

AUCTION

WEDNESDAY, JULY 19th | 4:00 PM 2017

2 BEDROOM RANCH STYLE HOME W/ ATTACHED GARAGE – TOOLS – MOWERS – ANTIQUES – MOPED – TRAILER – MISC.

As we are downsizing, we will sell our home and personal property at auction at 440 W Vermont Street, Salem SD, located from St. Mary's School on Hwy 81, go 2 ½ blocks west .

The real estate consists of a 2 Bedroom Ranch Style Home built in 1962 with attached single garage and detached 12 x 16 storage garage. The floor plan includes a remodeled kitchen with new natural hickory cabinets and countertop, living room/dining room with front entrance, 2 bedrooms w/ closets, updated bathroom, main floor utility room w/ washer & dryer hookups. It has a full basement with family room, sewing room and utility room with natural gas hot water boiler and storage area. The features include central air, new dishwasher and over range microwave, new laminate flooring in kitchen and dinette area, new 10 x 10 front deck, updated bathroom w/ new tub surround, appliances are included, 74 x 165 lot and good location. The annual real estate taxes are \$1,185.58. Nice clean home with lots of updates. To view the home: Open Houses: Wednesday, July 5th from 5:00 to 7:00 PM and Wednesday, July 12th from 5:00 to 7:00 PM or call Wieman Land & Auction Co., Inc. at 800-251-3111.

Legal: Lot 7 and the West 8' of Lot 8, Block 34, First Addition, City of Salem, McCook County, South Dakota

TERMS: Cash Sale with a \$7,500. nonrefundable down payment the day of sale and the balance on or before September 1, 2017. A Warranty Deed will be provided, title insurance will be utilized and cost split 50/50 between buyer and seller; Possession granted upon final settlement. RE Taxes will be prorated to date of possession. Sold subject to confirmation by the owners. Wieman Land & Auction Co., Inc. is representing the seller in this transaction. Buyer brokerage not offered in this transaction.

MOPED – TRAILER – MOWERS – TOOLS – GARAGE MISC.

2006 SunL 49cc Gas Moped, 6534 Miles, Runs Good; 2014 Changzho 3x4 Enclosed 2 Wheel Trailer; FMC Bolens HT20 Hydro 20 Hp Garden Tractor w/ Loader, 60" Mower Deck, MTD Sprayer, Cab & 48" Frt Mt Snowblower, sold as unit; Bad Boy by TSC 26 Hp ZTR Mower w/ 48" Deck; Wheel Horse 10 Hp Hydro Riding Mower w/ 36" Deck; MTD 6.5 Hp SP Lawnmower; Ariens 8 Hp 26" SP Snowblower; Yard Machine 3 Hp 21" Snow Thrower; Gambles 5 Hp Front Tine Tiller; Weed Eater Gas Lawn Blower; Generac 4000 Watt Gas Generator; Homelite Chain Saw; B & D Cordless Weed Eater & Leaf Blower; ShopTool 2 Hp 4 Gallon Air Compressor; Portable Air Compressor; Craftsman 10" Table Saw; 8" Belt Sander; Craftsman Bench Model Band Saw; Bench Model Drill Press; 3 – Bench Grinders (1 on stand); Shop Vac; Power Tools; 3 – Tool Boxes; Tap & Die Set; Blower Fan; Car Ramps; Car Polisher; Battery Charger; Moving Cart; Camper Jacks; 2 – Floor Jacks; Ladders; Wood Fence Materials; Misc. Hand & Garden Tools; Misc. Garage Items; Gas Grill;

HOUSEHOLD & ANTIQUES

Microwave; Window A/C; Danby Small Chest Freezer; Round Oak Dining Table w/ 6 Pressed Back Chairs; 2 – Brown Recliners; Sofa & Loveseat Set; 2 – Rocking Chairs; Wood Dining Table; 3 Pc Bedroom Set w/ Full Size Box Spring & Mattress; Double Bed w/ Box Spring & Mattress; Wood Chest of Drawers; Bedding; Kitchen Utensils; Bissell Proheat Carpet Shampooer; Bissell Upright Vacuum; Card Table; Electric Roaster; Pressure Cooker; Asst of Small Electric Appliances; 3 metal stools; Christmas Decorations; Misc. Household Items; ANTIQUES: Oak Pedestal End Table, unusual; Blue Ribbon 6 Gallon Crock; 2 – Oak Dining Chairs; Misc. Other Items;

DUANE & ROBERTA ECKMAN
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"WE SELL THE EARTH AND EVERYTHING ON IT!"