

AT AUCTION
COMFORTABLE 2 PLUS BEDROOM RANCH HOME – SHOP – STORAGE BUILDING ON
3.17 ACRES – ANTIQUES – FURNITURE – HOUSEHOLD ITEMS

As Bill and Marlene have moved to a retirement center, the following real estate and personal property will be sold located at 500 West Park Street, Marion SD (located just north of the swimming pool) on

TUESDAY, OCTOBER 14TH 10:30 AM

Ridge Kitchen Lunch Wagon

REAL ESTATE (Sells First at 10:30 AM)

Consists of a Ranch Style 2 plus Bedroom home (approx. 1272 sq ft) with a 16' x 26' Attached Garage (built in 1966), situated on 3.17 Acres plus a 25' x 50' pole shed shop with 11' x 30' Addition (new roof in 2012). The homes first floor consists of large living room, 2 bedrooms w/ closets, full bathroom, front entryway, kitchen w/ BI Cabinets (3 appliances) and dining area with patio door to 8' x 20' deck, plus rear entry – utility – storage room (includes washer-dryer). There is a full basement with non-legal third bedroom and lots of storage. Features include a NG Hot Water Furnace, Central Air (newer), 2 Sump Pumps, City Water & Sewer and an assortment of trees – nice yard, and pasture or hay ground! Current taxes are \$1390.96 yearly. The shop is located just northwest of Marion Lumber and has a driveway for access to it, but no easement. The shop has electricity and a NG Force Air Furnace, is insulated with cement floors.

Note: To be sold as 1 package home and shop on 3.17 acres! To inspect the home/shop, call Wieman Land & Auction Co., Inc. at 605-648-3111.

Legal Desc: Tract 3 Mandler's Addition, City of Marion, Turner County, South Dakota

Terms: Cash Sale with 15% downpayment sale day and the balance on or before November 14, 2014 with possession. Owner's Title Insurance (cost split equally) will be used and Warranty Title will be given. Taxes to be prorated. This home will be sold in "as is" condition without a home disclosure! Sold subject to POA confirmation. Come prepared to buy. Wieman Land & Auction Co., Inc. is working for the seller.

ANTIQUES – CROCKS – COLLECTIBLES – PRIMITIVES

2 Oak Wash Stands; 4 – 3 and 4 Drawer Dressers; Oak Buffet w/ Mirror; Chifferobe; High Chair; Wainscoating Cabinet; Kitchen Cabinet; 14 Trunks (flat and camel back) all sizes; Painted Wash Stand; Commode; School Desks; Smoke Stand; Round Oak Pedestal Table w/ 4 Chairs, needs some work; Wood Egg Case; Night Stand; Dry Sink; Oak Wardrobe; Painted Buffet; 3 – 5 Gal Glass Jugs; Floor Lamp; Asstd Wood Primitives; Type Drawer; Hoosier Cabinet (apart); Oak Rocker; 2 Oak Parlor Chairs; Wash Tub Rack; Wicker Plant Stand; Assorted Crocks – Milk Pitchers – Advertising – Jugs – Bowls – Open type – fruit jar; old bowls; Wattsware Pie Plate; Porcelain Dolls; assorted old pictures – picture frames; Alladin Lincoln Drape Kerosene Lamp; other old lamps; miniature collectibles; paper weight collection; display cabinet; CI Fry Pans; rolling pin; Stein Collection; old Valentines; picture viewer w/ cards; wood boxes; nesting dolls – some USSR; CI Door Stop; hat pins; McCoy and Hull pcs; old books; magazines; purses; vases; Fancy Work – doilies – runners; costume jewelry; photo albums; Homer Laughlin dinner set; hats; stamp collection; ink bottles; Jewel T Bowl; Wine Glasses; Cookie Jar; some German glassware; pressed glass; old platters – plates – bowls; Frankoma Dinner Set; perfume bottles; canister set; refrigerator jar; Noritka china set for 12; snack sets; figurines; animal figurines; bed lamps; doll; serving pcs; Hat Boxes; egg cups; Butter pats; old silverware; saucers & plates; other collectible glassware; Fenton – milk glass – McCoy items; Well Pump; 2 irons; small drop leaf table; depression glass; Carom boards; Much more – unlisted!

FURNITURE – HOUSEHOLD – MISC.

Dehumidifier; Ranch Oak Dining Table w/ 3 leaves & 6 chairs; Ranch Oak Couch – 3 End Tables – Coffee Table – 2 Lamps and Side Chair; Ranch Oak 2 pc bedroom set w/ Queen size bed & vanity dresser; full size spring-mattress; Queen headboard; High Boy Dresser and matching Vanity Dresser; Blue tones Hideabed; glider rocker; recliner; octagon lamp table; lamps; 2 Insigna Flat Screen TV's w/ remotes; cleaning supplies; Kitchen Aid Mixer; kitchen el. Appliances; Tupperware; Cookware; bakeware; Heartland dinner set; Corelle dinner set; silverware – utensils; lots of glassware – kitchen items; Cookbooks; Canner; fruit jars; large amount of books & magazines; Corning Cook Items; Dept 56 Items; Tom Clark gnomes; Boyd Bears; large amount of yarn – needlepoint – quilting – patterns- fabric – buttons – craft items; ice cream freezer; Albums – Scrap Books; office supplies; board games; sewing machine – related items; Francini Accordion w/ case; piano sheet music; holiday decorations; suitcases; steel – wood shelving; 2 file cabinets; bedding – blankets – pillows; desk; folding chairs; 4 miniature display cases; tins; 4' and 6' ladders; wet-dry vac; assorted cabinets; Murray Bike; kites; wagon; planters – garden misc.; yard tools; more boxes w/ contents unknown; older dolls and Barbie items;

For some pictures, visit www.wiemanauktion.com . Real Estate sells first.

WILLARD "BILL" AND MARLENE MANDLER, OWNERS
KARLYN KAPFENSTEIN, POA 605-201-7154

Wieman Land & Auction Co.

Gary & Rich Wieman, Brokers

Kevin, Mike & Derek Wieman, Assoc. Brokers

800-251-3111 Marion SD