



AUCTION

Wednesday, June 12 at 5:00 PM

241 N Nebraska Street, Salem SD

Due to health reasons, we will sell the following real estate at auction at 241 N Nebraska Street on Hwy 81 in Salem SD. The property has lots of potential for various other uses. Take a look at this opportunity.

TO INSPECT THE PROPERTY CALL 605-240-0033

Complete terms, catalog & more photos at
WiemanAuction.com

800.251.3111 | Marion, SD | WiemanAuction.com
Wieman Land & Auction Inc., 44628 SD HWY 44, Marion SD 57043

THE PROPERTY

- ➔ This auction is the combination of 3 Tracts! It has 320' of frontage on Hwy 81. This is an excellent opportunity to acquire a commercial property
- ➔ Tract 1 consists of a convenience store/ auto service shop containing 5860 sq. ft. on Hwy 81 or Nebraska Street in a high visibility/high traffic area.
- ➔ Tract 2 is located directly south of Tract # 1. It is a 39' x 132' lot with a 28' x 44' wooden storage shed with 10 x 10 Overhead Door & Cement Floor.
- ➔ Tract 3 is located directly south of Tract # 1 and east of Tract #2. It consists of a 66' x 132' corner lot with frontage on Hwy 81.



CONVENIENCE STORE / COMMERCIAL REAL ESTATE IN SALEM SD

AUCTION

Due to health reasons, we will sell the following real estate at auction at 241 N Nebraska Street on Hwy 81 in Salem SD on

WEDNESDAY, JUNE 12TH 5:00 PM

(Real Estate offered in 3 separate tracts and combination of all tracts)

TRACT # 1 – CONVENIENCE STORE

This tract consists of a convenience store/auto service shop containing 5860 sq. ft. on Hwy 81 or Nebraska Street in a high visibility/high traffic area. The floor plan includes retail area, kitchen area, 2 bathrooms, office area, walk-in cooler & freezer with beverage doors. This has natural gas forced air furnace with central air, city water & sewer, single & 3 phase electric. It has a large shop area with natural gas infrared heat and 2 overhead garage doors, storage area above the retail area w/ elevator. There is 2 – fiberglass double walled 8000 gallon fuel tanks w/ 2 double pump gas pumps and canopy over pump area on a L-shaped lot 105' x 122' and 66' x 165' lot. The building was built in 1964, cement block structure with brick exterior, fully insulated, 14 x 14 Overhead Door and 12 x 12 Overhead Door plus 2 infloor car hoists, ½ bathroom plus storage area. The annual real estate taxes are \$2467.52. The property has lots of potential for various other uses. Take a look at this opportunity. To view the property, call Don Sabers at 605-240-0033.

LEGAL: Lots 1 & 2 except the West 60' thereof and all of Lot 3, Block 15, First Addition to City of Salem, McCook County, South Dakota, except Lot H1 of Lot 1.

TRACT # 2 – LOT WITH STORAGE BUILDING

This tract is located directly south of Tract # 1. It is a 39' x 132' lot with a 28' x 44' wooden storage shed with 10 x 10 Overhead Door & Cement Floor. This property has a storm sewer pipe easement that passes through it. Access to this property is off West Norton Ave.

LEGAL: The East 39' of the West 99' of Lots 4 & 5, Block 15 of First Addition, City of Salem, McCook County, South Dakota

TRACT # 3 – 66' X 132' COMMERCIAL LOT WITH STORAGE BUILDING

This tract is located directly south of Tract # 1 and east of Tract #2. It consists of a 66' x 132' corner lot with frontage on Hwy 81. The improvement is a 28' x 64' wood structure storage building w/ new cement apron around building. It has 2 – 10 x 10 Overhead Doors to garage area plus storage area. The annual real estate taxes are \$452.32.

LEGAL: The East 66' of Lots 4 & 5 in Block 15, First Addition to City of Salem, McCook County, South Dakota, except Lot H-1 of East 66' of Lot 5 thereof

TRACT # 4 – COMBINATION OF TRACTS 1, 2 & 3

This tract is the combination of Tracts 1,2 & 3. It has 320' of frontage on Hwy 81. This is an excellent opportunity to acquire a commercial property that is easily adaptable to your special needs, must see today. No Tools, equipment or inventory included with real estate.

LEGAL: Lots 1 & 2, except the West 60' thereof, all of Lot 3, the East 39' of the West 99' of Lots 4 & 5 and the East 66' of Lots 4 & 5, all in Block 15, First Addition, City of Salem, McCook County, South Dakota, except Lot H-1 of Lot 1 and Lot H-1 of Lot 5 thereof;

TERMS: Cash sale with 20% nonrefundable downpayment the day of the sale and the balance on August 1, 2019. A Warranty Deed will be provided. Title Insurance will be utilized and the cost of the Owner's Policy split 50/50 between buyer and seller. The closing fee will be split 50/50 between buyer and seller. Possession upon final settlement. RE Taxes will be prorated to date of possession. Sold subject to confirmation by the owner. Wieman Land & Auction Co., Inc. is representing the seller in this transaction. For buyer's info packet visit our website: www.wiemanauktion.com

DON & SHIRLEY SABERS, OWNERS

605-240-0033

Wieman Land & Auction Co., Inc.

Marion SD 800-251-3111

Rich, Kevin, Mike, Ryan & Derek Wieman

and Nathan Timmermans, RE Brokers & Auctioneers

W Vermont Ave

60'

122'

Tract #1
Building
50X110
w/ 9x40 Addition

105'

188'

165'

66'

132'

Building
28X44

Tract #2

39'

Building
28X64

Tract #3

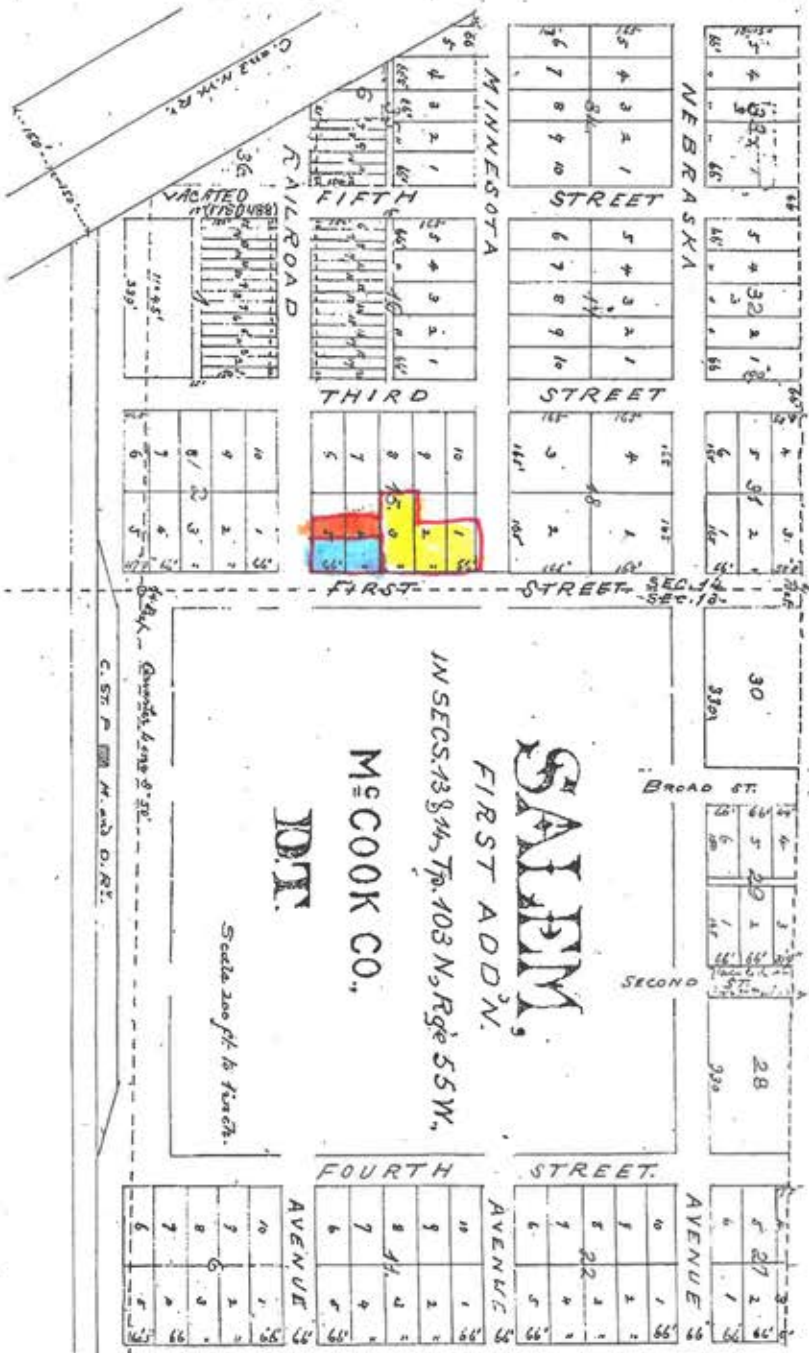
66'

132'

81

Google

Fifth Street nka Adams Street
 vacated south of Railroad Ave.
 nka Morton Ave. 1-7-2002 (178D488)



with reference to the sections in which they are situated, is indicated in said plat; and
 that said lots are located at the corner of each lot and block.

J. B. Hildner
J. J. Woodward

Oscar Johnson
Ernie Simpson and family

SALEM,
 FIRST ADDN.
 IN SECS. 13 & 14, T. 103 N., R. 55 W.,
MCCOOK CO.,
INC.

Scale 200 ft. to inch.

C. ST. P. & N. O. R. R.

VACATED

AVENUE 23
 10 1 1 30
 9 2 2 30
 8 3 3 30
 7 4 4 30
 6 5 5 30

AVENUE 22
 11 1 1 30
 10 2 2 30
 9 3 3 30
 8 4 4 30
 7 5 5 30

AVENUE 21
 12 1 1 30
 11 2 2 30
 10 3 3 30
 9 4 4 30
 8 5 5 30

AVENUE 20
 13 1 1 30
 12 2 2 30
 11 3 3 30
 10 4 4 30
 9 5 5 30

AVENUE 19
 14 1 1 30
 13 2 2 30
 12 3 3 30
 11 4 4 30
 10 5 5 30

DAKOTA HOMESTEAD TITLE INSURANCE COMPANY

Transaction Identification Data for reference only:

Issuing Agent: McCook County Abstract & Title Insurance, Ltd.
Issuing Office: 401 N. Nebraska St., P.O. Box 506, Salem, SD 57058
ALTA® Universal ID:
Loan ID Number:
Commitment Number: TI-8412
Issuing Office File Number: TI-8412
Property Address: Not Applicable, Salem, SD 57058

SCHEDULE A

1. Commitment Date: May 10, 2019 at 07:00 AM
2. Policy to be issued:
 - (a) ALTA Own. Policy (06/17/06)
 - Proposed Insured: TO BE DETERMINED
 - Proposed Policy Amount: \$ 1,000.00
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. Title to the Fee Simple estate or interest in the Land is at the Commitment Date vested in:

PARCEL I: DONALD SABERS and SHIRLEY SABERS, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

PARCEL II: An Undivided 2/3 Interest to: DONALD SABERS and SHIRLEY SABERS, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP; and An Undivided 1/3 Interest to: DAVID SABERS.

PARCEL III: DONALD J. SABERS and SHIRLEY A. SABERS, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP.
5. The Land is described as follows:

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by DAKOTA HOMESTEAD TITLE INSURANCE COMPANY. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.
Reprinted under license from the American Land Title Association.



SCHEDULE A
(Continued)

PARCEL I: LOTS ONE (1) AND TWO (2), EXCEPT THE WEST SIXTY FEET (W.60') THEREOF; and EXCEPT LOT H-1 IN LOT ONE (1) THEREIN; and ALL OF LOT THREE (3), BLOCK FIFTEEN (15), FIRST ADDITION TO SALEM, McCook County, South Dakota, according to the recorded plat thereof.

PARCEL II: THE EAST THIRTY NINE FEET (E. 39') OF THE WEST NINETY NINE (W. 99') OF LOTS FOUR (4) AND FIVE (5), BLOCK FIFTEEN (15), FIRST ADDITION TO SALEM, McCook County, South Dakota, according to the recorded plat thereof.

PARCEL III: THE EAST SIXTY SIX FEET (E.66') OF LOTS FOUR (4) AND FIVE (5), BLOCK FIFTEEN (15), FIRST ADDITION TO SALEM, EXCEPT LOT H-1 IN LOT FIVE (5) THEREIN, according to the recorded plat thereof.

Subject to easements, restrictions, and reservations of record, if any.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by DAKOTA HOMESTEAD TITLE INSURANCE COMPANY. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.
Reprinted under license from the American Land Title Association.



SCHEDULE A
(Continued)

DAKOTA HOMESTEAD TITLE INSURANCE COMPANY

By: Tim Wagoner
McCook County Abstract & Title Insurance, Ltd.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by DAKOTA HOMESTEAD TITLE INSURANCE COMPANY. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.
Reprinted under license from the American Land Title Association.



DAKOTA HOMESTEAD TITLE INSURANCE COMPANY

**SCHEDULE B, PART I
Requirements**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Requirements may be included as Special Exceptions on SCHEDULE B, PART II.
6. Marital status of any Grantor &/or Mortgagor must be stated on the documents to be insured by the policies (Ownership Deed and/or Mortgage). If married, spouses must sign documents.
7. Seller/Mortgagor Affidavit and/or Purchaser Affidavit (PROVIDED WITH THIS COMMITMENT) to be executed and returned to McCook County Abstract & Title.

**SCHEDULE B, PART II
Exceptions**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. General Exceptions:
 1. Rights or claim of parties in possession not shown by the public records.*
 2. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and physical inspection of the premises including, but not limited to, insufficient or impaired access or matters contradictory to any survey plat shown by the public records.*
 3. Easements, or claims of easements, not shown by the public records.*
 4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.*

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by DAKOTA HOMESTEAD TITLE INSURANCE COMPANY. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.
Reprinted under license from the American Land Title Association.



SCHEDULE B
 (Continued)

- 5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof, (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.*
- 6. Taxes or special assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.*
- 7. Any service, installation or connection charge for sewer, water or electricity.*
- 8. Any right, title, or interest in any minerals, mineral rights, or related matters, including but not limited to oil, gas, coal, and other hydrocarbons.*

* Paragraphs 1, 2, 3, 4, 5, 6, 7 and 8 will not appear as printed exceptions on extended coverage policies except as to such parts thereof which may be typed as a Special Exception.

Special Exceptions:

- 3. Any charges for municipal &/or rural services (i.e. water, sewer, correction of nuisance conditions, etc.) are the responsibility of the parties to this transaction. For information regarding the existence of any such bills, contact the appropriate municipal office.
- 4. Accrued taxes and assessments for the year 2019 and subsequent years, not yet due or delinquent.
- 5. 2018 Real Estate Taxes payable in 2019 are:
 Parcel #17.01.1502: _____ \$2,467.52 (Includes \$157.50SP) (PARCEL I.)
 1st 1/2 _____ \$1,312.51 PAID
 2nd 1/2 _____ \$1,155.01 DUE 10/31/2019

 Parcel #17.01.1506: _____ \$1,347.92 (Includes \$288.00SP) (PARCEL II & other land)
 1st 1/2 _____ \$817.96 PAID
 2nd 1/2 _____ \$529.96 DUE 10/31/2019

 Parcel #17.01.1504: _____ \$452.32 (Includes \$99.00SP) (PARCEL III)
 1st 1/2 _____ \$275.66 PAID
 2nd 1/2 _____ \$176.66 DUE 10/31/2019
- 6. This preliminary & informational commitment provides no title insurance. Once a buyer and purchase amount is available, contact our office to update and issue an "official" commitment.
- 7. VESTED DRAINAGE RIGHT executed by City of Salem, SD -to- The Public; FILED June 22, 1992 at 1:08 P.M. and recorded in Book 159 of Deeds, Pages 134-136. (Affects lands lying within the corporate limits of the City of Salem, SD, being described as both dominant and servient estates.)
- 8. AGREEMENT executed by City of Salem, SD, a municipal Corp. -to- Donald Sabers and Shirley Sabers, husband and wife, and David Sabers, individually, and Salem Sales, Inc.; dated September 8, 2003; FILED September 17, 2003 at 3:45 P.M., and recorded in Book 179 of Deeds, Pages 320-322. (Describes PARCEL I.) (SEE ATTACHED COPY.)

Repair
Cement

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by DAKOTA HOMESTEAD TITLE INSURANCE COMPANY. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.
 The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.
 Reprinted under license from the American Land Title Association.

AMERICAN
 LAND TITLE
 ASSOCIATION



SCHEDULE B
(Continued)

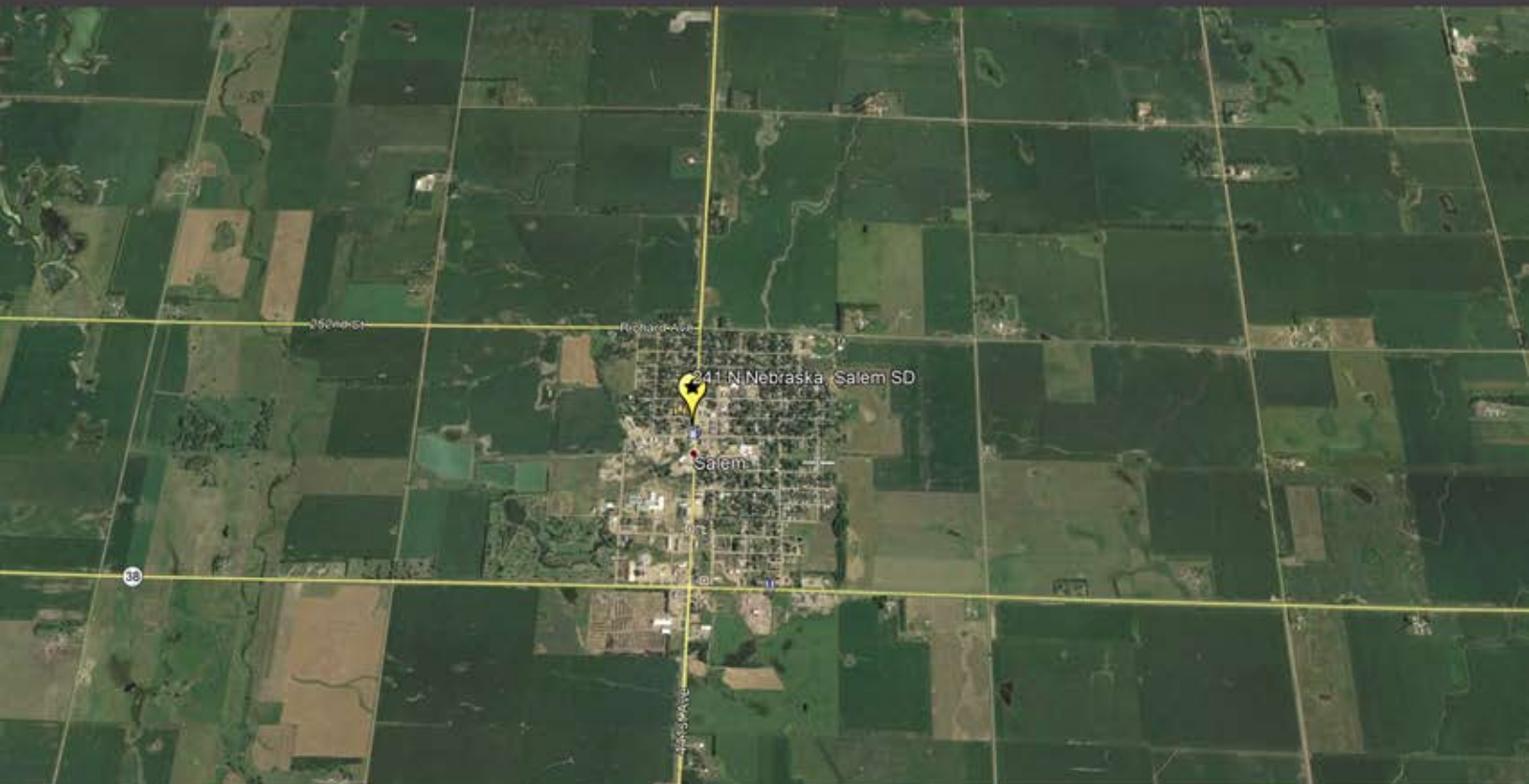
- 9. TEMPORARY EASEMENT AGREEMENT executed by Donald Sabers and Shirley Sabers -to- South Dakota Department of Transportation; dated February 19, 2010; FILED March 10, 2010 at 8:45 A.M., and recorded in Book 183 of Deeds, Page 869. (Describes PARCELS I & III.) (SEE ATTACHED COPY.)
- Storm Sewer
10. EASEMENT executed by Donald Sabers and Shirley Sabers -to- City of Salem, SD, a municipal corporation, their successors, heirs and assigns, and to any person who may hereafter own or acquire an interest; dated September 5, 2018; FILED September 13, 2018 at 3:00 P.M., and recorded in Book 189 of Deeds, Page 85. (Describes PARCEL I.) (SEE ATTACHED COPY.)
- Storm Sewer
11. TEMPORARY CONSTRUCTION EASEMENT executed by Donald Sabers and Shirley Sabers, husband and wife -to- City of Salem, SD, a municipal Corp., their successors, heirs, and assigns, and to any person who may hereafter own or acquire an interest; dated September 5, 2018; FILED September 13, 2018 at 3:05 P.M., and recorded in Book 189 of Deeds, Page 86. (Describes PARCEL I.) (SEE ATTACHED COPY.)
- Storm Sewer
12. EASEMENT executed by Donald Sabers and Shirley Sabers, husband and wife -to- City of Salem, SD, a municipal corporation, their successors, heirs and assigns, and to any person who may hereafter own or acquire an interest; dated September 5, 2018; FILED September 13, 2018 at 3:20 P.M., and recorded in Book 189 of Deeds, Page 89. (Describes PARCEL I.) (SEE ATTACHED COPY.)
- Storm Sewer
13. EASEMENT executed by Donald Sabers and Shirley Sabers, husband and wife, and David Sabers, a married person -to- City of Salem, SD, a municipal Corp., their successors, heirs, and assigns and to any person who may hereafter own or acquire an interest; dated September 5, 2018; FILED September 17, 2018 at 3:30 P.M., and recorded in Book 189 of Deeds, Page 97. (Describes PARCEL II.) (SEE ATTACHED COPY.)
- Storm Sewer
14. TEMPORARY CONSTRUCTION EASEMENT executed by Donald Sabers and Shirley Sabers, husband and wife, and David Sabers, a married person -to- City of Salem, SD, a municipal Corp., their successors, heirs, and assigns, and to any person who may hereafter own or acquire an interest; dated September 5, 2018; FILED September 17, 2018 at 3:35 P.M., and recorded in Book 189 of Deeds, Page 98. (Describes PARCEL II.) (SEE ATTACHED COPY.)

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by DAKOTA HOMESTEAD TITLE INSURANCE COMPANY. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.
Reprinted under license from the American Land Title Association.



OWNER: DON & SHIRLEY SABERS - PHONE (605) 240-0033



AUCTION

Wednesday, June 12 at 5:00 PM

241 N Nebraska Street, Salem SD

Due to health reasons, we will sell the following real estate at auction at 241 N Nebraska Street on Hwy 81 in Salem SD. The property has lots of potential for various other uses. Take a look at this opportunity.

TO INSPECT THE PROPERTY CALL 605-240-0033

Complete terms, catalog & more photos at
WiemanAuction.com

800.251.3111 | Marion, SD | WiemanAuction.com
Wieman Land & Auction Inc., 44628 SD HWY 44, Marion SD 57043

