

Absolute Estate AUCTION

THURSDAY, OCTOBER 5th | 10:30 AM 2017

**1.31 ACRES FIXER UPPER ACREAGE W/ HOME & NEWER SHOP
SKID LOADER – CRESTLINER BOAT – CHEVY BLAZER – TRACTOR
– TRICYCLE SCOOTER – MOWER – FISHING & SPORTING ITEMS –
TOOLS – HOUSEHOLD – ANTIQUES – MISC.**

In order to settle the Estate of David Knock we will sell the following located at 46797 SD Hwy 44 Lennox SD or from Lennox SD go 1 South on Hwy 17 to the Jct of 17 & 44 then 2 miles East on Hwy 44 or from Worthing Exit I-29 go 2 miles West on Hwy 44

REAL ESTATE – Sells First

Consists of a 1.31 acre improved acreage with a newer 24' x 36' Garage-Shop with heated shop and 2 – 8' x 9' Doors w/ Openers; The one bedroom multi level home (formerly a country school) has over 1200 sq ft of space including large dining and living rooms, kitchen w/ cabinets, full bathroom w/ shower only, Utility – Pantry, front entryway – sitting room, storage plus east entry to a 14' x 16' Deck. There is a 2/3 basement with fireplace. There is rural water, taxes of \$600.16 and county assessed value of \$47,537. Vinyl Siding plus an attached 14' x 22' garage. Beautiful yard with an assortment of trees – flowers – shrubs. This home is in need of updating and repair and will be sold "AS IS". Lots of possibilities with work – great location and country setting! Includes washer, dryer & range.

Legal: North 14.5 Rods of the East 14.5 Rods of NE ¼ 10-98-51, Lincoln County, South Dakota

TERMS: Cash sale with \$5000. Downpayment (nonrefundable) on sale day and the balance on November 2, 2017 with possession. Warranty title (with Personal Representative's Deed) to be given and owner's title insurance to be used (cost split equally to buyer-seller). Taxes to be prorated. Real Estate sells first and sold "AS IS WHERE IS" to the highest bidder! Wieman Land & Auction Co., Inc. is working for the seller. Come prepared to buy.

For appointment to inspect the home/acreage, call Deb Vail at 605-261-7379.



SKID LOADER – BOAT – BLAZER – TRACTOR – SCOOTER – MOWER – TOOLS

Prime Mover LS-70 Skid Loader, 1045 Hrs, recently new 23 Hp motor; 1987 Crestliner 16' Boat "Fish Hawk" w/ 1987 Yacht Club Trailer, 40 Hp Yamaha Motor, Depth Finder, Trolling Motor, Tarp; 3' x 10' Bass Hunter Boat, no trailer; 1999 Chevy Blazer 4 Door LS 4x4, 150,000 Miles; AC WD Tractor w/Ldr, WF, "motor stuck"; 2015 Ice Bear Tricycle Scooter, 55 Miles, Cargo Box, Like New!; Husqvarna 22 Hp – 46" Lawn Mower, 88 Hrs, Like New; (2) – HMDE 2 Wheel Trailers; RT 8' x 10' Portable Shed; (2) – Air Compressors; Chop Saw; Arcweld 110 Wire Welder; Floor Jacks; Shop Lights; (2) – Small Drill Presses; Skilsaws; Angle Grinders; 2 Piece Craftsman Tool Box; Portable Air Tank; Homelite Weedeater; ProTech Wood Band Saw; Bench Vise; Bench Grinder; Lincoln 225 Welder; (2) – Battery Chargers; Creeper; Aluminum Ext. Ladder; (2) – Step Ladders; Shop Vacs; (2) – Wheelbarrows; Lawn Sprayer; Lawn Trailer; Socket Sets; Wrench Sets; Electric Drills; Hammers; Saws; Gas Cans; Large Assort. of Hand Tools; Lots of Hardware-Screws-Bolts; Scroll Saw; Belt Sander; Cords; Power Miter Saw; Table Saw; 12 Volt Winch; 150 Gal. LP Tank; Much More to be Found

FISHING & SPORTING ITEMS

(25 Plus) – Fishing Poles; Several Tackle Boxes; Fish Nets; Jiffy Ice Auger, Gas Powered; Ice Fishing Hut; 2010 HMDE 2 Wheel Ice Fishing Shack; Evinrude 2 Hp Boat Motor; Other Fishing – Sporting Items; Shotgun Shell Re-loader, St. Croix Corn Heating Stove; Outdoor Grills; Several Sets of Golf Clubs; Sleeping Bags; Deer Horns; Much More to be Found;

ANTIQUES – HOUSEHOLD & MISC.

Cistern Top; 8 Gal Redwing Crock; Other Small Cocks; Sat. Irons; Waffle Iron; Meat Grinder; Dresser w/Hanky Drawers; Pewter Items; Collectible Christmas Ornaments; Terry Redlin Christmas Scenes Decorations; Haviland Angels; Round Oak Table w/4 Chairs; Double Bed Frame; (2) – Dressers; GE Side by Side Refrigerator w/Bottom Freezer, 2 yrs old; Soloxus Room AC Heaters; (2) – Vizio TV's; Stereo w/Cabinet; Vacuums; Bookcases; Pots & Pans; Several Electric Items; Christmas Items; Utensils; Silverware; Cups & Mugs; Large Assort. of General Household Items, Chairs & Misc.

DAVID A. KNOCK ESTATE, OWNER

Deb Vail, P.R. 1-605-261-7379



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"WE SELL THE EARTH AND EVERYTHING ON IT!"