

# 2 Day AUCTION

In order to settle the estate, we will sell the following land at auction at 45752 – 253rd Street, or from Humboldt SD, 5 miles North on Hwy 19 and 1/2 mile East on North Side

**TUESDAY, APRIL 4<sup>th</sup> | 10:00 AM**  
**WEDNESDAY, APRIL 5<sup>th</sup> | 11:00 AM**

**94.57 ACRES MINNEHAHA CO. IMPROVED LAND w/ 3 BEDROOM RANCH STYLE HOME**

**TUESDAY, APRIL 4TH AT 10:00 AM**



Experience country living at its best on 94.57 acres improved with 3 bedroom ranch style home with attached double garage. This spacious home was new in 2000 and boasts 1568 sq ft of living area, handicap accessible, extra housing eligibility and lots of wildlife. The floor plan includes kitchen with oak built in cabinets, large dining area, 13' x 21' living room with large bay window and front entrance, 9' x 13' den/office, main floor utility room with washer & dryer, master bedroom w/ 1/2 bathroom, 2 bedrooms and a full bathroom. It has a full basement that is unfinished but roughed in for a 4th bedroom with egress window, full bathroom, large family/rec room and furnace room with forced air LP gas furnace and central air, 200 amp electrical service and rural water. This home features include oak woodwork, vinyl permanent siding, attached 26' x 28' double garage with 2 overhead doors and is located in the West Central School District. It has a 32' x 57' Pole Shed for livestock and storage. There is 12.32 acres tillable currently in alfalfa and the balance in pasture with a flowing creek that passes through this tract. This tract has excellent grass and good location, only 1/2 mile off Hwy 19. The annual real estate taxes are \$1983.51.

**To View This Property:** Open Houses: Saturday, March 11 10:00 – 12:00 & Saturday, March 18 10:00 – 12:00 or call Wieman Land & Auction Co., Inc. at 800-251-3111.

**Legal:** The W 1/2 of the SE 1/4 and the West 8 rods of the SE 1/4 of the SE 1/4 and the W 1/2 of the NE 1/4 except the North 2299.15' of Section 15-103-52, Minnehaha County, South Dakota

**Terms:** Cash Sale with a 10% nonrefundable downpayment the day of the sale and the balance on or before May 15, 2017. Title insurance will be utilized with cost split 50/50 between buyer and seller. Personal Representative's Deed will be provided. Full possession granted upon final settlement. The 2016 Real Estate Taxes will be paid by the seller and the 2017 RE Taxes will be prorated to possession date. Sold subject to confirmation by Personal Representative and pursuant to the South Dakota Uniform Probate Code. Wieman Land & Auction Co. is representing the seller in this transaction. For buyer info packet, video and pictures, visit our website: [www.wiemanauktion.com](http://www.wiemanauktion.com) or call 800-251-3111.

**TRACTOR – BACKHOE – MACHINERY – 2 STOCK TRAILERS FARM MISC.**

**WEDNESDAY, APRIL 5TH AT 11:00 AM**



**TRACTOR – BACKHOE – MACHINERY – 2 STOCK TRAILERS – FARM MISC.**

1976 Case 970 Diesel, CAH, WF, 3 pt, 2 Hyd, Powershift, 5005 Hrs; 1971 Ford 4500 Gas, WF w/ Loader & Backhoe, shows 2080 Hrs; CIH 8455 Round Baler, shedded; Bushhog DM 80 3 pt Disc Mower; NH 56 Side Rake; Flatbed w/ Westendorf Gear; FH 450 TA PTO Manure Spreader; Fimco 300 Gal 3 pt Sprayer w/ Fan Jet Nozzle, like new; King Kutter 500 Broadcast 3 pt Seeder; MM 14' Tandem Disk; 1994 Diamond D 7 x 18 GN TA Stock Trailer; 1973 S&H 6 x 20 GN TA Stock Trailer; 2 – Case Wheel Wts; Speedco 3 pt Quick Hitch; 500 Gal Fuel Tank w/ Pump; Electric Gas Pump, like new; Bulk Feed Bin; ForMost 30 Cattle Headgate, like new; Power River Cattle Chute Panels; asst of cattle panels & gates; Pallet Racking; Porter Cable 7 Hp Upright Air Compressor; Aluminum Ladders; Norac Digital Platform Scale; Ryobi Cutoff Saw; Craftsman 4 Ton Floor Jack; Electric Fencer; 2 – File Cabinets w/ Bolts & Brass Items; Large Bolt Cutter; Misc. Hand & Garden Tools; Misc. Garage & Farm Items;

**PRONTO POWER CHAIR – GOLDEN SCOOTER – HOUSEHOLD & MISC.**

Invacare Pronto Power Wheel Chair w/ attachments; Golden Liteway 3 Wheel Mobility Scooter; Golden Recliner Lift Chair; Oak Dining Table w/ 4 Chairs; Oak Buffet; 5 Pc Oak Bedroom Set w/ King Size Bed; Queen Bed; Day Bed; Wood Dresser; Marble Top Table; Dehumidifier; Wood Entertainment Center; Davenport & 2 Chairs; Wood End Tables; Wheeled Walkers; Christmas Decorations; Bedding; Towels; Schwinn Airdyne Exercise Bike; Fire Proof Safe; Pictures & Art Work; Sharp Microwave; Asst of Electric Appliances; Silverware; Misc. Household Items;

**OWNER:**  
**CLAIR E. EIGEN ESTATE**  
**LISA BECKETT, PR**



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**"WE SELL THE EARTH AND EVERYTHING ON IT!"**