

# AUCTION

**SATURDAY SEPTEMBER 23<sup>rd</sup> AT 10:30 A.M.**

**4-BEDROOM HOME IN PICKSTOWN, SD  
WITH 4-STALL DETACHED GARAGE**



OWNER:

**FRED KOCER TRUST**



44628 SD HWY 44, Marion SD

web: [wiemanauction.com](http://wiemanauction.com)

phone: 800-251-3111

fax: 605-648-3102

***"We Sell The Earth And Everything On It!"***



**4-BEDROOM HOME IN PICKSTOWN, SD WITH 4-STALL DETACHED GARAGE ON LARGE CORNER LOT  
GUNS – MAN CAVE FURNISHINGS – HOUSEHOLD – FURNITURE – ANTIQUES AT AUCTION**

In order to settle the Trust of Fred Kocer, the family has decided to auction off the home and contents located at 501 Missouri Drive, Pickstown, SD on:

**SATURDAY SEPTEMBER 23<sup>RD</sup>**

**10:30 A.M.**

**REAL ESTATE SOLD FIRST**

If you have been planning or dreaming of having a River Get-Away home or year round home and enjoy the great fishing and recreation of Lake Francis Case come take a look at this opportunity!!

**LEGAL:** Lot 1, Block 11, original town of Pickstown, Charles Mix County, South Dakota. Commonly known as 501 Missouri Drive Pickstown, SD.

The home according to courthouse records was constructed in 1950 and consists of 2088 sq ft of living area on the main and 2<sup>nd</sup> floors. In 2007 a detached 24 X 44 4-stall garage was built with full cement floor, vinyl siding and steel roof. Features to the home include two main floor bedrooms, full main floor bath with jetted tub, large living room with wood burning fireplace, large dining room that has patio doors that open to a 10 X 34 rear covered porch. The kitchen was remodeled in the 1990s and has the main floor utility room located next to the kitchen. The main floor also has a 11 ½ X 28 den/trophy room. 2<sup>nd</sup> floor offers two good sized bedrooms and lots of storage space. The home has a full, dry and structurally sound basement that has a ¾ bathroom, and the balance used for general storage. The home has an electric forced air furnace with newer central air/heat pump that was installed in 2004.

- Annual Taxes \$2,315.80. Assessed Value \$178,400.00.
- 85 X188 corner lot with Apple, Crabapple, & Pear Trees and several large shade trees.
- For room sizes, pictures, and additional information please refer to the buyers packet.

**TO VIEW THE PROPERTY:** An open house will be held on Thursday September 7<sup>th</sup> from 5:00 to 7:00 p.m. or you can contact Mitsy Woods at 605-491-3150 and set-up a private showing. Pictures and buyers packet can be viewed on [www.wiemanauktion.com](http://www.wiemanauktion.com).

**TERMS:** Cash sale with 15% (non-refundable) down payment auction day with the balance on or before October 25, 2017. Trustee's Deed to be granted with the cost of title insurance being split 50-50 between buyer and seller. Taxes to be prorated to date of possession. Property is being sold in AS IS condition. Come take a look at a great vacation or get away.

**GUNS – HUNTING – FISHING EQUIPMENT - TAXIDERMY MOUNTS**

**02 CHEVY PICKUP – PADDLE BOAT – TRAILER – CARVED WOOD BEAR – LAWN SHED**

For full ad visit our web-site.

**Auction Note:** House sold first at 10:30 followed by the guns. Then 2-Auction Rings will be used one selling hunting-fishing equipment, other ring selling household, antiques, furniture. Lunch on grounds. Don't let the size of the ad fool you lots of items to sell!!

**FRED KOCER TRUST – OWNER**

**KENNY KOCER & MITSY WOODS CO-TRUSTEES**

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

Steve Pier  
Closing Attorney  
605-665-3000

FRED KOCER TRUST  
501 MISSOURI DRIVE  
PICKSTOWN, SD 57367

### ADDITIONAL INFORMATION

#### ROOM SIZES MAIN FLOOR:

UTILITY ROOM: 8 ½ X 9  
KITCHEN 8 ½ X 16  
DINING 11 ½ X 20  
LIVING: 12 ½ X 22 W/FIREPLACE  
DEN: 11 ½ X 28  
REAR DECK 10 X 34  
MASTER: 12' 8" X 12 1/2 DOUBLE CLOSET

#### 2<sup>ND</sup> FLOOR

BEDROOM: 8 ½ X 14 W/CLOSET  
BEDROOM: 14 ½ X 22 ½

SHINGLES REPLACED APPROX. 10-YRS AGO.

10 X 12 WOOD LAWN SHED WILL REMAIN WITH THE PROPERTY.  
PROPERTY HAS CITY WATER & SEWER. NO LP OR NATURAL GAS TO THE PROPERTY.

PROPERTY SOLD IN AS IS CONDITON. SELLERS WILL PROVIDE A DISCLOSURE THAT STATES PROPERTY IS SOLD WITHOUT ANY WARRANTIES. TO THE FAMILIES KNOWLEDGE ALL MECHANICS OF THE HOME ARE FUNCTIONAL.

HOME HAS AN ELECTRIC FURNACE WITH HEAT PUMP AND CENTRAL AIR UNIT THAT WAS INSTALLED IN 2004. BASEMENT HAS A SUMP PUMP AND IS TILED. BASEMENT IS 944 SQ FT AND APPEARS TO BE STRUCTURALLY SOUND.

1988 GARAGE WAS CONVERTED TO LIVING AREA AND AN ADDITIONAL 8 X 12 WAS ADDED TO THE SOUTH. COURTHOUSE RECORDS INDICATE THAT THE CHIMNEY ON THE FIREPLACE IS PLUGGED AND NOT FUNCTIONAL.

#### THE FOLLOWING WILL BE SOLD OR REMOVED AND NOT PART OF THE REAL ESTATE

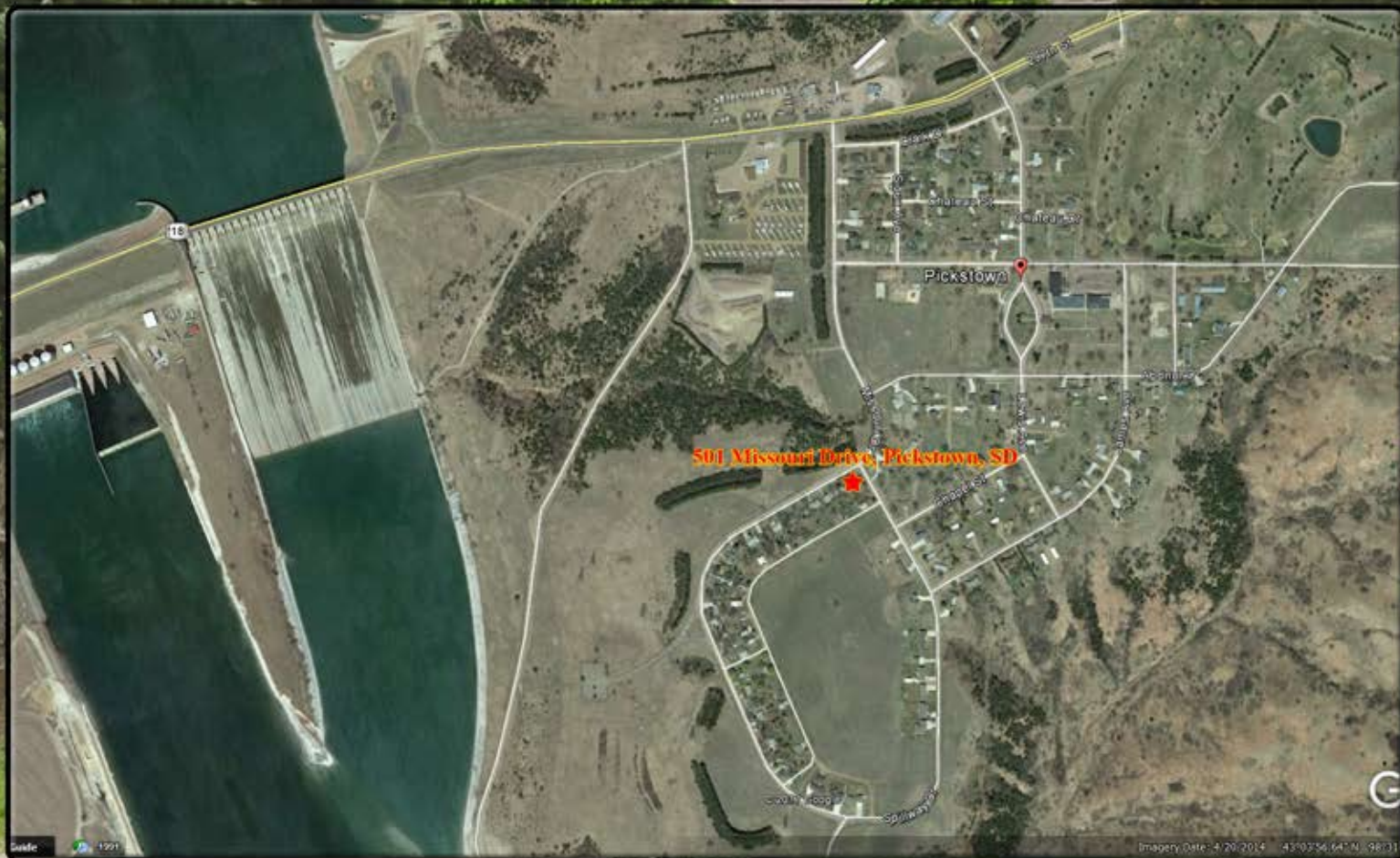
1. KOCER ROCK ON EAST SIDE OF HOME
2. CHAINSAW CARVED BEAR
3. 6 X 15 RUBBERMAID LAWN/STORAGE SHED





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