

Menno, South Dakota

**5.7
Acres**

Tuesday
September 19
at 4:00 PM

OWNER:

**ROGER MENSCH
ESTATE**

WIEMAN
LAND & AUCTION

44628 SD HWY, Marion SD

phone: 800-251-3111

web: wiemanauction.com

fax: 605-648-3102

"We Sell The Earth And Everything On It!"

ESTATE AUCTION

UNIQUE 5.7 ACRES WITH MODERN LOG CABIN HOME ON WEST EDGE OF MENNO SD

In order to settle the Roger Mensch Estate, we will offer the following real estate at auction
at 420 W. Water Street or just West of Menno City Pool, Menno SD

TUESDAY, SEPT. 19TH 4:00

The Real Estate consists of 5.7 Acres with a 2 Plus Bedroom Log Cabin home. The floor plan includes a kitchen with pine built-in cabinets, living room with front entrance, bedroom with closet, ¾ bathroom and family room area with built-in bar. The home has a full basement with walkout, bedroom, kitchenette area and bathroom. Features include updated electrical, electric baseboard heat, metal roof, walkout basement, cistern for water supply, out of city limits, covered front porch, several rustic buildings and loft in home with 2 beds. This is a unique property that must be seen to appreciate. The perfect weekend hideaway or perfect spot for your new home with beautiful view. The current assessed value is \$72,910 and the RE taxes are \$741.04.

To View Property – Open House, Friday, Sept. 1st, 4 to 6 and Thursday, Sept. 7th, 4 to 6 or Call Dave Mensch 605-321-4984. For Buyers Packet and Pictures and Video of property visit our website: www.wiemanauktion.com

Legal: Tracts A & B of Lot 2, in Block 3 of Rigo's Addition in the NE ¼ of Section 9-97-57 Hutchinson County SD

Terms: Cash Sale with a \$ 5,000. Non-refundable down payment the day of sale and the balance on or before Oct. 19th, 2017. A Personal Representatives Deed will be provided and title insurance to be utilized with cost split 50/50 between buyers and seller. Possession granted upon final settlement. RE Taxes prorated to date of possession. Wieman Land & Auction Co., Inc. is representing the seller in this transaction.

ROGER MENSCH ESTATE
Connie Spielmann, PR 605-351-9028

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