



Acreage & Personal Property Auction

Saturday, October 9, 2021 at 10:00 am



Real Estate to sell at 11am
46375 192nd St, Estelline, SD

AUCTIONEER NOTE: The owner is moving so the following property is being offered at public auction. All the items have been well cared for and are in good condition. To see pictures of the house go to:

www.legacyauctionandrealty.com or www.century21brookings.com Lunch will be provided.

This large 2 story home was originally built in 1850 and was the Estelline town hotel. It has approximately 3062 sq ft of finished living space with 1837 sq ft of the space being on the main level. It has four bedrooms and two bathrooms plus an office. The kitchen and dining area are open with a view out a large window. The living room has a built in wood fire place. The family room has built in shelves for books, etc. The front deck is about 528 sq ft with a balcony on the master bedroom. An attached two car garage was added later and is about 21.3x22.9, plus a 30x55 metal shed with electricity which was built in about 1993. Included with the sale of the home will be the stove, refrigerator, washer, and dryer. The home has central air, LP gas heat and sits on +/- 8.01 acres.



OPEN HOUSES: Saturday, September 25, 2021 from 10 to 11:30am, Thursday, September 30, 2021 from 5 to 6:30pm, and Tuesday, October 5, 2021 from 5 to 6:30 pm. Private showings will be available upon request.

LEGAL DESCRIPTION: Ranch addition to Block 1 in N1/2 NE 1/4 of Sec 15 Twn 113, Rng 51, Hamlin County, SD

TERMS: 10% non-refundable earnest money deposit due day of sale. Closing fee and title insurance to be split 50/50. Taxes to be prorated to the date of closing. Balance due on or before November 12, 2021.

YARD EQUIPMENT: gas powered log splitter * 30" Craftsman snowblower * JD 120 riding mower * 6' sprayer on trailer * 2 yard trailers * weed eater * garden roller * JD chain saw *

TOOLS: folding ladder * pro-tech miter saw * Ryobi table saw * Sears table saw * router & table * lathe * 2 sanders * paint spray gun * cordless drills * Rexon drill press * Rolling tool chest * 6' ladder * 30 gallon air compressor * bench grinder on stand * portable air compressor * Milwaukee saw * Dewalt plate joiner * B&D jig saw * Ryobi plainer * several hand tools and tool boxes to numerous to mention

HOUSEHOLD ITEMS: stand alone popcorn popper with wheels * recliner * glider x2 * couch x2 * loveseat * armoire * TV and stand * coffee table * chess table & chairs * Microwave * Toaster * Dining table w/4 chairs * 3 bar stools * china cabinet * Kranich & Bach piano * wood wardrobe w/shelves * desks * several dressers * queen bed * 2 dressers w/overhead storage * king bed * dresser w/mirror * night stands * 3' wood jewelry box *

MISC: books * pictures * lumber * 9.8hp Mercury boat motor * fishing poles * 12' aluminum boat (no title) * several dog kennels, collars, & leashes * portable outdoor metal fan * storage cabinets * dolly * pressure washer * shovels * rakes * brooms * step stool

TERMS: No property to be removed until settled for. Everything sold "AS IS". Not responsible for theft or accidents. Information is believed to be accurate based on county information. Announcements made day of sale take precedence over all written material. SD Sales Tax applies.

Janis Rowland—Owner / Eric Rowland PR

AUCTIONEERS:

Arlo Jurrens, 605-695-8798
DeWayne Jurrens, 605-690-9524



CLERKING:

Legacy Auction and Realty, inc
Shannon Rasmussen