

AUCTION

THURSDAY, SEPTEMBER 30TH, 2019 AT 4:00PM

OWNERS: DON VAN EMMERIK ESTATE

INFO CALL JULIE VAN EMMERIK, PR 712-898-7355

Located at 800 N. Nebraska St. Salem, SD

ESTATE AUCTION

4 BEDROOM 1 1/2 STORY HOME W/ 30'X30' GARAGE – JAYCO CAMPER – SYLVIN BOAT – FIREARMS - TOOLS

In order to settle the Estate, we will sell the following home and personal property at 800 N. Nebraska St., located on US Hwy 81 on the North edge of Salem, SD

RE Sold First & Personal Property immediately after RE

The real estate consists of a 4 bedroom, 1 1/2 story home with partial unfinished basement. The main floor includes kitchen w/ built-in cabinets, 13'x14' front living room w/ entry, 13'x11' formal dining room, 11'x12' Master Bedroom w/ 1/2 bath and closet, 11'x11' bedroom w/ closet, and full bathroom w/ tub/shower combo. The 2nd floor includes 11'x17' bedroom w/ closet, 12'x15' bedroom w/ closet and a 3/4 bath w/ cast iron tub. In the basement is the laundry hookups and central air unit w/ Natural Gas furnace (New in 2001). The property also includes a nice 30'x30' detached 3-stall garage w/ 2 OH doors, fully insulated and a 12'x25' wood deck. A corn burning stove is located in the kitchen/dining area. It is all positioned on this nice 112.5' x 157' double lot w/ fenced in back yard. The house was originally built in 1905 and the 3-stall garage was built in 2002. The house and the garage were re-shingled in September 2008. The home has 1,748 total finished sq. ft. The annual real estate taxes are \$1,180.38 and the assessed valuation is \$72,726. The home is a good solid home but could use some updating. The property will be sold is AS-IS condition due to belonging to an estate.

To View the Property: Visit our Open House Tuesday, September 24th 5-7 PM or by appointment by calling Derek Wieman at 605-660-2135. For Buyer's Info Packet and pictures of the property, visit our website: www.wiemanauktion.com or call 800-251-3111 and we will send a packet to you.

LEGAL: Lots 30, 31, 32, 33 & 34, Block 73, Pettigrew's 2nd Addition to City of Salem, McCook County, South Dakota

TERMS: Cash Sale with a \$10,000. nonrefundable down payment the day of the sale and the balance on or before November 1, 2019. A Personal Representatives Deed will be provided. Title Insurance will be utilized with cost split 50/50 between buyer and seller. Closing fee will be split 50/50. Real Estate Taxes will be prorated to date of possession. Possession granted upon final settlement. Property is sold subject to confirmation by the Personal Representative. Wieman Land & Auction Co., Inc. is representing the seller in this transaction. No Buyer Brokerage is offered on this transaction.

2001 JAYCO CAMPER – 1989 SYLVIN BOAT – FIREARMS – TOOLS

2001 Jayco 8' x 28' GN Camper, 1 big slide-out, gas stove & fridge, new roll-out awning, sleeps 6; 1989 Sylvan 17' Boat w/ Trailer, Johnson 110 HP motor, Electric Trolling Motor; Huskee Riding Mower, 23 HP, 46" Deck; Craftsman 18" Rear Tine Tiller, Like New!; **FIREARMS:** Henry Golden Boy .17HMR Lever Action Rifle; Henry Golden Boy .357 Mag/.38 Special Lever Action Rifle; Savage A17 .17HMR Semi Auto Rifle w/ Scope; Browning .22 Lever Action Rifle; Crescent 12 Ga Side x Side, needs work; Ruger Blackhawk .357 Mag Revolver; Pietta .45L Colt Revolver; LOTS of ammunition (.17, .22, .38, .223, .357, .45, 9mm & 5mm) and scopes; **TOOLS:** Genesis 10" Sliding Compound Miter Saw w/ Stand; Assortment of Dewalt Cordless Tools; Performax 2 HP Router w/ Stand; Genesis GFDP16 Standing Drill Press; MasterForce 36" Rolling Tool Box; Powermate 20 Gal Electric Air Compressor; DieHard 200 Amp Battery Charger; Rapid Lift 3 ton floor jack; 2- bench grinders; leg vise; fiberglass extension ladder; jack stands; 2- bolt/hardware cabinets; large assortment of wrenches, screw drivers and assort tools. **NOTE: Not many items, so be on time!**



Complete terms, catalog & more photos at
WiemanAuction.com

800.251.3111 | Marion, SD | WiemanAuction.com

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