

# BEAUTIFUL DOUGLAS COUNTY ACREAGE

## AT LIVE PUBLIC AUCTION

- THURSDAY, JUNE 8TH AT 5:00PM -



PAUL G. AND  
MILDRED M.

# HARTMANN

JOINT REVOCABLE  
LIVING TRUST

*"We Sell The Earth And Everything On It!"*

800.251.3111 | Marion, SD | [WiemanAuction.com](http://WiemanAuction.com)

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



## BEAUTIFUL HIGHWAY FRONTAGE ACREAGE AT LIVE PUBLIC AUCTION!

**THURSDAY, JUNE 8TH @ 5:00 PM**

**Personal Property sold first – with Real Estate to follow at approx. 6 pm**

**LOCATION: 27603 398<sup>th</sup> Ave, Armour SD** – From Armour Corner at Hwy 281 and Hwy 44 junction go 6 Miles East or 12 Miles West of Parkston, SD along Hwy 44.

- 3-bedroom Ranch Style Home with open floor plan built in 1995
- The main floor consists 1,456 sq. ft of living space with a full unfinished poured basement.
- The home has an attached 18' x 24' garage along with a 44' x 30' shed plus 2 smaller outbuildings
- Situated on 6 acres with lots of trees and privacy right on Hwy 44. You must see to appreciate!
- RE Taxes are \$1,680,40 and property is located in the Armour School District. For more details & pictures, or for a buyer's packet visit our website at [www.wiemanauktion.com](http://www.wiemanauktion.com)

**OPEN HOUSE TIMES:** Thursday, May 18<sup>th</sup> 4:00 – 6:00 PM; Tuesday, May 30<sup>th</sup> 4:00 – 6:00 PM

Or call Nathan Timmermans 605-351-1273 for a private showing.

**LEGAL DESCRIPTION:** Lot "A" of Lau's Addition, a Subdivision in the NE ¼ 24-99-63, Douglas County, SD.

**TERMS:** 10% Non-Refundable down payment the day of the auction with the balance due at closing. A Trustee's Deed will be provided. Title Insurance to be utilized with cost split 50/50 between buyer and seller. Possession granted at closing. Real Estate Taxes will be prorated to date of possession. Sold subject to confirmation by the owner. Wieman Land & Auction Co., Inc. is representing the seller in this transaction.

### **VAN – TRAILER – GOLF CART – TOOLS - HOUSEHOLD**

2006 Buick Terraza AWD Van, 127K miles, 3.5 V6, Leather, Power Doors, DVD, CLEAN!; 2002 Better Bilt 6.5' x 16' Utility Trailer, Ramp Gate w/Gorilla Assist; Yamaha Gas Golf Cart; Magna Force 5HP Upright Air Compressor; 150 Gal Fuel Tank on Stand; Shop Vac; Some Tools; Lawn & Garden; Robot & Other Vacuums; Dehumidifiers; Lots of Shelving; Beds & Bedroom Set; Barrister Book Case; Glider Rocker; Several Tables; Knick Knacks & Kitchen Misc. There is not a lot of personal property so be on time!

**PAUL G HARTMANN AND MILDRED M. HARTMANN JOINT REVOCABLE LIVING TRUST**

**Contact Dan Hartmann: 605-351-6044**

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## **Acreage Details:**

- 6 surveyed acres (see survey on next page)
- 2 driveway approaches off of 398<sup>th</sup> Ave
- Rural water service to the home & 2 outside hydrants
- Has cistern that was put in for water source, but hasn't been used in years after rural water
- Nice shelterbelts protect the North and West sides of the property
- Dozens of spruce trees add privacy on all sides of the property
- Improved septic drain field

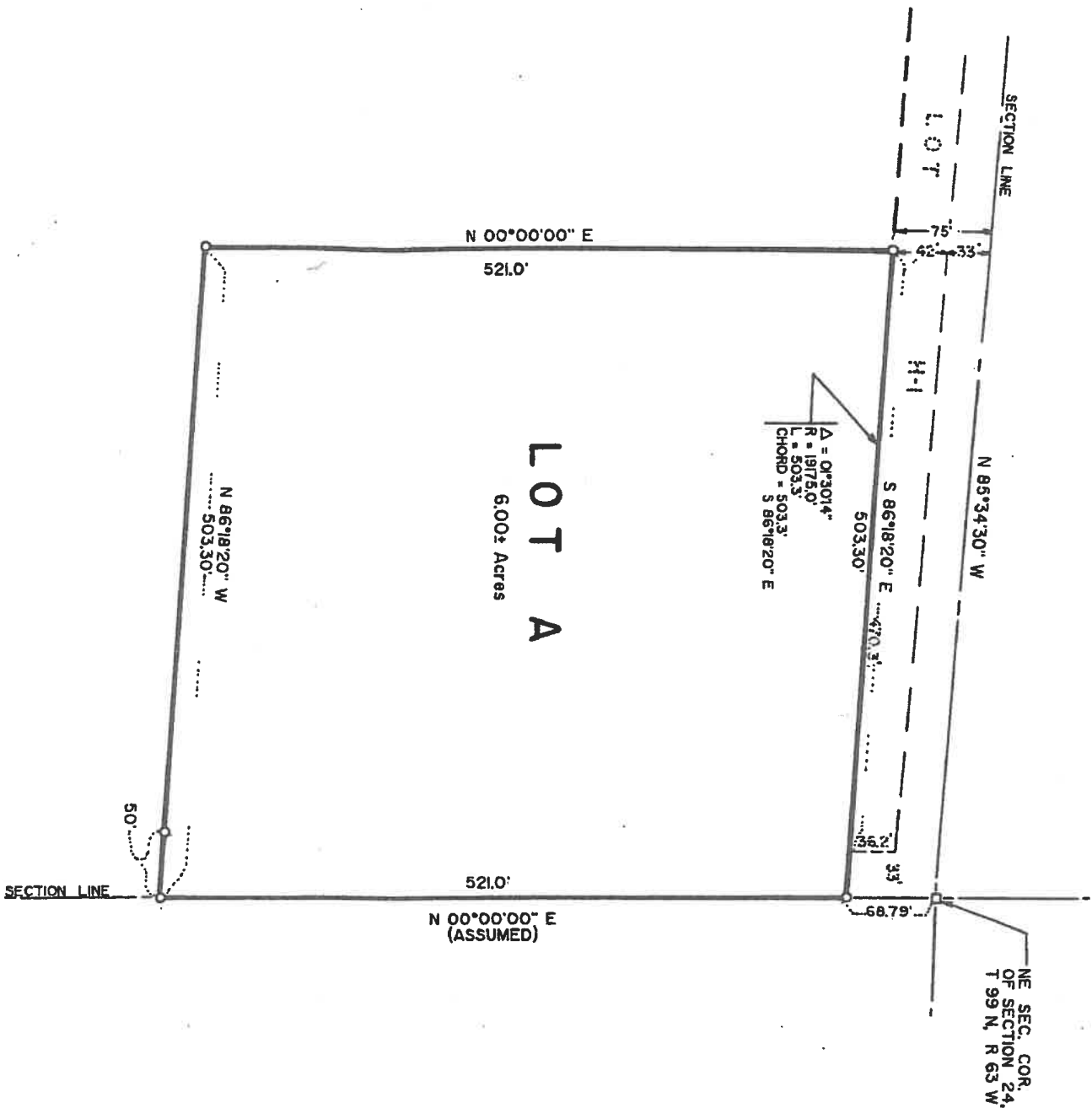
## **Home Details:**

- Built in 1995 with local contractor and subs
- Open floor plan with kitchen, dining, living room
  - 3 bedrooms on main all with lighted closets
    - 12'4" x 10'6" with pass through access to ½ bath
    - 14'4" x 10'4"
    - 12'6" x 10'4"
  - 1.5 bath on main floor
    - Master bath has traditional tub/shower as well as walk in mobility shower
  - Main floor laundry
  - All appliances will stay with home (fridge, elec range, washer & dryer)
  - Custom Oak Cabinets
- Basement access with electric chair lift
- Gas fireplace with brick surround in living room
- Electric heat pump with LP backup
- 500 gallon LP tank is owned and becomes property of new buyer
- Cedar siding and shakes
- Serviced by rural water and backup cistern
- 200 amp electrical service and large electric hot water heater
- Poured unfinished basement with ¾ enclosed bathroom and lots of potential options

## **Shop & Outbuildings:**

- 44'x30' Wood frame shed built in 1994
  - 16" 2x6" construction with extra roof bracing and ¾" plywood apron on inside
  - 10' sidewalls
  - 9' sliding shop door & 8'x16' overhead door w/opener
  - 220V service
- 12'x20' Calf Shelter w/poured concrete floor
- 9'x18' Lawn Shed
- Additional 12'x20' footing w/2' concrete walls where calf shelter collapsed from snow

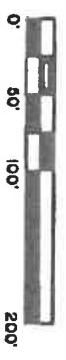




NE SEC. COR.  
OF SECTION 24,  
T 99 N, R 63 W

$\Delta = 0^{\circ}30'14''$   
 $R = 1975.0'$   
 $L = 503.3'$   
CHORD = 503.3'  
 $S 86^{\circ}18'20'' E$

SCALE: 1" = 100'



**LEGEND**

- SET 5/8" X 19" REBAR w/ CAP No. 14
- SET NAIL
- 42' PREVIOUSLY PLATTED DISTANCE

PREPARED BY: SCHNUCKER, PAUL, NOHR  
MITCHELL, SOUTH DAK

A PLAT OF LOT A OF LAU'S ADDITION A SUBDIVISION OF THE NE 1/4 OF SECTION 24, T99N, R63W OF THE 5th P.M., DOUGLAS COUNTY, SOUTH DAKOTA.











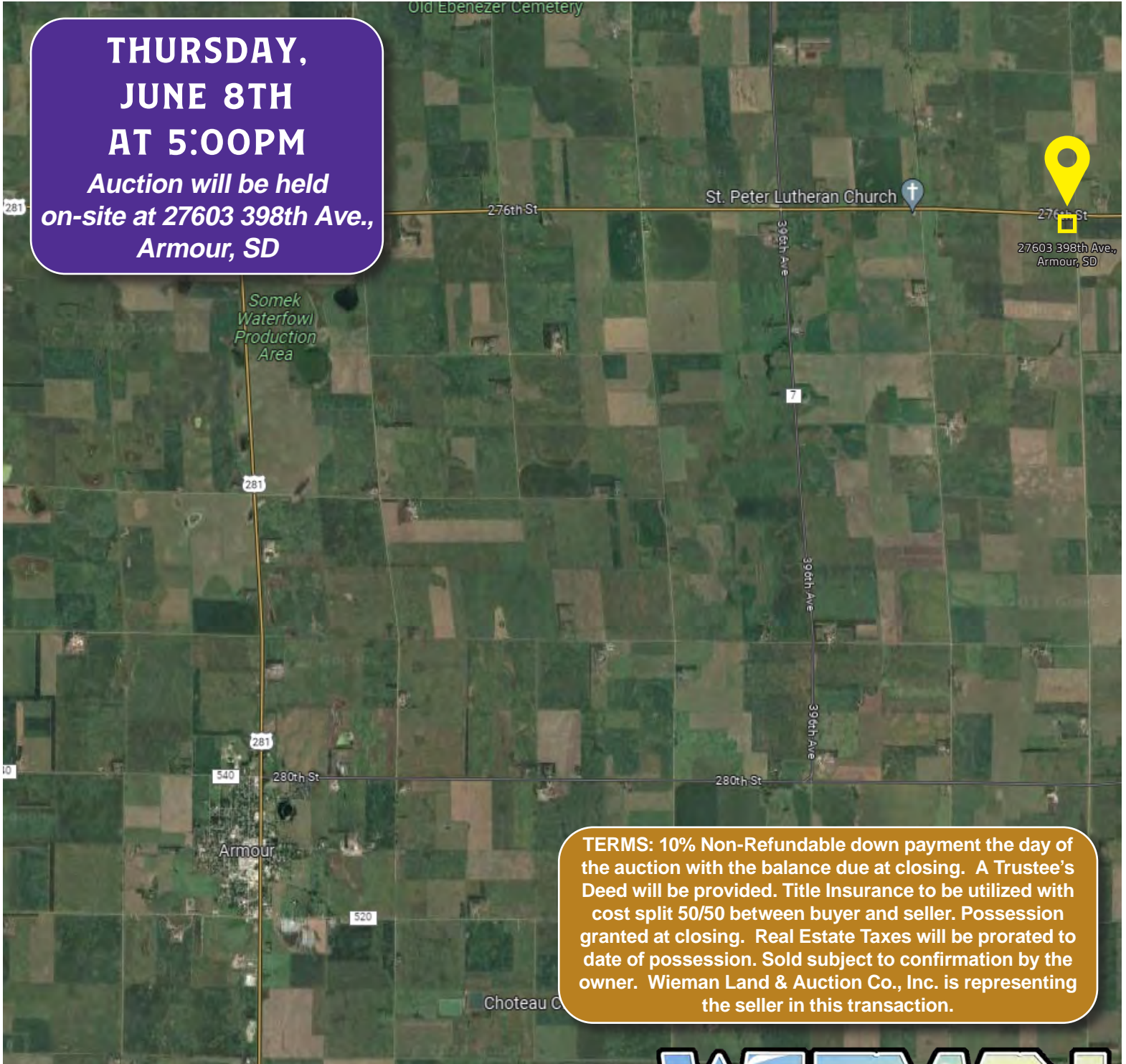




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on-site at 27603 398th Ave.,  
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