

AUCTION

FRIDAY, AUGUST 9TH 2019 10:00 AM

OWNERS: ALAN RIES

Info Call 605-925-4502

Located at 306 N DeWald St, Freeman SD

Real Estate – Pickup - Personal Property Moving Auction

Real Estate @ 10:00 Located at 306 N DeWald St Lots 7&9 Freeman SD

Beautiful 3 bed, 2 bath 1988 30' x 68' Manufactured Home sitting on 2 leased lots plus a 100' x 200' owned lot connected to the leased sites. Home has had many updates including newer windows, siding, and permanent metal roof. House has composite deck on front of property and large covered deck on back of home. Property also includes 14' x 35' single stall garage with lean-to, two 8' x 12' garden sheds, and a specially built 4.5' x 16' enclosed pet kennel. Owned lots are enclosed by 6' privacy fence and include raised garden beds and many ornamental and fruit trees. This is a very well maintained and clean home with electric heat and central air and all appliances will be included. New buyer will assume the lot lease the home is located on at \$125 per month. Both the home on the leased site and the owned lots will be sold together as one parcel. Current annual taxes on the home are \$557.42 and the owned lots are \$243.90 for a total of \$801.32

To view the property please call Wieman Land and Auction at 605-648-3111.

Legals: Home - Manor Park Lot 7 & 9 1988 Manufactured Home & Garage (80) Buildings on Leased Site
Lots - Lots 1 & 2 Outlot 7x of outlot 7 (12) outlot addition to the City of Freeman, Hutchinson County, South Dakota

Terms: Cash sale with 20% non-refundable down payment the day of sale and the balance on or before September 15, 2019. Title insurance will be utilized with cost split 50/50 between buyer and seller. Title will be transferred by warranty deed for the lots and title to home will be transferred by bill of sale. Possession will be at closing date. Taxes will be prorated to date of possession. The closing fee will be split 50/50 between buyer and seller. Sold subject to confirmation by owner. Wieman Land & Auction Co. Inc and closing attorney Dale Strasser are representing the seller in this transaction. Sorry, no buyer broker representation will be offered.

Personal Property – Auction will be held at the Freeman Community Center immediately following the sale of the real estate at 224 S. Wipf St, Freeman SD

Personal Property to follow @ approx. 11:00 at Freeman Community Center

Pickup & Guns

2004 Ford F150 FX4 Crew Cab, 115K, New Trans Approx 6 Months Ago – SHARP!!
Winchester Model 12 12 Ga 2 3/4" SN1625300; Hercules .410 Side by Side Double Barrel;
Crosman 760 Air Rifle

Yard & Tools

Toro SS3225 Zero Turn Mower w/95 Hours; Toro Self Propelled Push Mower; Toro Gas Snow Thrower; Mantis Garden Tiller; Craftsman 3 Tier Tool Chest; Milwaukee Sawzall; Delta Chop Saw; Makita Circular Saw & Palm Sander; Craftsman 10" Table Saw; Craftsman Belt Sander; DR Cordless Trimmer & Hedge; Bench Grinder; Garage Pro Vacuum System; Lawn Mower Jack; Portable Air Compressor; Electric Blower/Vac & Weed Eater; Backpack and Other Hand Sprayers; Several Yard Carts; Snow Roof Rake; Lots of Lawn & Garden Tools; Gas Cans & Log Chain; Many Garage Storage Cabinets; Electric Chain Saws; Torx Log Cutter; SIMPLE Bicycle; Masterbuilt Electric Smoker; Electric Yard Water Fountain; Electric Pressure Washer; Many Lawn Chairs; Propane Grill; 3 Pairs Binoculars; Steel Fence Posts and Snow Fence; Lots of Hardware; Many Hand and Woodworking Tools; Folding Ladder; Lawn Ornaments & Shepard's Hooks; John Deere 7' Windmill; Patio Set w/4 Chairs; Small Patio Set; Composter; Dremel and Rotozip Tools; Bottle Jacks; Coolers; Mr. Buddy & Many Elec. Heaters; Garden Hoses & Garbage Cans; Battery Charger; Extension Cords; Golf Clubs

Antiques & Collectibles

Vintage Ice Cream Table w/2 Chairs; 25+ True Value Hardware Truck Banks; Several JD Toy Tractors and Implements; Many Raikes Collectible Bears; Red Wing 3 Gallon Crock; Miall 4 Gallon Crock; Grandfather Rocker; Budweiser & Other Beer Steins; Freeman Custard Glass Souvenir; Pocket Knives; German Nutcrackers; Canes & Walking Sticks; Rug Beater; Old Bottles; Dolls; Silverware; Misc Glassware; Patchwork Quilt

Household

2 – Dining Room Tables w/4 Chairs; Electric Fireplace w/Remote; Oreck Air Purifier; Many End Tables; Sofa; Wardrobe Cabinet; Portable Kitchen Island w/Stainless Top; Computer Desk; Bookshelves; Wood Storage Cabinet; 2 – Vizio Flatscreen TVs; Roasters; Jars & Canning Supplies; Home Décor & Paintings; Kitchen Aid Mixer; Microwave; Rugs & Linens; Lots of Bedding & Towels; Small Kitchen Appliances; Body Rider Exercise Bike; Wooden Wagon & Child's Rocker; Lamps; Dishes & Utensils; Books & Movies; Crock Pots



Complete terms, catalog & more photos at
WiemanAuction.com



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Wieman Land & Auction Inc., 44628 SD HWY 44, Marion SD 57043