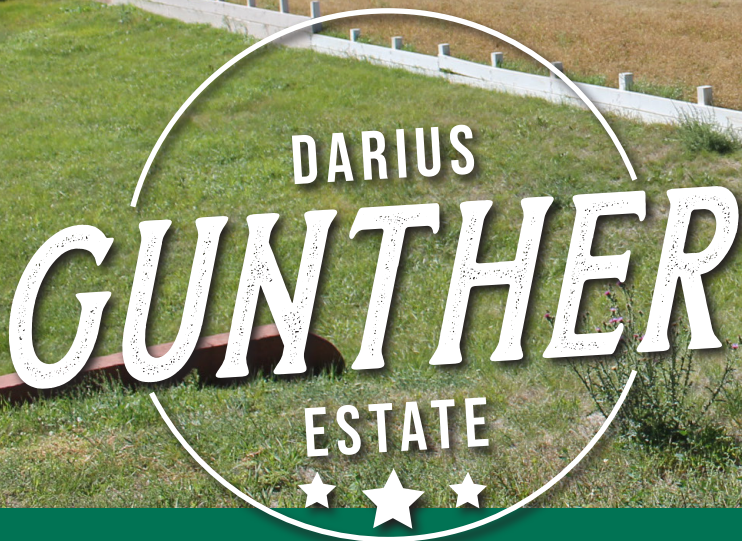


LIVE ESTATE AUCTION

**2 BEDROOM 1960 RANCH HOME ON LARGE LOT
2003 MERCURY SABLE • GUNS • TOOLS & MORE!**

- FRIDAY, OCTOBER 21ST AT 12:00PM -



"We Sell The Earth And Everything On It!"
800.251.3111 | Marion, SD | WiemanAuction.com
Wieman Land & Auction Inc., 44628 SD HWY 44, Marion SD 57043



**LIVE AUCTION FEATURING 1960 RANCH STYLE 2-BEDROOM HOME WITH LARGE LOT - GARAGE – SHEDS
IN MONTROSE -03 MERCURY SABLE – GUNS – TOOLS- LAWN & GARDEN ITEMS ALL AT AUCTION**

In order to settle the estate, the following will be sold at public auction located at 101 West Elder Street Montrose, SD or just west of the city pool/RV Park on:

FRIDAY OCTOBER 21ST

12:00 P.M.

REAL ESTATE SOLD FIRST

LEGAL: Lot 1 of Gunther's Add. City of Montrose, McCook County, SD Commonly known as 101 West Elder St. Montrose, SD.

- Immaculate, well kept 864 sq ft two bedroom home with full basement, move in ready
- Annual Taxes \$1,387.44. Large yard with great trees located in NE corner of town.
- Detached 26 X 24 garage heated & insulated with 12 X 24 Lean-to and another 14 X 22 stall with rock floor. Two storage sheds 8 X 12 and 10 X 12.
- Updated electrical, NG water heater & FA furnace with Central Air. 199' X 185' lot for a total of .845 acres.

TO INSPECT THE PROPERTY: Please contact the auctioneers at 800-251-3111 to set-up a private showing. Room sizes, pictures, survey plat additional info found in buyers packet

TERMS: Cash sale with \$7,500 (non-refundable) down payment auction day with the balance on or before November 30, 2022. Personal Representatives deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Sellers to prorate taxes to the date of closing. Sold in AS-IS condition and sold subject to personal rep. approval.

MERCURY CAR – LAWN & GARDEN – TOOLS

2003 Mercury Sable 4-door 116K miles, leather interior, some rust & dents; Cub Cadet LTX 1040 riding mower 42" deck like new!; Ranch King Riding Mowers 1 with deck; MTD 8hsp 26" cut snowblower with cab; 2-Yard Machine snowblowers; Champion 4000 watt generator; Ryobi table saw and mitre box saws new; Portable air compressor & tanks; Push Mowers; Lawn Trailers; Stationary cement mixer; Large selection of galvanized strongbarn tin; Plumbers torch; Hammerdrills; Rigid pipe threaders; Makita cordless tools; electrical and plumbing tools; shop vacs; cords, ladders; smelting pot; Large selection of hand and power tools; large bolt collection; Assorted dimension lumber, PVC pipe, plywood, steel pipe sold in large lots.

GUNS – ANTIQUES – GUITARS - HOUSEHOLD

Winchester #97 12-ga. Pump; Stevens 12-ga single shot; Stevens 84C .22 bolt; Daisy BB gun; Maytag oil can; Desbitts Thermometer; porcelain pulls; insulators; Fruit Jars; Old Toys; Large selection of records; Kromekraft table & chairs; Console Radio; enamelware; 2011 Whirlpool 15 CF upright Freezer; Fender & Cortez electric Guitars; Rainier Amp; 3-PC Bedroom Set; 3-safes with combo; Primitive wood cabinet; Dining Table & chairs; writing desks; Full size Bed; Record player; Electric Heaters; Maytag Ringer Washer Mint; usual kitchen and household items.

AUCTION NOTE: Clean and quality items from top to bottom. You will like what you see. Join us at a LIVE AUCTION with lunch on grounds. Pictures of most items at www.wiemanauktion.com

DARIUS GUNTHER ESTATE – OWNER

ROGER GERLACH PERSONAL REP.

Wieman Land & Auction Co. Inc.
Marion, SD 800-251-3111

**DARIUS GUNTHER ESTATE
101 WEST ELDER ST.
MONTROSE, SD
ADDITIONAL INFORMATION**

ROOM SIZES MAIN FLOOR

| | |
|-------------------------|--|
| LIVING ROOM | 11 ½ X 14 ½ EXPOSED BEAMS ON CEILING |
| KITCHEN | 11 ½ X 16 BUILT IN CABINETRY DINING AREA |
| BATHROOM | 5 X 8 |
| MASTER BEDROOM | 12 X 16 WITH 2-CLOSETS |
| 2 ND BEDROOM | 11 X 11 ½ W/CLOSET |

BASEMENT LEVEL

BASEMENT HAS A ¾ BATHROOM AND UTILITY ROOM. THE OTHER SIDE HAS A FAMILY/REC ROOM WITH NATURAL GAS SPACE HEATER. BASEMENT IS CONSTRUCTED OF CONCRETE BLOCK AND IS DRY AND STRUCTURALLY SOUND. HOME HAS NEWER FORCED AIR NATURAL GAS FURNACE, CENTRAL AIR UNIT, NATURAL GAS WATER HEATER. TO THE FAMILY'S KNOWLEDGE EVERYTHING IN THE HOME IS FUNCTIONAL AND WORKING.

THE HOME HAS MASONITE SIDING, DOUBLE HUNG WINDOWS, AND NEWER ASPHALT SHINGLES. UPDATED BREAKER PANELS 1-100 AMP AND 1-60 AMP PANEL.

INCLUDED WITH THE SALE OF THE HOME IS A MAGIC CHEF REFRIDGERATOR, PHILCO 30" STOVE, AND A FRIGIDARE WASHING MACHINE.



TS-4829 TITLE SEARCH REPORT

McCook County Abstract & Title Insurance, Ltd., a corporation of the State of South Dakota and a Bonded Abstractor of the County of McCook, State of South Dakota, hereby states that at the request of **Gerlach Law Office, PO Box 544, Salem SD 57058; BY: Sheri**; it has made an examination of the records of the offices of the Register of Deeds, Clerk of Courts, and Treasurer of the County of McCook, South Dakota, and such records show record title to the following described property, to-wit:

PARCEL I: THE NORTH 100 FEET (N.100') OF LOT ONE (1) AND ALL OF LOTS TWO (2), THREE (3), FOUR (4) FIVE (5) AND SIX (6), BLOCK 1 OF SLEMMON'S ADDITION TO MONTROSE, AND INCLUDING VACATED ALLEY LYING BETWEEN AND THEREIN, according to the recorded plat thereof; and

PARCEL II: FORMER RAILROAD RIGHT WAY DESCRIBED AS: THE RAILROAD RIGHT OF WAY, WEST OF THE CENTER LINE, BEGINNING THE NORTH BOUNDARY, LOT SIX (6), BLOCK ONE (1), AND THE SOUTH 95 FEET FROM THE SOUTH BOUNDARY LINE OF LOT SIX (6), BLOCK ONE (1), SLEMMON'S ADDITION, MONTROSE, SOUTH DAKOTA. (Book 139 of Deeds, Page 366.)

Last Grantee of Record:

DARIUS R. GUNTHER ESTATE: N.100' of Lot 1 and all of Lots 4-5-6, Blk.1-Slemmon's Add. to Montrose
DARIUS R. GUNTHER and ARDESS GUNTHER: Lots 2 and 3, Blk.1-Slemmon's Add. to Montrose
DARIUS R. GUNTHER and ARDESS D. GUNTHER: Former Railroad Right of Way

1. SUBJECT TO PLATTING AND QUIET TITLE OF FORMER RAILROAD RIGHT OF WAY.
2. SUBJECT TO PROBATING INTEREST OF: ARDESS D. GUNTHER a/k/a ARDESS GUNTHER.
3. SUBJECT TO PROBATE COMPLETION OF: DARIUS R. GUNTHER

SUBJECT ONLY TO THE FOLLOWING:

Unsatisfied Mortgages: NONE

Unsatisfied Judgments, Lis Pendens, Life Estates, Federal, State and County Liens: NONE

Unpaid Real Estate Taxes: 2021 Real Estate Taxes payable in 2022:

Parcel ID #19.20.0104: -----\$1,493.98 (Includes \$153.00 SA) (PARCEL I.)

1st Installment:-----\$823.49 PAID

2nd Installment:-----\$670.49 Due 10/31/2022

Parcel #19.20.0105:-----\$115.32 (Includes \$46.00 SA) (PARCEL II.)

1st Installment:-----\$80.66 PAID

2nd Installment:-----\$34.66 Due 10/31/2022

Easements, reservations, and restrictions:

1. Accrued taxes and assessments for the year 2022 and subsequent years, not yet due or delinquent.
2. RIGHT OF WAY EASEMENT executed by Darius R. Gunther and Ardess D. Gunther a/k/a Ardess Gunther -to- Southeastern Electric Cooperative, Inc.; dated September 5, 2007; FILED September 7, 2007 at 11:15 A.M., and recorded in Book 182 of Deeds, Page 213.
4. RIGHT OF WAY EASEMENT executed by Darius R. Gunther and Ardess Gunther a/k/a Ardess D. Gunther -to- Southeastern Electric Cooperative, Inc.; dated September 5, 2007; FILED September 7, 2007 at 11:20 A.M., and recorded in Book 182 of Deeds, Page 214.

NOTE: (No search has been made or liability assumed for financing statements filed under the Uniform Commercial Code, not pertaining to real property herein described.)

This report does not include a search for levied or pending assessments. If such a search is requested, it is done by separate certification independent of this report.

This report in no way, expressed or implied, provides insurance or assurance as to the validity of title and should not be construed to be a title insurance product.

NOTE: (No search has been made or liability assumed with regard to mobile/manufactured homes, and as such, should not be included with real property herein described.)

Liability is limited to price of work only of \$175.00.

EFFECTIVELY Dated at Salem, South Dakota this 27th day of June, 2022 at 7:00 A.M.

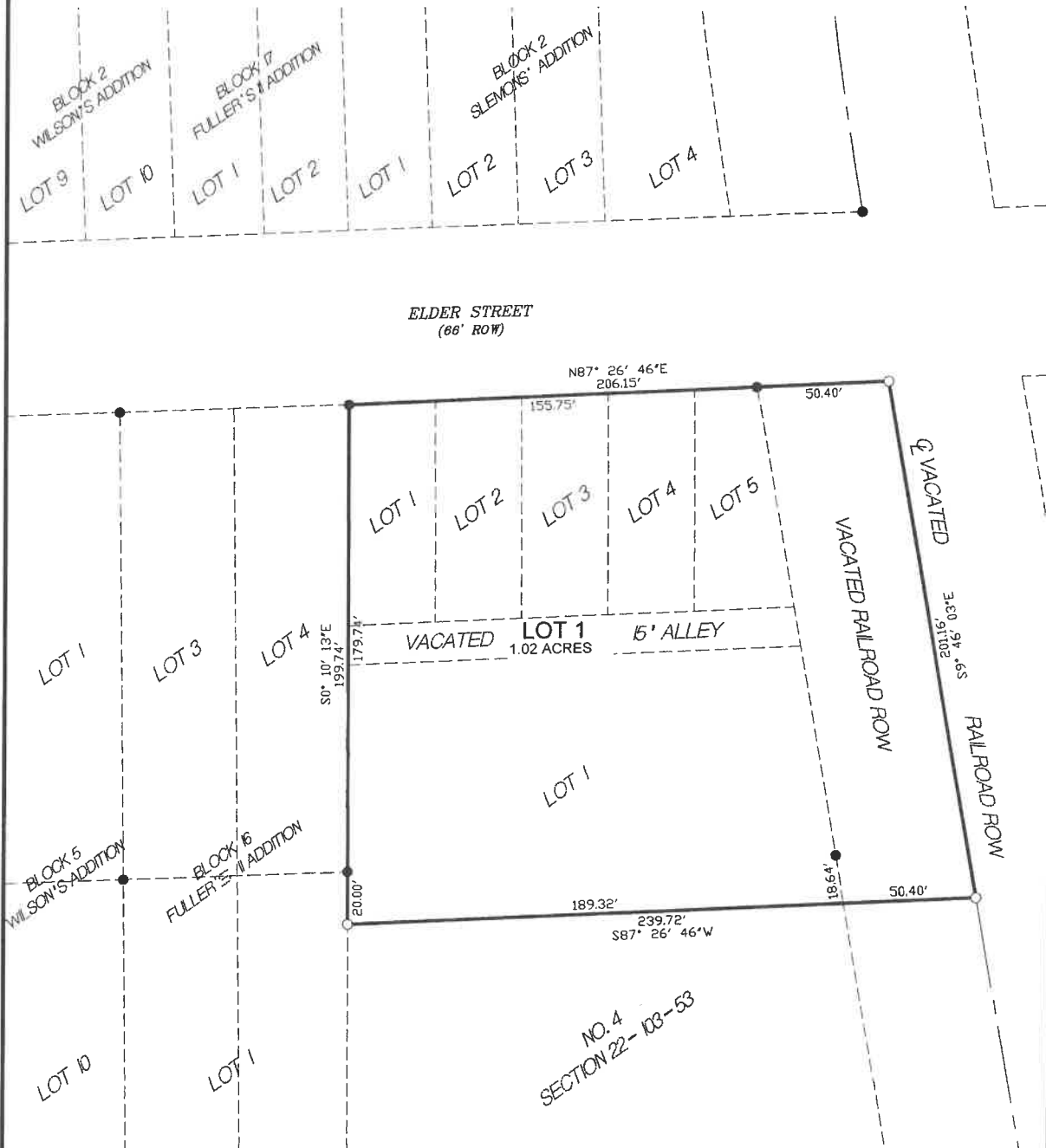


MCCOOK COUNTY ABSTRACT & TITLE INS. LTD.

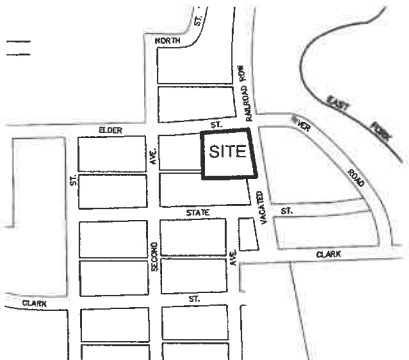
By: Tim Wegene

Authorized Signature

**LOTS 1 OF GUNTHER'S ADDITION
TO THE CITY OF MONTROSE, MCCOOK COUNTY, SOUTH DAKOTA.**



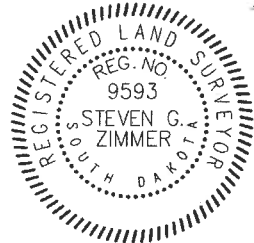
NO. 4
SECTION 22-103-53



AREA MAP: N.T.S.
CITY OF MONTROSE



SCALE: 1" = 40'



BASIS OF BEARING:
 UTM 14 NORTH NAVD 88
 GROUND DISTANCE

LEGEND:

- FOUND MONUMENT
- SET 5/8" REBAR W/CAP #9593



8509 E 50th Street,
 Sioux Falls, S.D. 57105
 Ph. (605) 334-4002
 Fax (605) 334-3745

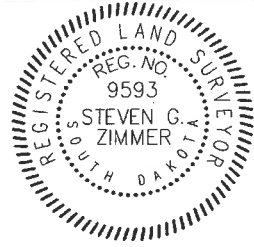
| | |
|-----------------------|---------------------|
| DATE: 9/22/2022 | |
| CHECKED BY: SGZ | DRAWN BY: CHS |
| PROJ. NO.: 2204213 | PAGE NO.: 1 OF 2 |

**LOTS 1 OF GUNTHER'S ADDITION
TO THE CITY OF MONTROSE, MCCOOK COUNTY, SOUTH DAKOTA.**

SURVEYOR'S CERTIFICATE

I, STEVEN G. ZIMMER, A REGISTERED LAND SURVEYOR OF THE STATE OF SOUTH DAKOTA, DO HEREBY STATE THAT I DID ON OR BEFORE SEPTEMBER 22, 2022, SURVEY THE NORTH 100 FEET OF LOT 1 AND ALL OF LOTS 2, 3, 4, 5, AND 6 OF SLEMONS' ADDITION TO THE CITY OF MONTROSE, MCCOOK COUNTY, SOUTH DAKOTA AND PLATED THE SAME INTO LOT 1 OF GUNTHER'S ADDITION TO THE CITY OF MONTROSE, MCCOOK COUNTY, SOUTH DAKOTA, CONTAINING 1.01 ACRES.

DATED THIS 22ND DAY OF SEPTEMBER, 2022.



STEVEN G. ZIMMER, REGISTERED LAND SURVEYOR NO. 9593

OWNER'S CERTIFICATE

I, ROGER R. GERLACH, PERSONAL REPRESENTATIVE OF THE DARIUS GUNTHER ESTATE, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL LAND INCLUDED IN THE PLAT AND THAT SAID PLAT HAS BEEN MADE AT OUR REQUEST AND IN ACCORDANCE WITH OUR INSTRUCTIONS FOR THE PURPOSES OF LOCATING, MARKING, PLATTING AND/OR TRANSFER, AND THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION, DRAINAGE, AND EROSION AND SEDIMENT CONTROL REGULATIONS.

WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE FOREVER, THE STREETS, ROADS, ALLEYS, PARKS AND PUBLIC GROUNDS, IF ANY, AS SHOWN ON SAID PLAT, INCLUDING ALL SEWERS, CULVERTS, BRIDGES, WATER DISTRIBUTION LINES, SIDEWALKS AND OTHER IMPROVEMENTS ON OR UNDER THE STREETS, ROADS, ALLEYS, PARKS AND PUBLIC GROUNDS, WHETHER SUCH IMPROVEMENTS ARE SHOWN OR NOT. WE ALSO HEREBY GRANT EASEMENTS TO RUN WITH THE LAND FOR WATER, DRAINAGE, SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER PUBLIC UTILITY LINES OR SERVICES UNDER, ON OR OVER THOSE STRIPS OF LAND DESIGNATED HEREON AS EASEMENTS.

WE FURTHER CERTIFY THAT THIS PLATTING OF SAID DESCRIBED LOT 1 OF GUNTHER'S ADDITION TO THE CITY OF MONTROSE, MCCOOK COUNTY, SOUTH DAKOTA DOES HEREBY VACATE THE FOLLOWING PLATTING:

PLAT OF THE NORTH 100 FEET OF LOT 1 AND ALL OF LOTS 2, 3, 4, 5, AND 6 OF SLEMONS' ADDITION TO THE CITY OF MONTROSE, MCCOOK COUNTY, SOUTH DAKOTA, ON FILE AT THE REGISTER OF DEEDS OFFICE IN BOOK B, PAGE 22, SAID PLAT, HEREBY VACATED, BEING SITUATED WITHIN DESCRIBED LOT 1 OF GUNTHER'S ADDITION TO THE CITY OF MONTROSE, MCCOOK COUNTY, SOUTH DAKOTA AS SURVEYED.

ROGER R. GERLACH
PERSONAL REPRESENTATIVE

STATE OF SOUTH DAKOTA))
COUNTY OF))

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, APPEARED THE INDIVIDUAL ROGER R. GERLACH, PERSONAL REPRESENTATIVE OF THE DARIUS GUNTHER ESTATE, KNOWN TO BE OR SATISFACTORILY PROVEN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20____.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
STATE OF SOUTH DAKOTA

CITY COUNCIL CERTIFICATE

BE IT RESOLVED BY THE CITY COUNCIL OF MONTROSE, SOUTH DAKOTA, THAT THE PLAT KNOWN AND DESCRIBED AS "LOT 1 OF GUNTHER'S ADDITION TO THE CITY OF MONTROSE, MCCOOK COUNTY, SOUTH DAKOTA" IS HEREBY APPROVED AND THAT THE CITY FINANCE OFFICER IS HEREBY DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME HEREON, ADOPTED ON THIS _____ DAY OF _____, 2017.

MAYOR
CITY OF MONTROSE, MCCOOK COUNTY, SOUTH DAKOTA

CITY FINANCE OFFICER CERTIFICATE

I, THE UNDERSIGNED, THE DULY APPOINTED, QUALIFIED AND ACTING MUNICIPAL FINANCE OFFICER OF THE CITY OF MONTROSE, SOUTH DAKOTA, HEREBY CERTIFY THAT THE ABOVE RESOLUTION IS A TRUE AND CORRECT COPY OF THE RESOLUTION ADOPTED BY THE CITY COUNCIL OF MONTROSE, SOUTH DAKOTA AT A MEETING HELD ON THIS _____ DAY OF _____, 2022.

MUNICIPAL FINANCE OFFICER
CITY OF MONTROSE, MCCOOK COUNTY, SOUTH DAKOTA

ROAD AUTHORITY CERTIFICATE

I, _____, OF THE CITY OF MONTROSE, DO HEREBY CERTIFY THAT THIS PLAT AND ACCESS LOCATION HAS BEEN REVIEWED BY ME OR MY AUTHORIZED AGENT AND THAT THIS PLAT IS RECOMMENDED FOR APPROVAL.

CITY REPRESENTATIVE

COUNTY AUDITOR'S RESOLUTION

I HEREBY CERTIFY THAT THE ABOVE RESOLUTION ADOPTED BY THE BOARD OF COMMISSIONERS OF MCCOOK COUNTY, SOUTH DAKOTA, AT A MEETING HELD ON THE _____ DAY OF _____, 20____.

AUDITOR
MCCOOK COUNTY, SOUTH DAKOTA

COUNTY PLANNING COMMISSION CERTIFICATE

APPROVAL OF THE PLAT OF LOT 1 OF GUNTHER'S ADDITION TO THE CITY OF MONTROSE, MCCOOK COUNTY, SOUTH DAKOTA IS HEREBY GRANTED BY THE MCCOOK COUNTY PLANNING COMMISSION.

APPROVED THIS _____ DAY OF _____, 20____.

COUNTY PLANNING COMMISSION
MCCOOK COUNTY, SOUTH DAKOTA

COUNTY TREASURER'S CERTIFICATE

I, THE TREASURER OF MCCOOK COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY LAND SHOWN IN THE ABOVE PLAT AS SHOWN BY THE RECORDS OF MY OFFICE, HAVE BEEN PAID IN FULL.

THIS _____ DAY OF _____, 20____.

TREASURER
MCCOOK COUNTY, SOUTH DAKOTA

COUNTY COMMISSIONERS RESOLUTION

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF MCCOOK COUNTY, SOUTH DAKOTA, THAT THE PLAT KNOWN AND DESCRIBED AS LOT 1 OF GUNTHER'S ADDITION TO THE CITY OF MONTROSE, MCCOOK COUNTY, SOUTH DAKOTA, IS APPROVED AND THAT THE AUDITOR IS HEREBY DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME THEREON.

ADOPTED _____ DAY OF _____, 20____.

CHAIR, BOARD OF COMMISSIONERS
MCCOOK COUNTY, SOUTH DAKOTA

COUNTY DIRECTOR OF EQUALIZATION CERTIFICATE

I, THE DIRECTOR OF EQUALIZATION OF MCCOOK COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT A COPY OF THE ABOVE PLAT HAS BEEN FILED IN MY OFFICE.

THIS _____ DAY OF _____, 20____.

DIRECTOR OF EQUALIZATION
MCCOOK COUNTY, SOUTH DAKOTA

COUNTY REGISTER OF DEEDS

FILED FOR RECORD THIS _____ DAY OF _____, 20____, AT _____ O'CLOCK, _____ M., AND RECORDED IN BOOK _____ OF PLATS ON PAGE _____.

REGISTER OF DEEDS
MCCOOK COUNTY, SOUTH DAKOTA

PAGE NO.:

2 OF 2

LIVE ESTATE AUCTION

1960 RANCH HOME ON LARGE LOT

**FRIDAY,
OCTOBER 21ST
AT 12:00PM**

*Auction will be held
on-site at 101 W. Elder St.,
Montrose, SD*



TERMS: Cash sale with \$7,500 (non-refundable) down payment auction day with the balance on or before November 30, 2022. Personal Representatives deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Sellers to prorate taxes to the date of closing. Sold in AS-IS condition and sold subject to personal rep. approval.

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