

AUCTION

FRIDAY, AUGUST 11th | 12:00 PM

2017

RANCH STYLE HOME W/ATTACHED DOUBLE GARAGE DODGE DAKOTA – CHRYSLER CONQUEST – APPLIANCES - TOOLS – HH – MISC.

As John has moved to the Salem Mennonite Home, we will offer the following Home & Personal Property at auction, located at 400 S. Cherry St. Freeman, SD

Ranch Style Home w/Attached Double Garage

The real estate consists of a 2 Bedroom Ranch Style Home w/Attached 24' x 26' Double Garage. This home is situated on a 123' x 75' corner lot, conveniently located close to downtown. This home was built in 1964 and boasts approx. 1,200 sq. ft. on the main level plus a full basement. There is also an 8' x 12' lawn shed for additional storage. The home has newer shingles and an updated NG forced air furnace with central air. This home has excellent location and curb appeal. With a few updates this home would be perfect for anyone! The current assessed value is \$63,340 & the RE taxes are \$1,166.82.

LEGAL: N 75' of W 123' of Outlot 15 of Outlots to the City of Freeman, Hutchinson County, SD.

OPEN HOUSES: Thursday July 27th 5:00-7:00 & Wednesday August 2nd 11:00-1:00; or call Wieman Land & Auction at 800-251-3111 to setup a private showing.

TERMS: Cash Sale with a \$5,000 nonrefundable down payment on sale day with the balance due on or before September 22, 2017. A Trustee's Deed will be provided, title insurance will be utilized with the cost split 50/50 between the buyer and the seller. Full possession granted upon final settlement. RE taxes will be prorated to date of closing. Sold subject to confirmation by the owners. Wieman Land & Auction is representing the seller in this transaction.

Dodge Dakota – Chrysler Conquest – Tools – Furniture - HH – Antiques - Misc.

1996 Dodge Dakota Ext Cab, 4x4, V6, Auto, 135k miles; 1996 Chrysler Conquest, 4 door, V6, Auto, 116k miles; Ariens 6hp Snow blower; JD push mower; Ext. Ladder; Asst. hand tools and garage items; wheel barrow; sump pump, new; Fred Haar JD Parts Sign; Maytag Washer & Dryer; 2 door Refrigerator; Flat top Stove; GE Single Door Refrigerator; Upright Freezer; Nordic Track Treadmill; Sofa; Arm Chair; Glider Rocker; Dining Table w/5 chairs; China Hutch; Chest of Drawers; Dresser w/mirror; desk; Double Bed; asst. quilts & bedding; towels; cedar chest; ANTIQUES: Dazey butter churn; Rocking chair; Asst. Crocks & Stoneware; Old Wall Phone; Treadle Sewing Machine; wood high chair; wall hanging oil lamp; asst glassware; small wood bench; much more to be found!

JOHN D. WALTNER REVOCABLE TRUST – OWNER Terry & Tony Waltner, Trustees



44628 SD HWY 44, Marion SD
web: wiemanauction.com

phone: 800-251-3111
fax: 605-648-3102

"WE SELL THE EARTH AND EVERYTHING ON IT!"