

# Estate AUCTION

In order to settle our mothers estate, we will offer her home and personal property at ABSOLUTE AUCTION located at 140 E. 5th Street Bridgewater, SD southwest part of town

**MONDAY, JUNE 19<sup>th</sup> | 4:00 PM 2017**

**1976 RANCH STYLE 2-BEDROOM HOME - 1176 SQ FT - ATTACHED 2-STALL GARAGE - ON A LARGE 150 X 150 LOT SOLD ABSOLUTE WITH FURNITURE - HOUSEHOLD - ANTIQUES - LAWN & GARDEN ITEMS**

**REAL ESTATE SOLD FIRST**

It is our pleasure to offer this clean, well kept, home in Bridgewater that offers two main floor bedrooms, main floor utility/laundry, ample storage, a full concrete block basement with a large yard and several shade trees. If you are looking for a clean, move-in ready, affordable home come check it out!

**LEGAL:** The West 42.5 of the South 150 of outlot 60A and the East 32.5' of the South 150' of outlot 61A, and the South 150' of outlot 61A except the West 133' and Except the East 32.5' all located in misc. NW ¼ Section 13, 101-56 McCook County, South Dakota.

- Home built by the Tammen Family and has been steadily maintained. Room sizes and blueprint is found in the buyers packet. 24 x 26 attached 2-stall garage
- New shingles installed in 2010. Electric furnace with Central Air. Includes all appliances.
- Current Assessed Value \$45,706.00 and the annual Real Estate taxes are \$1,021.44.

**TO INSPECT THE HOME:** Contact the auctioneers to set-up a private showing to view the home or you may visit [www.wiemanauktion.com](http://www.wiemanauktion.com) for pictures, blueprint and a buyers packet.

**TERMS:** Cash sale with 15% (non-refundable) down payment auction day with the balance on or before July 19th 2017. Personal Representatives deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Property is being sold in AS-IS condition as part of an estate and no financing or buyer contingencies will be allowed. Taxes to be prorated to closing date. Fink Law Office will be the closing agent.

Come prepared to buy!!

**ANTIQUES - COLLECTIBLES**

Serpentine front dresser w/mirror; Primitive Cradle Scythe; Refinished commode; oak pipe stand; Waterfall style desk; Watt Wear & Crock with advertising Schroeder Elevator, Litz Merchantile, Pitts Bros.; Lone Ranger steel target; Enterprise Sausage press; Atomic Iron; Nail Keg; Atomic Lamps; Maytag Round Ringer Washer; Redwing Crocks 15-10-2-gal.; Chest of Drawers; Rinse Tub; cream cans; oak bedframe; Kromkraft table 2-leaves; Wood Rocker; Round Back & Rabbit Ear chairs; egg baskets;

**FURNITURE - HOUSEHOLD -LAWN & GARDEN**

Samsung 32" flatscreen TV; Lazy-Boy Recliner; Couch; Chairs; coffee & end tables; 2-full size beds; singer sewing machine; Crosley Apt. Size freezer; small contemporary china hutch; card tables & chairs; step stool; fans; pictures; Tupperware; Correlle Ware; usual kitchen appliances; Pyrex mixing bowls; vacuums; dehumidifier; Kerosun heater; alum. Ext. ladder; step ladder; push mower; fert. Spreader; hand & garden tools; wrenches; more items not listed.

**ROSELLA TAMMEN ESTATE - OWNER  
ROBERT TAMMEN PERSONAL REPRESENTATIVE**



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

**"WE SELL THE EARTH AND EVERYTHING ON IT!"**

**ROSELLA TAMMEN ESTATE  
REAL ESTATE AUCTION  
ADDITIONAL INFORMATION**

**ROOM SIZES ARE FOUND ON THE ATTACHED BLUEPRINT**

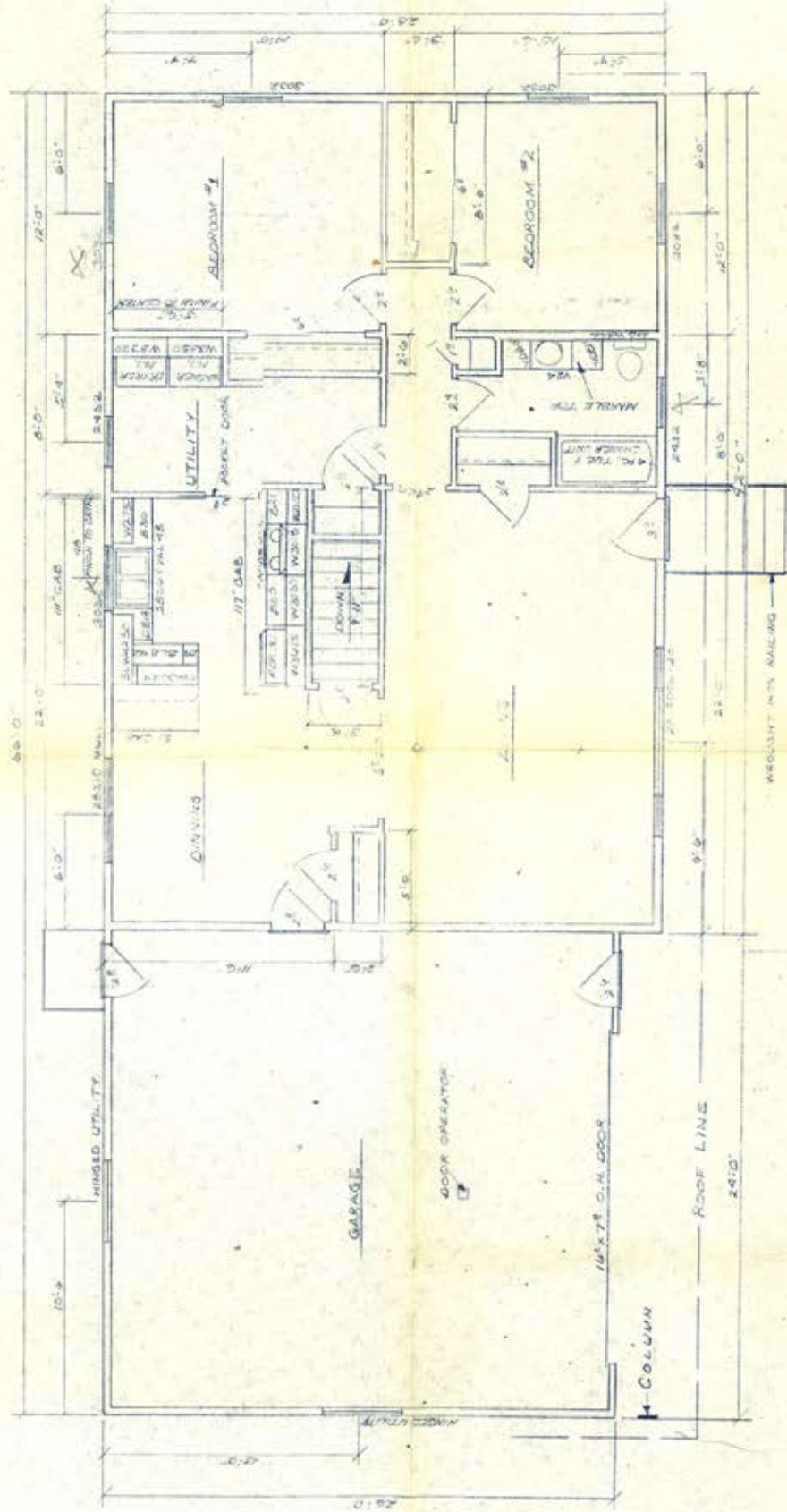
**BASEMENT:** Full concrete block basement with sump pump and is tiled. 200 Amp breaker box service, Electric FA furnace, Ruud Central Air unit. Basement does have a stool hooked up but no other plumbing at present. Basement does have a non-legal bedroom.

**THE FOLLOWING APPLIANCES WILL REMAIN WITH THE PROPERTY AND TRANSFER AT CLOSING:**

WHITE 30" ELECTRIC STOVE  
2-DOOR REFRIDGERATOR  
TOP LOAD WASHER & DRYER  
CHEST FREEZER (BASEMENT)  
REFRIDGERATOR (BASEMENT)

**GARAGE:** 24 X 26 WITH A 16' OH DOOR WITH OPENER

HOME WAS CONSTRUCTED BY UNITED BUILDING CENTER, MITCHELL, SD



ANDERSON

ROUGH OPENING	
HINGED UTILITY	3'0" x 4'0"
DOOR	3'0" x 7'0"
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- NOTES**
1. GABLE ROOF, 210 OVERHANG AT EAVE
  2. ALUM. ROFFIT SYSTEM

**FLOOR PLAN**

<b>MR. &amp; MRS. HEARY TAMMEN</b>	
SCALE: 1/8" = 1'-0"	APPROVED BY:
DATE: 4-30-76	DESIGNED BY: G.D.
UNITED BUILDING CENTER MITCHELL, S. DAK.	
DRAWING NUMBER	

