

# **Davison County Acreage**

# **10.58 Acres!**

**80' x 120' Pole Barn, Mobile Home  
Rural Water on paved road!**



## **Monday November 30th at 1:00 PM**



**PO BOX 148  
44628 SD HWY 44, MARION SD  
PHONE: 800-251-3111**

**WEB: [WIEMANAUCTION.COM](http://WIEMANAUCTION.COM)**

**"WE SELL THE EARTH AND EVERYTHING ON IT!"**

**10.58 ACRES WITH 80 X 120 POLE BARN, MOBILE HOME & RURAL WATER  
ONLINE ONLY AUCTION**

We will offer the following real estate at online only auction on WiemanBid2Buy.com The real estate is located at 25252 – 397<sup>th</sup> Ave, Mt Vernon SD of from northwest corner of Mt Vernon SD, ½ mile North on

**MONDAY, NOVEMBER 30<sup>TH</sup> BIDDING STARTS CLOSING @ 1:00**

The real estate consists of 10.58 acres. The improvements include a 80 x 120 pole barn structure that was used to raise pheasants, but easily adaptable for other uses. It has an older mobile home with attached garage. The mobile home is in poor condition. The property has a nice tree shelterbelt, rural water and excellent location close to town on oil road. This property has lots of potential for farmer, hunter, investor or for your new home. This is a must look at opportunity. We invite you to view this property at your convenience. The annual real estate taxes are \$288.92. Any questions contact Rich Wieman at 605-660-0341. This property is being sold in "AS IS" condition. The home is not in livable condition.

**LEGAL:** Lot 1 of MAB Addition in the NW ¼ and SW ¼ of Section 15-103-62, Davison County, South Dakota

**TERMS:** Cash sale with a \$5000. Nonrefundable downpayment made within 24 hours of the close of the auction and the balance on December 15, 2020. A Warranty Deed will be provided. Title insurance utilized with the cost split 50/50 between buyer and seller. Possession granted upon final settlement. RE Taxes will be prorated to date of closing. Sold subject to confirmation by the owner. Wieman Land & Auction Co., Inc. is representing the seller in this transaction. Buyer broker participation is welcome. Buyer broker must contact Rich Wieman 605-648-3111 for commission split information. If you need help bidding, contact the auctioneers. Auctioneers will be present on property the auction day to assist buyer in bidding process.

**MARK & BARBARA MEIER**

Wieman Land & Auction Co., Inc.

WiemanBid2Buy.com

Rich, Kevin, Mike, Ryan & Derek Wieman

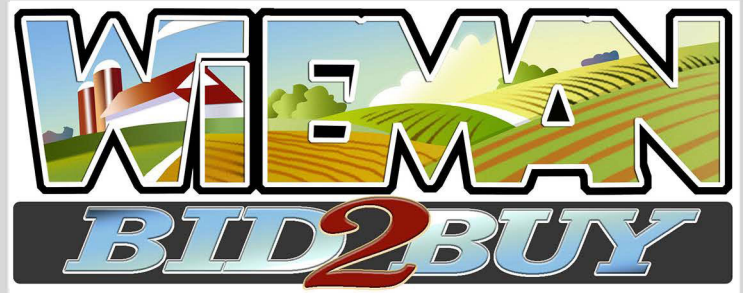
Nathan Timmermans & Ron Leitheiser, RE Brokers

Marion SD 800-251-3111

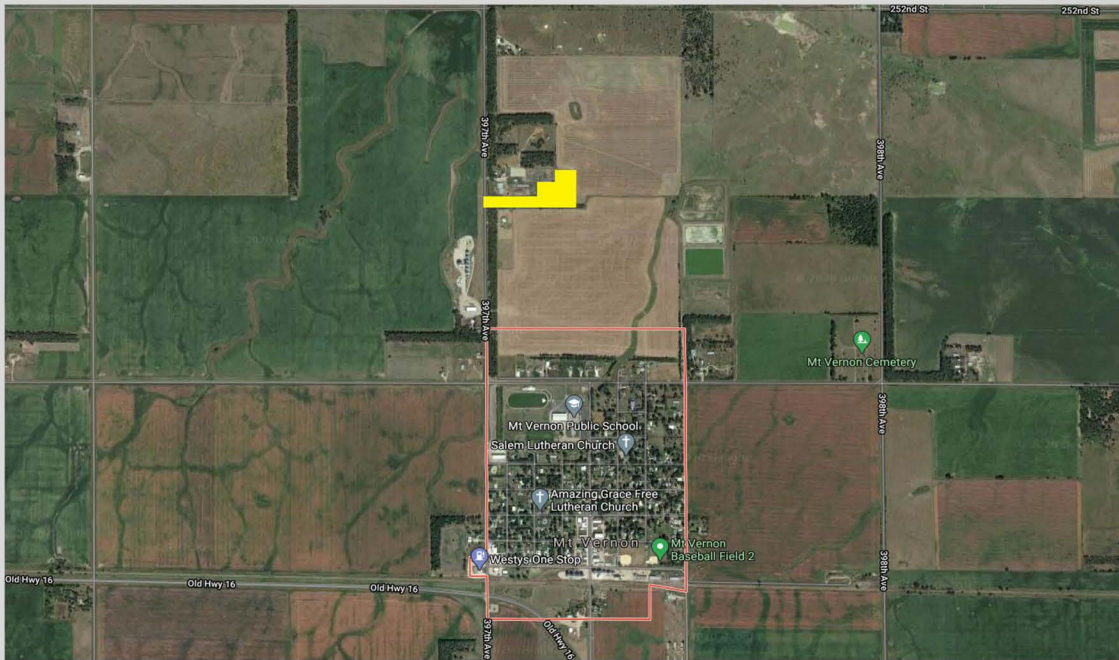




# Davison County Acreage



Online only at [www.WiemanBid2Buy.com](http://www.WiemanBid2Buy.com) Check out website for complete details!



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