



LIVE
AUCTION



REAL ESTATE & PERSONAL PROPERTY LOCATED IN BRIDGEWATER, SD

HOME AND PERSONAL PROPERTY LIVE AUCTION

OCTOBER 23RD | HOME SELLS AT 1 PM, PERSONAL PROPERTY
TO FOLLOW



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

LIVE PUBLIC AUCTION

FRIDAY, OCTOBER 23RD • REAL ESTATE @ 1:00 PM CST
PERSONAL PROPERTY TO FOLLOW VIA [WIEMANAUKTION.COM](https://www.wiemanauktion.com)



1 PM : SELLING HOME
ONSITE AT 860 E 3RD
ST, BRIDGEWATER SD
Charming 2/3 bed, 1 bath home
with lots of open living space and
storage on large corner lot. Older
2 Story home with addition and
spacious 19'x22' attached 2 car
garage. Home has central air
and LP furnace and has been
well cared for. Detached garage
and several lawn sheds provide
lots of storage. Nice shaded yard
with backyard concrete patio.
2025 taxes paid in 2026 were
\$585.22



LEGAL: Lot 19B, a subdivision of
NE ¼ Section 13-101-56, within
corporate limits of City of
Bridgewater, McCook County,
South Dakota



Complete terms, catalog & more photos at
[WiemanAuction.com](https://www.WiemanAuction.com)

Edna L. Hofer

Life Estate | Owner | Randy Hofer & Sharlene Kuck - POAs

As Edna has moved to the Diamond Care Center, we will offer this well-kept home and personal property via LIVE only auction.

TO VIEW PROPERTIES: Contact Nathan Timmermans at 605-351-1273 to schedule a viewing.

TERMS: A non-refundable downpayment of \$15,000 to be paid on sale day with the balance on or before December 4, 2026. Closing costs and title Insurance will be split 50/50 between buyer and seller. Warranty deed will be provided. Taxes will be prorated to closing date and possession will be taken at closing. The property is being sold in AS-IS condition and sold subject to any existing easements, restrictions or reservation of record and all city zoning ordinances. Sold subject to owner's confirmation. Auctioneers are representing the seller in this transaction. No Buyer brokerage will be offered in this transaction. Come prepared to buy!



860 E 3rd St Single Family Home:

Home Details:

- Large Corner Lot w/Lots of Shade Trees & Storage
- Very well kept older 2 story home w/additions made over the years
 - New LP Furnace Installed in 2019 (Living room addition has electric baseboard)
 - 500 Gal LP Tank (Owned)
 - Attached 19'x22' 2 Car Garage
 - 14'x24' Detached Garage
 - 10'x12' and 7'x8' Lawn Sheds
 - Central Air (upstairs also has window A/C)
 - 150 AMP Electrical Service
- Annual real estate taxes are \$585.22

Main Floor:

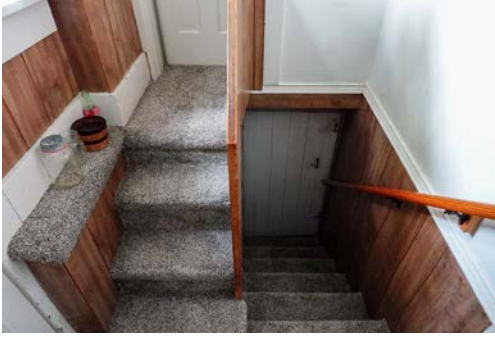
- Large Living Space
 - 12'x28 ¾' Living Area
 - 11'x15' Den w/Beautiful Original Wood Pillars
- 1 Bedroom/Office Space
 - 9.5'x11'
- 1 Bath
 - 5'9"x11' with tub/shower
- 12'4" x 21'09" Kitchen & Dining Area
 - Electric Range and Refrigerator/Freezer Included
 - Main Floor Laundry area in Kitchen with modern non matching washer & dryer
- Entries in front, through garage, and out the back

Upstairs:

- Bedroom 1: 12'4x13'7" with sizeable closet
- Bedroom 2: 11'3"x10'9" (not square) with closet

Basement:

- Unfinished partial Basement with old rock/cement foundation under original house
- Block crawl space under additions
- Is tiled with sump holes w/working pumps
- Shower in basement
- Lots of storage with basement refrigerator included



PERSONAL PROPERTY

SOLD IMMEDIATELY FOLLOWING REAL ESTATE



ANTIQUES & COLLECTIBLES

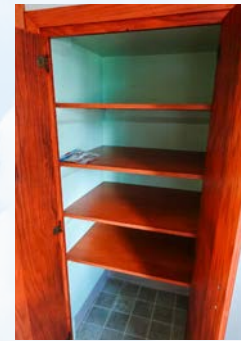
Allis Chalmers 3 Bottom Slatted Plow
RW 3 Gal Pickle Jar
Radio Flyer Wagons
Wash Tubs
Watering Can
Coop Oil Can
Wood Planes
Cream Cans
Oil Lamps
Enamel Coffee Pot
Records
Glassware

Microwave
Air Compressor
Picnic Table
2 – 49cc Gas Tillers
Patio Chairs
Car Ramps
Camping Chairs
Gas Cans
Push Mower
Holiday Décor
Yard Cart
Lawn Sweeper
6" Bench Grinder
6" Buffer
Electric Blowers
Singer Sewing Machine & Misc
Canners and Canning Jars
Power Cords & More!

FURNITURE - TOOLS - YARD/GARDEN - HOUSEHOLD

2 – Upright Deep Freezes
Like new sofa
Cedar Chest
2 – Full Size Bed Sets
Newer Pillowtop Full Size Mattress & Box Spring
Flatscreen TV
Story & Clark Console Piano
LaZBoy Recliner
Entertainment Center
Folding Chairs & Tables
6' Fiberglass Ladder
Hand & Power Tools
Yard Ornaments
Garden Tools
Kitchen Appliance
Dishes
Kitchen Table & Chairs
End Tables
Lamps
Lots of Knick Knacks and Décor

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OWNER

Edna L Hofer
Life Estate

ADDRESS

860 E 3rd Street
Bridgewater, SD



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