



LIVE AUCTION



REAL ESTATE AND PERSONAL PROPERTY LOCATED IN ARMOUR, SD

HOME, LOT WITH SHED, & PERSONAL PROPERTY LIVE AUCTION



JULY 1ST | HOME SELLS AT 10 AM, LOT W/ SHED AT 10:30 AM,
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

WEDNESDAY, JULY 1ST • 1ST ITEM CLOSES @ 10:00 AM CST
VIA WIEMANAUCTION.COM



10 AM : SELLING HOME ON-SITE AT 920 MAIN AVE ARMOUR, SD

Charming 3 bed, 2 bath home with LOTS of recent updates are large, shaded corner lot. Single Story home with lots of garage/hobby space. Updated appliances, utilities, windows, flooring and more! Home features central air with electric heat pump and fireplace, underground sprinkler system, and includes full set of modern appliances! Basement features a 1 legal bedroom, an office/storage room, large family room and a full bath. Also included is an attached 16'x24' garage, a detached double 20'x24' garage, and a 20'x24' shop/hobby garage and 2 8'x12' lawn sheds! Nice private fenced in area and lots of concrete. 2023 taxes paid in 2024 were \$2186.12.

LEGAL: Lots 16, 17 & 18, Block 9, Original Town of Armour, Douglas County, SD

Complete terms, catalog & more photos at
WiemanAuction.com

Flora Jean Knodel

Owner

After Jerry's passing, Jean has moved to Yankton and we will offer the following 2 properties as well as personal property via LIVE only auction. This will be a large sale with a massive amount of items yet to be uncovered. Don't miss it!

10:30 AM : SELLING LOT W/ SHED
1,552 Sq Ft Shed on 2/3rd Acre Lot right on the edge of town with views of Lake Alcatraz! An excellent opportunity to purchase a property for storage, your hobby, or to build your dream home! A stick built metal shed with full concrete floor featuring a 30'x33' main shed with 1 OH door and 1 sliding door and mezzanine with a 14'x31' lean to and an 8'x16' lean to with OH doors. Lots of potential uses for this unique property!

LEGAL: Lot A and 30' x 191' adjoining the East side of Lot A, Pleasant Ridge Cemetery Addition in NW ¼ Section 7-98-63, Douglas County, SD

TO VIEW PROPERTIES: Attend our open house on Wednesday, June 17 from 4-6pm or contact Nathan Timmermans at 605-351-1273 to schedule a viewing.

TERMS: A non-refundable downpayment of \$10,000 to be paid on sale day with the balance on or before August 17, 2026. Closing costs and title Insurance will be split 50/50 between buyer and seller. Trustee's deed will be provided. Taxes will be prorated to closing date and possession will be taken at closing. These properties are 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 trustee's confirmation. Auctioneers and closing attorney are representing the seller in this transaction. No Buyer brokerage will be offered in this transaction.



920 Main Ave Single Family Home:

Home Details:

- Home sits on 3 lots with Main st frontage and 4th St Garage Access
- Lots of Updates since purchased in 2018
 - HVAC & Utilities
 - Underground Sprinkler System
 - Breezeway
 - Lawn Sheds
 - Hobby Shop/Garages
 - Concrete
 - Appliances
 - Gutters, Aluminum Soffit/Fascia
 - Shingles
 - Windows in 2025
 - Flooring & More!
- Annual real estate taxes are \$2186.12
- All Electric Heat and Central Air
 - New Elec Water Heater in 2025
 - New Heat pump and HVAC ~ 6 years
- Corner lot with lots of garage & storage place & lots of concrete!
- Beautiful covered front porch facing Main St
- 200 AMP Electrical Service

Main Floor:

- 1,396 finished sq ft of living space
- 2 Bedrooms
 - 13.5' x 9'
 - 9.5' x 8.5'
- 1 Bath
 - Zero Entry Mobility Tub/Shower
- Main Floor Laundry (in bathroom)
- 13' x 9' Kitchen Area
 - Gas Range, Refrigerator/Freezer, Compact Dishwasher Included
 - All appliances updated since purchase of home in 2018
- 26' x 11' Living/Dining Area
 - Open floor plan
 - Electric Fireplace
 - Updated vinyl flooring
- 13'x11' Entryway/Breezeway
- 11'x9' 4 Season Porch with fenced in outdoor access

Basement:

- 1 – 13'x8.5' Bedroom
- Full Bath
- 17.5' x 6.5' Office/Storage
- 18'x20' Living Area
- Utility Room & Storage

Garages & Lawn Sheds:

- Attached 16'x24' Single Garage
 - Automatic Opener
- Detached 20'x24' Double Garage
 - Double 9'x7' OH Doors w/Openers
 - Concrete driveway
- 20'x24' Garage/Hobby Shop (attached to double garage)
 - 9'x8' Single Door
 - Insulated
 - Alley Access
- 2 – 8'x12' Lawn Sheds

908 7th St Lot w/Shed:

Details:

- 30'x33' Stick Built Tin Shed w/2 Lean-Tos
 - 14'x31' Lean To
 - 8'x16' Lean To
- All concrete floor
- Low maintenance steel enclosure
- 3 OH Doors w/1 sliding door
- Sits on a nice 2/3 acre lot on edge of town w/view of Lake Alcazar
- Taxes are \$697.28

PERSONAL PROPERTY

SOLD IMMEDIATELY FOLLOWING REAL ESTATE AT 908 7TH ST.



MOTORHOME -
TRACTORS - CAMPER
- TRAILERS - BOAT -
SCOOTER

2016 Ford Axis Motorhome – 2016
model Thor 24' Body, full bath,
awning, slide out, 6.6L V8, 11k
actual miles!

1955 Farmall 300 NF, Restored,
New Rubber

1952 Ford 8N w/Ford 703 Loader &
Blade

2014 H&H 7'x18' Equipment Trailer,
7k axles

2011 Keystone Sprinter 31' Camper

2002 5'x8' Tilt Bed Utility Trailer

Chevy Pickup Box Trailer

Demco Kar Kaddy

1991 Chrysler New Yorker, 170k
miles, 3.3 V6

Hmde Mini Tractor

JD 2B Plow

Power Unit w/Belt Pulley on Trailer

1948 Hiawatha Mini Bike

Lund Tye 5.5 Boat w/150HP

Johnson & 20HP Johnson Kicker

SHOP - TOOLS - LAWN &
GARDEN - MOBILITY
ITEMS

JD LA145 Mower w/44"

Snowblower, 255 hrs

Snapper 48" Mower w/25hp B&S

Snapper 360Z 48" Zero Turn

Mower

Like New MZS Electric Mobility 4

Wheel Scooter

Culver Elec Wheelchair

New Wheelchair Dynamics 12'

Aluminum Ramp

Wheelchair Receiver Hitch Carrier

Lincoln 225 Arc Welder

Craftsman Table Saw, Radial Arm
Saw, & Mitre Saw

Craftsman Drill Press

Tool Box Loaded with Tools

2 – Moz All Push Mowers

Wood Chipper

Air Compressors

Battery Chargers

ACE 4HP Tiller

Viper 50cc Tiller

Cherry Picker

Lots of Hand, Pneumatic, Power
Tools

Shop Vacs

PT Lawn Sweeper & Aerator

Several Chainsaws

Husqvarna Push Mower w/Bagger

PT Lawn Spreader, Dethatcher

Sprayer

Mont Wards 7/24 Snowblower

Heavy Duty Shop Cabinets

Minnekota Trolling Motors

Fishing Rods, Reels, Tackle

Bicycles & Receiver Hitch Rack

Iron Rack

Vise

Go Cart Frame

2 – Air Rifles

Lots of Ammunition

Some Reloading

Mechanics Cart

Hand Carts

Masterbuilt Smoker

BBQ Grills

Post Drill

Lots of Garden Tools

Planters

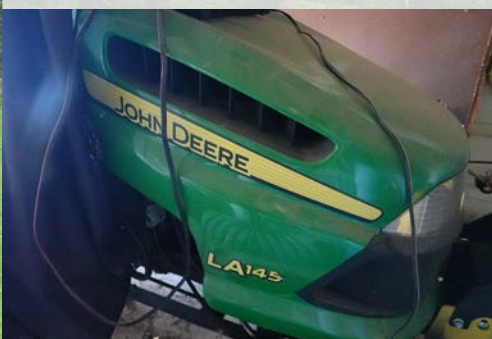
Lots of Ladders

Wheel barrow

Scaffolding

Yard Carts

Hose Reel



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Fire Pit
Bird Bath & Yard Décor
Benches
Patio Furniture

FURNITURE -
APPLIANCES -
ANTIQUES - MISC
HOUSEHOLD

LG Washer & Dryer – Like New
Kenmore Upright Freezer
Frigidaire Refrigerator/Freezer
Several Elec Fireplaces and
Heaters

Wash Tubs & Stand
Budweiser Beer Stein Collection
Pepsi Crate & Bottles

License Plates
Gumball Machine
Maytag Ringer Washer
Lots of Bookshelves
Buffet

2 – Roll Top Desks
Dressers
Dining Room Table & Chairs
Curio Cabinet

Sewing Machine & Misc
Quilting Supplies
Church Pew

Couches, Loveseats, Chairs
Secretary Desk
End Tables

China Hutch
Full Size Bed
Cedar Chests and Wardrobes
Lots of Misc Household





OWNER

Flora Jean Knodel

ADDRESS

Home: 920 Main Ave, Armour SD
Shed: 908 7th St, Armour SD



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