

AUCTION

WEDNESDAY, SEPTEMBER 6TH | 10:00 AM 2017

38.75 ACRES IMPROVED – TRACTORS – HAY EQUIPMENT – MACHINERY – POLARIS RANGER – JD MOWER – MISC.

As I am moving to town, we will sell the following at auction at 44543 – 291st Street, Viborg SD or from Viborg SD, go 10 ½ miles west or from Center Point (Jct 448th and 291st) 2 ½ west on:

LAND SOLD FIRST

The real estate consists of 38.75 acres improved. The improvements include a remodeled 4 Bedroom, 2 story home with full basement. This home was moved onto this location in 2015. The floor plan includes a lovely spacious kitchen with Oak built-in cabinets with island, Frigidaire SS Side by Side Refrigerator, Gas Range and Dishwasher included with home. Dining Room, Living Room, Master Bedroom w/ Walk-in Closet and ¾ Bathroom, Rear entrance with washer and dryer hookups, mudroom area, and full bathroom. The second floor has 3 bedrooms and large full bathroom and storage closet. It has a full basement with electric heat pump with central air and LP Gas backup. The features include a new foundation and updated electrical wiring in 2015, heated tile floor in master bath, lots of square feet, cistern for water supply, no well or rural water, 1000 gal propane tank;

The outbuildings include a 30 x 80 Machine Shed, 36 x 72 Quonset Machine Shed, 12 x 16 Storage Shed, 1500 Bu Grain Bin and several small storage sheds. The land has 22.52 acres tillable and the balance in pasture grass hayland and building site. The predominate soil types are Egan-Ethan-Trent Complex, Wentworth-Trent Complex and Worthing Silty Clay Loam and it has a 71.3 soil productivity index rating. The property has an \$186,705 assessed valuation and the annual real estate taxes are \$2148.08.

To View the Property: Open House Monday August 28th 4:30 to 6:30 or call Ryan Wieman 605-366-3369 to setup a private showing. For Buyers Packet and Pictures, visit our website www.wiemanauktion.com

Legal: The NE ¼ of the NE ¼ except Lot R38 of Section 1-96-55, Yankton County, South Dakota
TERMS: Cash Sale with \$10,000 nonrefundable down payment the day of the sale and the balance on October 10, 2017. A warranty deed with be provided, title insurance to be utilized with cost split 50/50 between buyer and seller. Possession granted upon final settlement. Real Estate Taxes to be prorated to possession date. Sold subject to confirmation by the owner. Wieman Land & Auction Co., Inc. is representing the seller in this transaction.

TRACTORS – HAY EQUIPMENT – MACHINERY – 2017 GRASS HAY

1977 Ford 8700 CAH, 2WD, 9600 Hrs, 3 pt, WF, 2 Hyd, 18.4 x 38 Rubber, Nice; 1967 JD 4020 Diesel, HD WF, 3 pt, Synchro w/ Dual 3100 QT Loader w/ Grapple, good unit; 1943 IHC H Tractor, NF; 2006 JD 567 Round Baler, Mega Wide Pickup w/ Net Wrap & Twine; NH 1431 Disc Moco PT; NH 616 Disc Mower, 3 pt, 8'; Gehl 2262 Moco 14'; NH 56 Side Rake; 6 Wheel PT Rake; Rural 3 pt Bale Fork; 2 – 3 pt Bale Spears (1 – new); Bale Spear Ldr Bucket Mtd; 6 Bale Moving Trailer; JD AW Disk, 15'; JD F145 Plow, 4x14; Leon 770 Front Mtd 9' Dozer Blade, JD Mts; 3 pt 7' Blade; 3 pt Post Auger; 3pt Hyd Log Splitter; 300 Gallon 3 pt Sprayer w/ 40' Boom; Barge Box w/ Gear & Hoist; 4 Wheel Trailer w/ 1000 Gal Poly Tank; Flatbed w/ Gear; GRASS HAY: 80 Round Bales of 2017 Grass Hay

POLARIS RANGER – JD MOWER – PICKUPS – FARM MISC.

2013 Polaris 800 Ranger UTV, 4x4, 286 Hrs, 2300 Miles, Sharp; JD D145 Riding Mower, 22 Hp, Hydro, 418 Hrs, 48" Deck; 1988 Ford F150 Reg Cab Pickup, 2WD, 6 Cyl Auto, Runs Good; 1997 Ford F150 Ext Cab Pickup, 4x4, not running; Mastercraft 2 Pc Rolling Tool Cabinet; Propane Torch Set w/ Tanks; 2 – Forney Arc Welders; Asst of Sockets, Wrenches & Hand Tools; 2 Gas Powered Pressure Washers; Lawn Seeder; Lawn Packer; Cattle & Hog Panels; Wood & Steel Posts; Fencing Tools; 3 – Pickup Fuel Tanks w/ Pump (1 – 12 Volt); 18.4 x 38 Clamp on Duals; 500 Gal Poly Tank; 450 Gal Poly Pickup Tank; operator manuals; Misc. other items;
APPLIANCES – HOUSEHOLD – MISC: Whirlpool 2 Dr Refrigerator, gray; Gibson Upright Freezer, white; Admiral Auto Washer & Electric Dryer, white; Microwave; Wood Entertainment Center; Misc. Household Items; Lawn & Patio Furniture; asst. toy tractors; Tonka toys; Budweiser Stines;

MIKE MUNKVOLD - OWNER
605-660-0350



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"WE SELL THE EARTH AND EVERYTHING ON IT!"