

AT AUCTION

3 BEDROOM RANCH STYLE HOME W/ATTACHED SINGLE GARAGE HOUSEHOLD – ANTIQUES – TOOLS – MISC.

1521 S. Riverdale Road in Sioux Falls, SD

Tuesday, July 28, 2015 - 3:00 PM

DONNA BEUCKENS FAMILY, OWNER

JULIE JEPP & KEVIN BEUCKENS 605-951-5697 OR 605-376-8477



Due to health reasons, I will sell my home and personal property at auction at 1521 S. Riverdale Road in Sioux Falls SD located from Cliff Ave. & 24th Street go 6 blocks East & 1/2 Blk South .

REAL ESTATE SOLD FIRST

The real estate consists of a 3 bedroom ranch style home with attached single garage. The floor plan includes a galley kitchen with oak built in cabinets, all new appliances in 2014, dinette area, living room with front entrance, 3 bedrooms w/closets and a full bathroom. The home has a full basement with Forced Air Natural Gas furnace w/central air, washer & dryer hookups and rec. room with more possible sq. feet that could be finished. It was built in 1963 with 936 sq. ft. of living area, on a 68' x 140' lot with 10' x 12' lawn storage shed, cement patio, newer shingles & siding, all new windows, lots of updating done. This home is a must see property with annual real estate taxes of \$ 1,750.87 and assessed value of \$ 108,283.00. A comfortable home in a nice location.

Checkout the Open House on Tuesday, July 14th 6:00 to 8:00 and Monday, July 20th 6:00 to 8:00 or call Wieman Land & Auction Co., Inc. 800-251-3111 for more info or visit our website www.wiemanauktion.com for pictures & info.

LEGAL: Lot 6, Block 8, Riverdale 2nd Addition, City of Sioux Falls, Minnehaha Co. SD

TERMS: Cash sale with \$ 15,000. Down payment the day of sale and the balance on or before Sept. 1, 2015. A warranty deed will be provided, title insurance will be utilized with cost split 1/2 to buyer and 1/2 to seller. The taxes will be prorated to the date of possession. Possession granted upon final settlement. Sold subject to confirmation by the owner. Wieman Land & Auction Co., Inc. is representing the seller in this transaction. No Broker participation is offered.

HOUSEHOLD & MISC.

Oak entertainment center; wood Boston rocker; wood deacons bench; wood end tables; wood stand; pictures; color TV; Bissell canister vacuum; Eureka upright vacuum; Gold Star dehumidifier; air purifiers; cabinet sewing machine; shower chair; knick knacks; bedding; 4 folding chairs; Tupperware; dishes; pots & pans; picnic basket; asst. of small electric appliances; storage containers; garbage cans; flower pots; lots of misc. household items; Dremel 16" scroll saw; Craftsman belt & disc dander; Craftsman 6 gal. shop vac; assortment of power hand tools; router table; misc. hand & garden tools;

ANTIQUES & COLLECTIBLES

Primitive pine wardrobe; round oak dining table; 5 – round back chairs; 2 – wood parlor tables; marble top table; wood medicine cabinet; Red Wing crocks (12,4,3,2,1) gallon; crock bowl; metal bread box; enamelware; egg basket; porcelain doll; misc. other items;



208 N Broadway, Marion SD phone: 800-251-3111
web: wiemanauktion.com fax: 605-648-3102

“We Sell The Earth And Everything On It!”