

AUCTION

TUESDAY MAY 23RD AT 4:00 P.M.

2002 RANCH STYLE 2-BEDROOM 2 ½ BATH HOME WITH 2694 SQ FT OF LIVING AREA ATTACHED TWO STALL GARAGE – FURNITURE – GLASSWARE – HOUSEHOLD ITEMS IN BRIDGEWATER, SD



OWNER:

BEVERLY CONWAY ESTATE



44628 SD HWY 44, Marion SD

phone: 800-251-3111

web: wiemanauction.com

fax: 605-648-3102

"WE SELL THE EARTH AND EVERYTHING ON IT!"

2002 RANCH STYLE 2-BEDROOM 2 ½ BATH HOME WITH 2694 SQ FT OF LIVING AREA ATTACHED TWO STALL GARAGE – FURNITURE – GLASSWARE – HOUSEHOLD ITEMS IN BRIDGEWATER, SD AT AUCTION

In order to settle the estate of Beverly Conway we will offer the following home and contents at public auction located at 920 E. Dakota Ave Bridgewater, SD on:

TUESDAY MAY 23RD

4:00 P.M.

REAL ESTATE SOLD FIRST

It is our privilege to offer this unique custom built home with several high end amenities and is move-in ready. This home was built in 2002 and replicated the Conway home in California. Therefore, the home offers tons of character not typically found in homes of the Midwest. Make an appointment to view the home and come prepared to buy!

LEGAL: Lots 5 & 6 Block 4 Shanard & Smith 2nd Add. City of Bridgewater, McCook County, South Dakota.

- 2694 sq ft of one level living area. Home offers large kitchen with granite countertops, custom built cabinetry throughout, laminate wood floors, and great natural light in every room.
- Attached 28 X 34 garage that is heated with storage & mechanical room. Several decks surround the home designed to entertain and provide sun and shade.
- Property has several trees and tasteful landscaping and is located on a 100 X 142 corner lot.
- Room sizes and floor plan along with pictures are available in the buyers packet or can be viewed at www.wiemanauktion.com.
- Current Assessed Value is \$148,039.00 and the annual Real Estate Taxes are \$3,265.24. All appliances are included in the sale.

TO INSEPECT THE HOME: Contact the auctioneers at 800-251-3111 and a private showing can be scheduled to view the home or visit www.wiemanauktion.com for pictures and additional info.

TERMS: Cash sale with \$15,000 (non-refundable) down payment auction day with the balance on or before June 23rd 2017. Property is being sold in AS-IS condition as part of an estate and no financing or buyer contingencies will be allowed. Taxes to be prorated to closing date. Personal Representatives deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Fink Law Office will be the closing agent. Come prepared to buy!

Auction Note: Don't let the size of the ad fool you! Several unique finds yet to be discovered.

**BEVERLY CONWAY ESTATE – OWNER
PAUL RICHARDS PERSONAL REP.**

Wieman Land & Auction Co. Inc.
Marion, SD 800-251-3111
Gary & Rich Wieman Brokers

Fink Law Office
Closing Agent
605-729-2552

**BEVERLY CONWAY ESTATE
920 E. DAKOTA AVE
BRIDGEWATER, SD**

ADDITIONAL INFORMATION

ROOM SIZES ARE AS FOLLOWS:

MASTER BEDROOM: 13 ½ X 30 WITH 9 ½ x 11 ½ MASTER BATHROOM
MASTER INCLUDES A GAS FIREPLACE, DOUBLE WALK-IN CLOSETS, CEDAR LINED CLOSET
WET BAR W/REFRIDERATOR, PATIO DOORS TO THE DECK, DOUBLE VANITY SINK, GARDEN TUB
AND SHOWER

DEN: 10 ½ X 11

HALF BATH: 5 X 4 ½

FAMILY ROOM: 15 X 18 2-SETS OF FRENCH DOORS AND WOOD BURNING FIREPLACE VAULTED
CEILING WITH EXPOSED BEAMS

LIVING/DINING ROOM: 13 ½ X 22 ½ VAULTED CEILINGS, 2-SETS OF PATIO DOORS

KITCHEN: APPROX. 14 ½ X 19 ½ CUSTOM BUILT CABINERY, GRANITE COUNTERTOPS, LARGE
ISLAND WITH VEGETABLE SINK, 2-SKYLIGHTS, 2-SETS OF PATIO DOORS

UTILTIY ROOM: 6 X 14 WITH CUSTOM BUILT CABINERY

GUEST SUITE:

13 X 14 LIVING ROOM

11 X 13 BEDROOM WITH POCKET DOORS

7 ½ X 9 FULL BATHROOM WITH GLASS BLOCK WALL, JETTED TUB

ADDITIONAL FEATURES INCLUDE

CENTRAL VAC SYSTEM

NUTONE WHOLE HOME AUDIO SYSTEM

LP GAS FA FURNACE WITH CENTRAL AIR

GARAGE HAS LP GAS REZNOR SYTLE HEATER

4' CRAWL SPACE WITH POURED CONCRETE WALLS, CRUSHED ROCK FLOOR

500 GAL LP TANK IS OWNED

LARGE STORAGE ROOM & MECHANICAL ROOM IN GARAGE, SEVERAL DECKS FOR SUN OR SHADE

BRICK VENEER FRONT WITH NICELY LANDSCAPED YARD AND ESTABLISHED TREES

LARGE L-SHAPED CONCRETE DRIVEWAY

APPLIANES THAT WILL REMAIN WITH THE HOME

MAYTAG TOP LOAD WASHER & DRYER

MAYTAG DOUBLE DOOR FRIDGE WATER & ICE IN DOOR

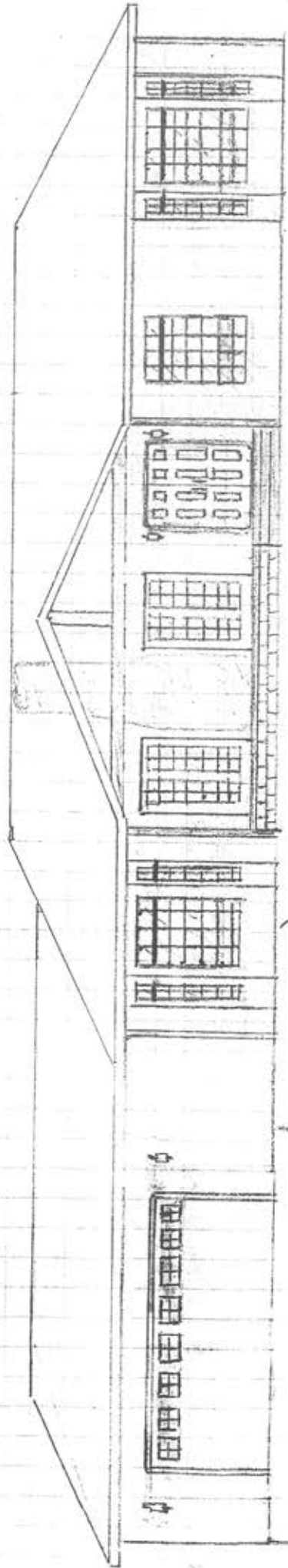
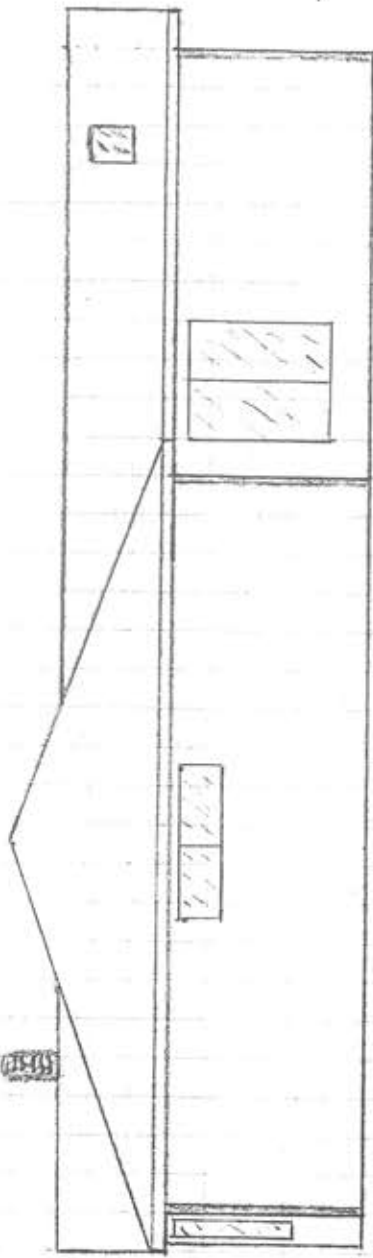
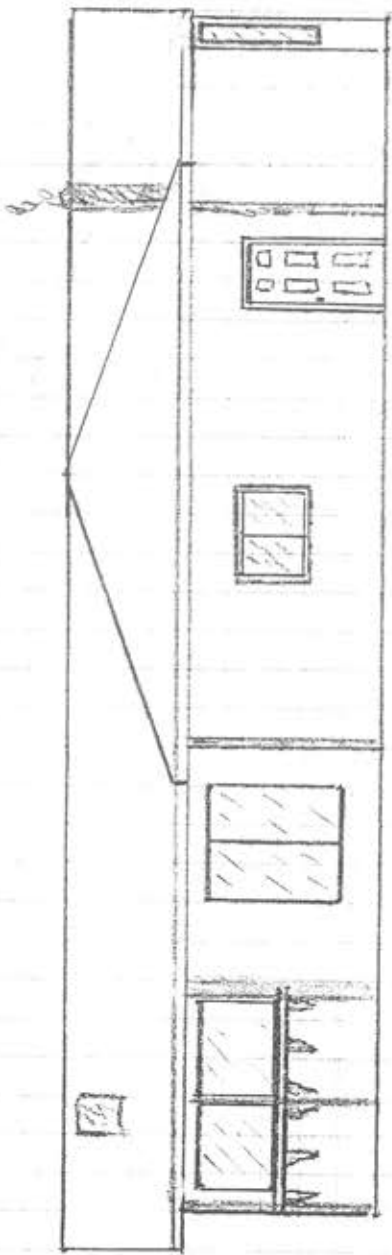
MAYTAG DOUBLE OVEN

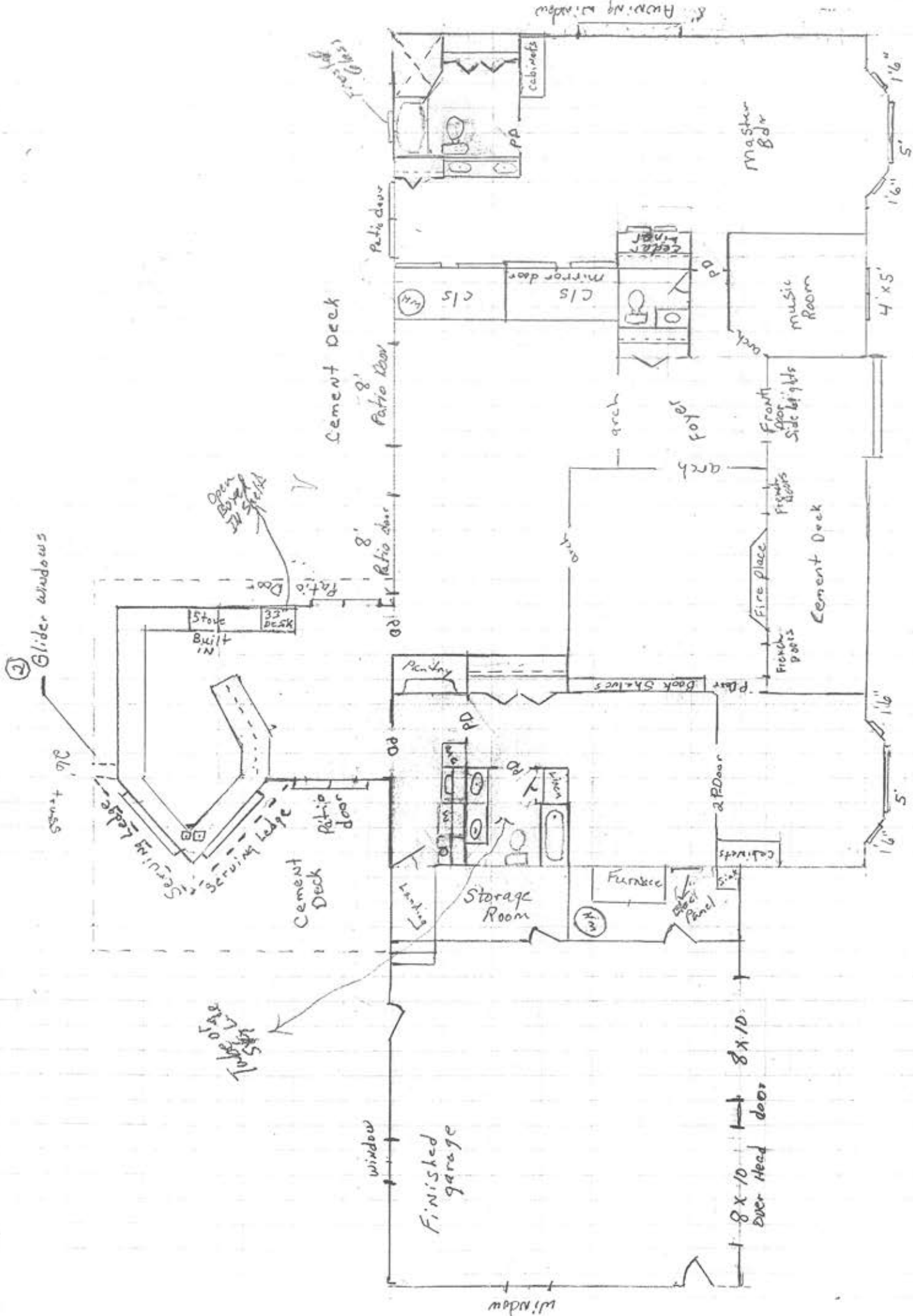
MAYTAG CERAN FLAT TOP RANGE

MAYTAG DISHWASHER

MARVEL WINE FRIDGE

2-WET BAR REFRIDGERATORS







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