

REAL ESTATE & PERSONAL PROPERTY AUCTION

SATURDAY, DECEMBER 8, 2018 REAL ESTATE **SELL FIRST AT 10 AM**

Located at: Community Building on Main Street - Stickney, SD

Watch for Signs

www.sdauctions.com

Lunch Served

PARCEL #1: Consists of a turn key business Stickney Legion Cafe & Bar will sell as a complete unit with liquor license. If bid not accepted then we will sell just the Real Estate and contents will sell separately. Located on Main Street in the Town of Stickney.

PARCEL #2: Consists of a 3 bedroom trailer home. Sells with some appliances, unattached single car garage, has 2 lots, LP gas furnace with AC and city sewer. Located 208 N. 3rd Street, Stickney, SD.

LEGAL DESCRIPTION: (Parcel #1) Lot 16, 17 & 18 and Lots 17A, 18A, 17B and 18B of Block 5 Original addition to the town of Stickney, Aurora Co., SD.

(Parcel #2) Lot 1 & W 1/2 of Lot 2 Block 7 original addition to the town of Stickney, Aurora Co, Stickney, SD

TAXES: The 2017 taxes for parcel 1, due in 2018, are \$ 812.82, and will be paid by seller. The 2018 taxes due in 2019 will be paid by the seller. The 2019 taxes due in 2020 will be paid by buyer.

The 2017 taxes for parcel 2, due in 2018 are \$382.56, and will be paid by seller. The 2018 taxes due in 2019 will be paid by seller. The 2019 taxes due in 2020 will be paid by buyer.

TERMS: Successful buyer will pay 10% non-refundable earnest money down day of auction with balance due at closing with delivery of a marketable title. Title Insurance and closing costs will be split 50/50 between seller and new buyer.

POSSESSION: New buyer possession will be at closing when balance is paid in full and delivery Of marketable title.

CLOSING AGENT: Steven J. Bucher, Attorney at Law, Plankinton, SD 605-942-7741

OWNER: Cynthia K. Sperlich Estate — Jared D. Bultje Personal Representative for the Estate

For more information call Jared at 605-680-9420 or Olsen Auction Service at 605-999-4683

Sale Conducted by Olsen Auction Service, SD Lisc. Real Estate Auctioneer

For Pictures and more information visit: www.sdauctions.com Olsen Auction

Auctioneer Notes: This real estate will sell "as is" and "where is" with no warranties or guarantees: This information taken from county records and deemed reliable but not guaranteed. Real estate will sell as legal description only no survey will be provided. Owner has the right to accept or reject any or all bids day of the auction. Real estate auctioneer and closing attorney are representing the seller in this real estate transaction. Any announcements made day of auction take precedence over any written material.

OPEN HOUSE OF THIS REAL ESTATE WILL BE HELD ON SATURDAY, DECEMBER 1, 2018

PARCEL #1 FROM 10 AM UNTIL 11 AM • PARCEL #2 WILL BE FROM 11:00 TO 12:00

Clyde Olsen #0307 - Plankinton, SD 605-999-4683 • Allen Ymker #15196 - Corsica, SD 605-680-4843

**PERSONAL PROPERTY
WILL FOLLOW REAL ESTATE
at approx. 10:30 AM - or as soon as we are done
with Real Estate Auction**



OWNER(S)

Cynthia K. Sperlich Estate
Jared D. Bultje
Estate Personal Representative
605-680-9420

VEHICLES

1999 4 Door Pontiac Grand Prix White 4 Door
1996 Toyota Camry-Tan Color, 4 Door, Sunroof

FURNITURE: Round table has 4 chairs;
Glider Rocker; Recliner; Reg. Size Bed w/ Dresser;
China Hutch; Sanyo TV; Storage Cupboard;
Small Desk, Card Table

APPLIANCES: Apartment size deep freeze;
Kenmore Washer; Maytag Dryer; Microwave;
Electric Space Heater

YARD ITEMS & MISC.: Garden Tiller;
Push Mower; Fishing Equipment;
Snapper Snowblower 8 HP - 24" Clearing; Weed Eater; Bikes,
Books, Pictures & More Misc. Items Not Listed.

CONSIGNMENT ITEMS: SELL AFTER ESTATE AUCTION

Assortment of used Lumber; Assortment of Hardware Items; Assortment of Flooring Items
And Many More Misc.. Items will sell. — OWNER: Guest Consignor

AUCTIONEERS & CLERKS

Clyde Olsen - 605-248-2462
Real Estate Auctioneer, R.E. # 307
Plankinton, SD • Cell: 605-999-4683

Rodney Olivier - 605-732-4568
Personal Property Auctioneer
Stickney, SD

Allen Ymker - 605-680-4843
Real Estate Auctioneer #15196

**SALE CONDUCTED & CLERKED BY:
OLSEN AUCTION SERVICE**

Plankinton, South Dakota
www.sdauctions.com



Not responsible for Accidents or Theft - ID Required to Obtain Bid Number. Sales Tax Charged - Any Guarantees are
Between Buyer & Seller. Any Announcements Made Day of Sale Take Precedence Over Printed Material.
No Property Removed until Settlement is Made. **TERMS: CASH - ALL SALES FINAL**