be Moved

West Central School District - No. 49-7

We will offer the following newly constructed home to be moved at public auction located at West Central High School 705 E. 2nd St., Hartford, SD.

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MONDAY EVENING JUNE 15, 2026 SALE TIME: 7:00 pm

- **For a tour of home, you may contact either the Carpentry Instructor**
- **- Brian Voss (605-929-2004)**
- **or the West Central School District Business Office (605-528-3217)**

SUTTON AUCTIONEERS & LAND BROKERS LLC

This auction presents the opportunity to purchase a new +1,674 square foot home with general exterior dimensions of approx. 31'x54' which can be located on the site of your choice. (floorplan available for inspection at the house site or on suttonauction.com).

Sutton Auction
605-336-6315
www.suttonauction.com

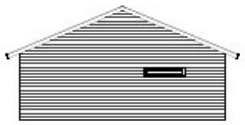
WEST CENTRAL SCHOOL DISTRICT – No. 49-7

West Central School District 49-7
To prepare all students for learning and living in a changing world

SUTTON
AUCTIONEERS &
LAND BROKERS LLC

Exterior Elevation Front

Exterior Elevation Back


Exterior Elevation Left

Exterior Elevation Right

This is an attractive energy efficient 3 bedroom ranch style home consisting of a front door w/sidelight and entrance to the living room which has a 2 unit operating dbl. hung window and area to accommodate a future stairwell; a kitchen area and dining area w/full view Andersen sliding glass patio door; a hallway with a spacious coat closet; (the living room, kitchen, dining area & hallway have 13 recessed ceiling lights installed); a full bath with tub/shower unit; a master bedroom w/large closet and a ¾ master bath w/shower, 2 additional bedrooms w/closets; a main floor laundry room w/coat closet & plumbing installed for a sink; and there is a side entry for future access to an anticipated attached garage, with Zip siding on the exterior of the garage end. This home has 9' ceilings and the interior has been professionally taped & textured by Corey Goehring. The home features attractive Poplar 4 panel solid interior doors throughout w/satin nickel colored hardware & Poplar trim. The home has Bayer Built steel insulated exterior doors (with a sidelight by the front door), and has Andersen 100 Series Casement vinyl windows. All of the interior poplar doors and trim are professionally stained and varnished. This home has Sidewalls are rated for an R-Value of an R-19 w/2"x6" construction & 6" of fiberglass insulation, 7/16" OSB sheathing wrapped with Fortress Pro Housewrap and 8" textured Hardyboard primed siding. Ceiling is insulated w/14" of blown-in attic insulation. The home has a Truss rafter system throughout covered with ½" 5 ply CDX roof sheathing, Certainteed Landmark Weathered Wood 30 yr. shingles and has a Truss Pros 18" Truss floor system w/19.2" spacing OC, ¾" OSB tongue & groove flooring (all bldg. materials were provided locally through the Hartford Building Center). Plumbing and Electrical wiring are complete through or below floor level and was installed by A-1 Plumbing, Electrical & HVAC of Hartford, SD. The home is prewired for smoke detectors, multiple TV & phone jacks. House is ready to set on a foundation. This is a well designed and well constructed home which is built to meet or exceed all local building codes that is ready to be moved and relocated to a buyers site of choice.

TERMS:

Cash - 10% down date of sale and the balance before removal on or before Nov. 1, 2026. Total bid to be subject to South Dakota and City Sales Tax totaling 6.2%. Purchaser to pay all moving costs. House must be moved from the site by Nov. 1, 2026. Sale Subject to complete terms as published in the Minnehaha County Messenger on June 1 & 8. The building will be sold AS IS – WHERE IS, without any warranty whatsoever. THERE IS NO WARRANTY OR MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. The sale is subject to complete Terms and Conditions of Sale which are available for review prior to the auction and which will be reviewed at the auction and incorporated into the purchase contract. The terms may not be varied except in a written agreement executed by appropriate officers of the District. The School District reserves the right to reject any and all bids or parts thereof, and to waive any irregularities. Sold subject to confirmation of the School District and/or their designee.

CONDITIONS OF SALE

1. SALE OF PROPERTY "AS IS". Said property is sold "AS IS - WHERE IS", without any warranty whatsoever. THERE IS NO WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

2. Property may be sold to highest bidder, subject to the confirmation of the West Central School District 49-7.

3. Successful bidder shall pay ten percent (10%), cash or check payable to the West Central School District 49-7 immediately upon being awarded the bid at the auction sale. Such deposit shall be forfeited to and retained by the seller as liquidated damages in the event that the remaining terms of the sale set forth herein are not fully and unconditionally performed by the successful bidder in a timely manner.

4. Total bid price will be subject to South Dakota and City sales tax totaling 6.2 percent (6.2%).

5. The purchaser(s) must pay the remaining ninety percent (90%) and 6.2% sales tax by bank draft, money order or cashier's check and shall receive the bill of sale no later than Nov. 1, 2026.

6. Property must be removed on or before Nov. 1, 2026 at the purchaser(s) expense.

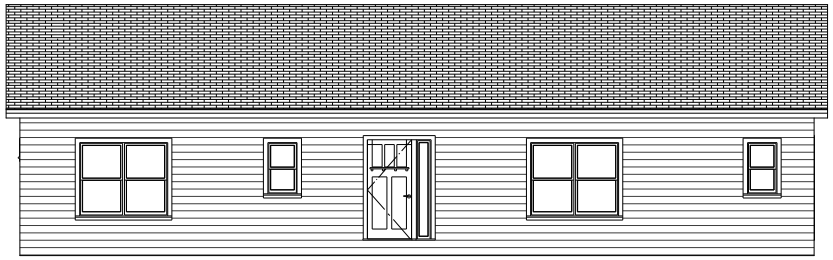
7. All moving permits and or fees required by City Ordinance must be obtained and paid for by the successful bidder.

8. Moving of the house cannot begin until personal checks have cleared the bank.

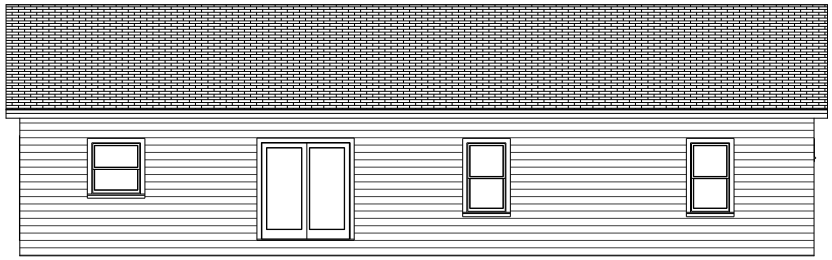
9. After the sale on June 15, 2026 the successful bidder is solely responsible for damages which may occur to his or her property due to vandalism, fire, wind, etc. The seller assumes no responsibility to protect the property or insuring it against damages.

10. The successful bidder is responsible for accident claims as a result of moving the property. The seller will not be liable in any way.

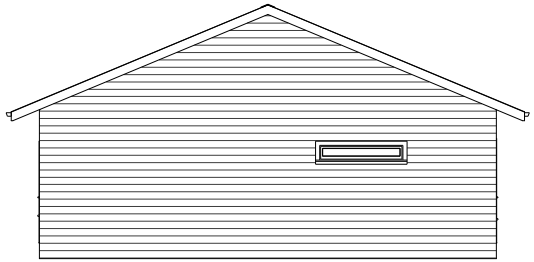
11. The seller reserves the right to reject any and all bids or parts thereof, and to waive any irregularities.



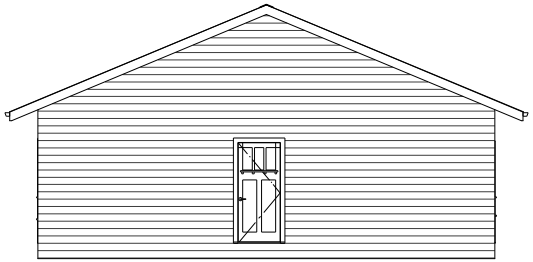
Exterior Elevation Front



Exterior Elevation Back



Exterior Elevation Left



Exterior Elevation Right

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Project Description:

West Central Building Trades

DRAWINGS PROVIDED BY:

Hartford Building Center

... partnering to build your dreams

DATE:

7/26/2019

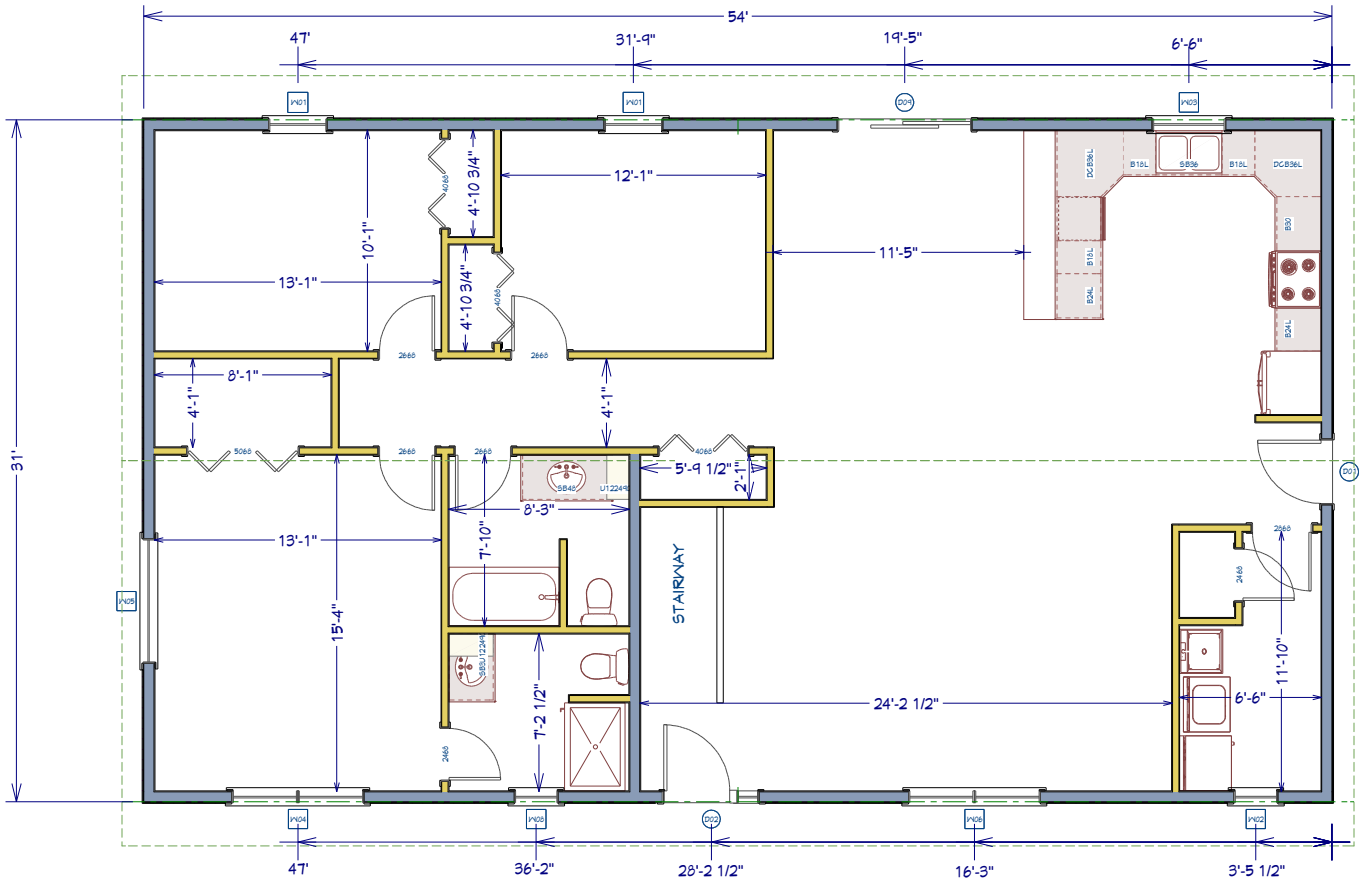
SCALE:

SHEET:

P-1

DOOR SCHEDULE				
NUMBER	LABEL	QTY	RO WIDTH	RO HEIGHT
D01	SIDE ENTRY	1	34 1/2 "	82 1/4 "
D02	FRONT DOOR	1	52 "	82 1/4 "
D09	PATIO DOOR	1	72 "	80 "

WINDOW SCHEDULE				
NUMBER	LABEL	QTY	RO WIDTH	RO HEIGHT
W01	BEDROOM	2	32 "	57 "
W02	LAUNDRY	1	24 "	42 "
W03	KITCHEN	1	40 "	42 "
W04	MASTER BED	1	72 "	60 "
W05	MASTER BED	1	68 "	12 "
W06	LIVING ROOM	1	72 "	60 "
W08	MASTER BATH	1	24 "	42 "



LIVING AREA
1674 SQ FT

1st Floor

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NOTES