

AT AUCTION

3 BEDROOM RANCH STYLE HOME W/ ATTACHED & DETACHED GARAGES IN MENNO SD FURNITURE – COLLECTIBLES & HOUSEHOLD

253 E Heil Street, Menno SD

Friday, August 21 2015 - At 11:00 AM

DELORES SCHOPPERT

MARK GUTHMILLER, POA PHONE: 605-387-5562



Due to health reasons, I must sell my home and personal property at auction at 253 E Heil Street or from Klautt Service, 1 Block South and 1 ½ Blocks East in Menno SD.

REAL ESTATE SOLD FIRST

The real estate consists of a 3 Bedroom Ranch Style Home with attached oversize single garage. The floor plan includes a spacious kitchen with formica built-in cabinets, built-in island and eating nook and dinette area, large living room with front entrance, 3 Bedrooms w/ closets, full bathroom, Utility/Craft Room with Washer & Dryer hookups and rear entrance. The features include 1656 sq. ft. of living area, built in 1955, late model refrigerator, range, washer & dryer included. Vinyl Permanent Siding, 70' x 150' corner lot, 20' x 24' attached single garage plus a 20' x 24' detached single garage/shop, partial basement w/ forced air natural gas furnace, window A/C and good location. It has an assessed valuation of \$39,230. and the annual real estate taxes are \$922.78.

To view the home, call Mark or Emily Guthmiller at 605-387-5562.

Legal: Lot 1 and the South 28' of Lot 2, Block 6, Andreas Mettler's 5th Addition to the City of Menno, Hutchinson County, South Dakota.

Terms: Cash sale with a \$10,000. nonrefundable downpayment the day of the sale and the balance on or before September 15, 2015. A warranty deed will be provided, title insurance will be utilized with cost split ½ to buyer and ½ to seller. Possession granted upon final settlement. 2015 RE Taxes prorated to possession date. Sold subject to confirmation by the POA. Wieman Land & Auction Co., Inc. is representing the seller in this transaction.

HOUSEHOLD & COLLECTIBLES

General Small Chest Freezer; Lazyboy Reclining Sofa; Loveseat & Recliner, Maroon; Brown Hideabed Sofa; Arm Chair; 3 Pc Bedroom Set (no bed); Full Bed w/ Box Spring & Mattress; 3 pc bedroom set w/ Twin Bed; Wood Dining Table w/ 2 Chairs & Hutch; End Table Set; 3 – Wood Shelving Units; Oak Entertainment Center; Lane Blonde Cedar Chest; RCA Color TV; Wood Gun Cabinet; Blonde Desk; Corner Table; Hamper; Folding Tables; Folding Chairs; Record Cabinet; Pots & Pans; Dishes; Kitchen Utensils; Fuller Vacuum; Asst of small electric appliances; Bedding; Xmas & Holiday Decs; Games; Luggage; Garage Items; Garden Hose; Few Hand & Garden Tools; ANTIQUES & COLLECTIBLES: Oak Flower Stand; Hall Tree; Baskets; Silverware; Fancy Work; Glassware; Stemware Glasses; Costume Jewelry; Misc. Other Items;



208 N Broadway, Marion SD phone: 800-251-3111
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