

Aurora County Acreage

**6.72 ACRES
LIVE AUCTION**

Acreage is located at:
203 North Iowa St, Plankinton SD



Thursday, August 20th at 5:30 PM



PO BOX 148
44628 SD HWY 44, MARION SD
PHONE: 800-251-3111
WEB: WIEMANAUCTION.COM

"WE SELL THE EARTH AND EVERYTHING ON IT!"

6.72 Acres with 32' x 40' Pole Shed on the edge of Plankinton SD

We will sell the following real estate via live auction at the acreage site located at 203 North Iowa Street in Plankinton, SD.

THURSDAY, AUGUST 20th @ 5:30 P.M.

The real estate consists of 6.72 acres right on the west edge of Plankinton, SD. Improvements include a steel 32' x 40' pole shed with a 9'x12' OH door & opener with electricity. Shed has walk through door and sliding door for livestock. Property is serviced by a hydrant and includes tire tank, white vinyl fence, and some continuous fence. Balance of the property is pasture with trees and grasses. There are 2 approaches off Iowa Street on the East side of the property for access. The property is out of city limits but is serviced by city water & electricity. Annual RE taxes are \$750.10. This would make an excellent site for the horse enthusiast or a small livestock hobby farm right on the edge of town with a potential building site!

LEGAL: North 336' of East 214' & North 314' of West 703' of Outlot 1 in the NE ¼ Section 22-103-64, Aurora County, South Dakota

To View the Property: Drive by at your convenience or call the auctioneers at 800-251-3111. For Buyer's Info Packet, visit www.wiemanauktion.com or call 800-251-3111 and we will send one to you.

TERMS: Cash Sale with \$5,000 nonrefundable down payment the day of the sale and the balance on or before September 25, 2020. A Trustee's Deed will be provided. Title Insurance to be utilized with cost split 50/50 between buyer and seller. Possession granted upon final settlement. 2019 real estate taxes payable in 2020 will be paid by seller. 2020 real estate taxes payable in 2021 will be prorated to date of possession. Sold subject to confirmation by the trustees. Wieman Land & Auction Co., Inc. and closing attorney are representing the sellers in this transaction. No buyer contingencies will be allowed. Fences are not guaranteed to be on the true boundary lines. Property is sold as-is where-is and buyers are encouraged to inspect the property prior to the sale.

Owner: Shelly Schuh Revocable Trust

Wieman Land & Auction Co., Inc.

Marion SD 1-800-251-3111

Auctioneers & Real Estate Brokers

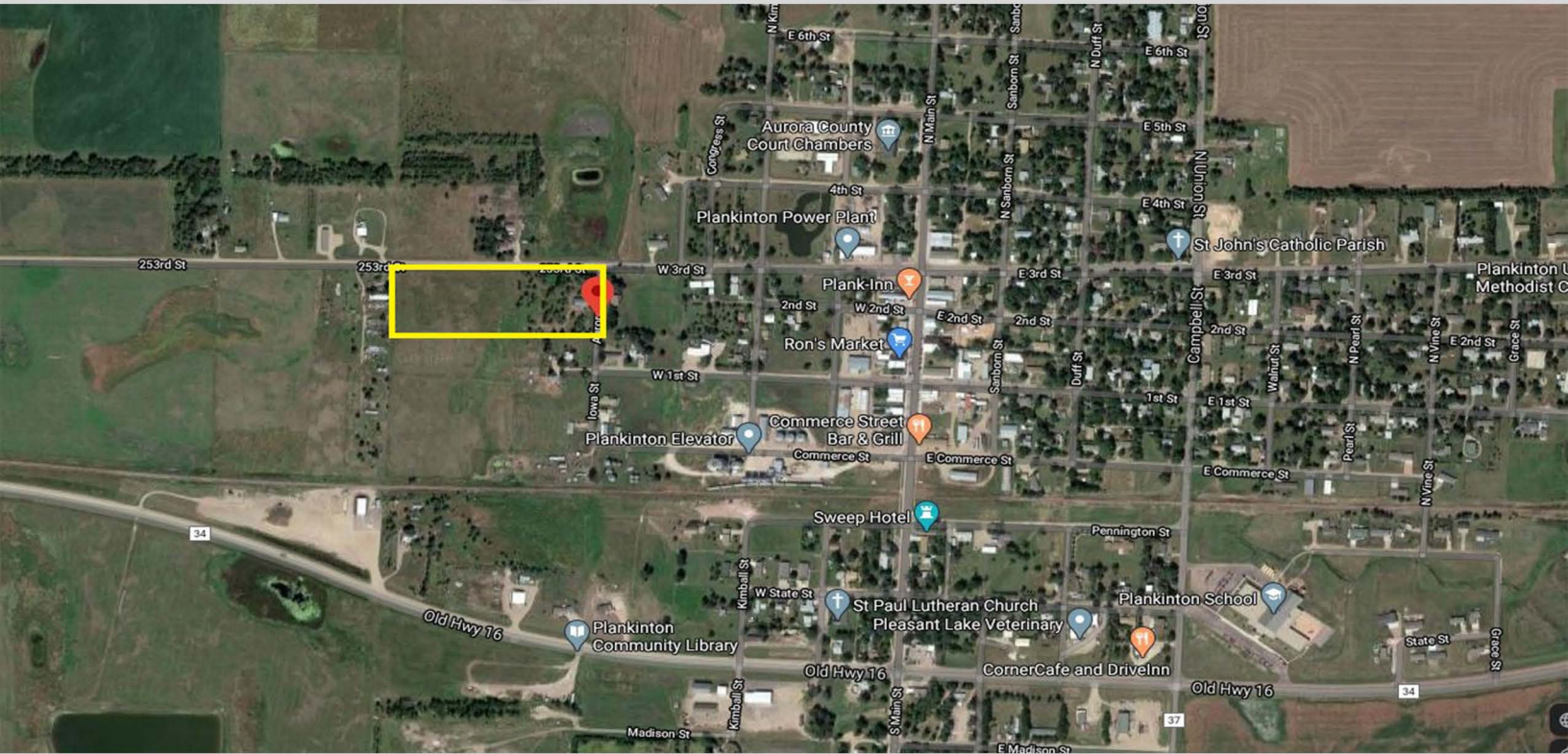
Closing Attorney: Mairose and Steele, Prof. LLC, Plankinton SD (605) 942-7725



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