

AUCTION

TUESDAY, OCTOBER 3rd | 11:00 AM

2017

**4-BEDROOM HOME ON LARGE LOT IN HURLEY, SD
10-ACRES ON NORTH EDGE OF TOWN – 1995 BUICK LESABRE –
ANTIQUES – HOUSEHOLD**

In order to settle the estate the following real estate and personal property will be sold at public auction located at 800 Iowa Ave. Hurley, SD (north side of town)

REAL ESTATE SOLD FIRST

It is our privilege to offer this home on a large lot and 10-acres on the north edge of Hurley that would make a great new home/acreage site or purchase the entire unit. Come take a look at what Hurley has to offer.

TRACT ONE: HOME ON 150 X 180 LOT

LEGAL: Lot 1, 2, & 3 Block 42 City of Hurley, Turner County, South Dakota.

- 4-bedroom 2-story home with a total of 1752 sq ft of living area. Courthouse records indicate the home was built in 1890. The home has fuel oil FA heat & electric heat with partial basement.
- Home recently had a new steel roof installed. Detached 14 X 20 single stall garage and lawn shed. Property has several large shade trees.
- Annual Taxes are \$1,054.65 based upon an assessment of \$33,635.00
- Home is being sold in AS-IS condition as part of an estate. Home has some character unique floor plan, open staircase, but could use some updating come take a look.

TRACT TWO: 10-ACRES + OR –

LEGAL: Lots 5-15 of Block 42 and all of Outlot 25, Outlot E, and the W ½ of Outlot 24 all in the city of Hurley, Turner County, South Dakota.

- Approx. 10-acres more or less of unimproved land located on the north side of Hurley. The property is bordered to the north by 283rd St. to the west by Iowa Ave and the east by Park Blvd.
- 8.44 acres of tillable land that has a soil production rating of 92 with only one soil type of Egan-Trent silty clay loam.
- Annual taxes on the entire unit is \$2,166.52. At present, all city streets have been vacated. Property is taxed and assessed as city lots.
- Aerial map and soil map is located in the buyers packet. Planted to soybeans. Buyer to receive landlords possession at closing.

TO INSPECT THE PROPERTY: We invite you to inspect the land at your convenience. To inspect the home please call Jim Bondesen 605-310-3331 or visit www.wiemauction.com for pictures and additional information.

TERMS: Cash sale with 15% (non-refundable) on both properties with the closing on or before November 10, 2017. Warranty Deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Seller to pay all of the 2017 taxes on both properties. New buyer will be responsible for all 2018 taxes. Sold subject to Personal Representatives approval and all easements, restrictions and reservations of record.

BUICK LESABRE – ANTIQUES – GLASSWARE

1995 Buick Lesabre 93K miles white ext. gray leather int. very clean; 5-crocks; sad irons; High Back wood bed; large selection of blue and clear fruit jars; Ellington upright piano; Custom Made China Hutch; 3-Rinse Tubs; Arm chairs; many more items not listed

APPLIANCES – HOUSEHOLD

Amana 17CF upright freezer; Crosley 12CF chest freezer; Maytag Electric Dryer & Wringer Washer; White enamel trash burner; Sewing Machine & Cabinet; Recliners; Sofas; Arm Chairs; Suitcases; shelving; ice chests; cookware; Boxes of household items; Coast to Coast riding mower; Garden Tiller; push mower; Car Ramps; lots of boxes many surprises to be found

**OLIVE C. SANBORN ESTATE – OWNER
JIM BONDESEN – PERSONAL REPRESENTATIVE**



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“WE SELL THE EARTH AND EVERYTHING ON IT!”

**SEE MAP ON
REVERSE SIDE**

**TRACT TWO
10 ACRES + OR -**

**TRACT ONE
150 X 180 LOT**



Monroe St

Park Blvd

Adams St

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