

AT
AUCTION

**** ABSOLUTE AUCTION ****

3 BEDROOM 1 ½ STORY UPDATED HOME

PERSONAL PROPERTY IN BRIDGEWATER

111 South Walnut, Bridgewater SD

Momday, August 10, 2015 - 4:00 PM

**LINDA J. JACKSON, MARLA J. KLOCKMAN,
WESLEY L. HANSEN & RODNEY W. HANSEN, OWNERS**



As our mother has moved to Missouri, we, her children, will sell this home located at 111 South Walnut, Bridgewater SD

REAL ESTATE SELLS FIRST

This home consists of an updated 3 Bedroom, 1 ½ story older home situated on a corner lot 150' X 71' with a detached 12' x 22' Garage. First floor has been updated with a kitchen with newer oak cabinetry – SS Sink and includes Built-in dishwasher, newer floors; updated bathroom w/ shower – newer floors; rear entry – utility room w/ washer-dryer hookup – lots of storage, front entryway – porch; carpeted living room and carpeted dining room. Upstairs has 3 bedrooms, with all original old woodwork; 1 bathroom with stool only and window A/C. There is an LP Gas Furnace plus 500 Gal LP Tank. Current taxes are \$347.34 and current assessed value is \$14,963. This home to be sold to the highest bidder! To inspect this home, call Rich Wieman at 648-3111 or 660-0341

LEGAL: East Half of Lots 1,2 and 3, Block 23, Original Town of Bridgewater, McCook County, South Dakota, according to the recorded plat thereof.

TERMS: Absolute auction with 20% down payment on sale day and the balance in 30 days (September 10, 2015) with possession. Warranty title will be given and Owner's Title Insurance will be used with the costs split equally to buyer-seller! 2015 taxes to be prorated to closing! As the owners have never been a resident of this home, they will sell the house in "AS IS" condition with no property home disclosure. Their mother moved out of this house on May 30, 2015 and has lived there for many years. Come prepared to buy! Wieman Land & Auction is working for the sellers. Visit www.wiemanauktion.com for some pictures.

PERSONAL PROPERTY

Oak Oval Dining Table w/ 4 Chairs – nice; Rocker-Recliner; Console Color TV; Fan; Lamps; 2 Vacuums; Alum Extension Ladder; Wood Step Ladder; assorted boxes of misc. household items; To be sold right after the house at about 4:20 PM.



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

"We Sell The Earth And Everything On It!"