

AUCTION

FRIDAY, SEPTEMBER 16TH AT 9:30 A.M.

**40.44 ACRES GRASS WITH LARGE GYM W/APARTMENTS –
OFFICE – LIVING QUARTERS – STORAGE SHED**



OWNER:

**SCOTT WESTERHUIS ESTATE &
NICOLE WESTERHUIS ESTATE**



44628 SD HWY 44, Marion SD

web: wiemanauction.com

phone: 800-251-3111

fax: 605-648-3102

"WE SELL THE EARTH AND EVERYTHING ON IT!"

ESTATE AUCTION

40.44 ACRES GRASS WITH LARGE GYM W/APARTMENTS – OFFICE – LIVING QUARTERS – STORAGE SHED – TRUCKS – TRAILERS – ATV'S – BOBCAT W/ATT. – MOWERS – JET SKI'S – TOOLS – SHOP ITEMS – BUILDING SUPPLIES – MISC.

To be held at the farm site located 36705 – 279th Street, Platte SD (from 4 Way Stop) go 3 miles south and 1 block east on:

FRIDAY, SEPTEMBER 16TH 9:30 AM

REAL ESTATE SELLS FIRST

PERSONAL ITEMS 10:00 AM

Platte Locker Serving Lunch

REAL ESTATE

Consists of 40.44 acres of pasture-grass with building site and shelter belt. Improvements include a Nucor 100' x 100' gymnasium (metal clear span) building w/basketball court, weight-training room, office-video room plus 2nd floor living quarter (4 apartments not completely finished), large kitchen, dining/meeting room, bathrooms plus living area. Fully insulated plus addition attached storage bldgs a 43' x 96' that includes a heated woodwork shop and a 21' x 56' storage to north side of the gym w/12' x 12' door. The gym has GeoComfort Geothermal Heating-Air Conditioning, a 14' x 14' Overhead door, plus Rural Water and great location / setting.

LEGAL DESC: Lot 4 in 1-98-68 AKA NW ¼ NW ¼ in 1-98-68 Charles Mix County SD

TERMS: On Real Estate: 10% Down Payment on sale day and balance in 30 days. Merchantable title to be given and title insurance will be used. Taxes to be prorated to closing – possession at closing. Sold as is with no buyer contingencies. Come prepared to buy. Sold subject to the Personal Representatives approval.

Note: This Gym could be transformed into a Hunting Lodge, a Bed & Breakfast, Training Camp, Church Camp, Special Events Center, Home Site, Group Home or other possibilities!

OPEN HOUSE: Wednesday, September 7th 5:00 to 7:30 PM Questions Call Gary Wieman 605-660-0529

For Pictures Visit: www.wiemanauktion.com

TRUCKS – TRAILERS

79 Mack dump truck, twin screw w/pusher axle; 88 Ford F700 truck w/14' flatbed – dump bed; 08 Ford F450 Super Duty truck, Diesel, auto, leather w/CM 11' custom made flatbed w/ 2 tool boxes – 5th wheel hookup, Dually, nice; the above have titles. The following do not have titles – sold as parts: 2002 IHC 4300 SA dump truck, 466 DT Diesel, 6 sp trans, runs; 2005 GMC 3500 1 ton dump truck Dually, will run; Fastline 102" x 32' GN flatbed w/Beavertail and ramps, 3 axles; 8' x 24' flatbed, 3 axles w/Pintel hitch;

SKI JETS – ATV'S

2000 Kawasaki Ultra 150 Jet Ski w/title; 97 SeaDoo Bombardier Jet Ski w/title; 2001 Karavon Double Jet Ski trailer w/title; 2010 Bashan 50 cc moped w/title; 2012 Polaris R12VA17AA ATV off road w/title; 2008 Kawasaki 750 4x4 ATV w/title (needs trans work); 2008 Kawasaki ATV side-by-side (camo) ATV w/title; 2 – "Workman" 2WD ATV's w/dump box, side-by-side; 2 – JD Worksite Gators, 6 wheels w/dump box, no title; JD AMT Gator – needs work, no title; ATV sprayer;

BOBCAT SKID LOADER – ATTACHMENTS – MOWERS

2009 Melroe Bobcat S250 skid loader w/cab-air, 2 sp, hydro, 537 hrs w/Bob QT Tach and 66" bucket;
Attachments: New Bobcat 15C post hole digger w/12" & 24" bits; Bradco HT66 roto tiller; Bobcat Brush Cat 72" rotary cutter; Jenkins rock bucket; 78" material bucket; Versatech QT grapple fork; QT pallet forks; Bobcat 78" rock grapple bucket; Myrink 5' ATV box blade; 96 JD #F932 front deck 72" mower w/cab; Dixon 60" front deck mower, 22 Hp; Precision grass sweeper; JD 844 pay loader, cab w/3 ½ yd bucket, currently not running!; 900 gal water tank on trailer;

TOOLS – ACREAGE ITEMS

Generac XT 8000 Gas generator – near new; Sycamore 6000W 11 Hp generator; Woods Industries 60 gal 5 Hp upright air compressor (like new); Eagle 2 cyl. 30 gal upright air compressor; 3 – New retractable air hose reels; 2 – Kobolt 5 gal 2 Hp air compressors; 2 – 75 gal. Gas – Diesel tanks w/hand pumps; 110 gal Diesel fuel tank w/12 volt pump; Performance rolling tool cabinet – base only; Master Force Commercial grade table saw; New Hilift jack; 2 – new creepers; 3 ton floor jack; 4 – Bikes; work lights; Poulan 22" and Ryobi weed trimmers; Shumaker battery chargers; 16 gal shop vac; utility cart; Hitachi 12" slide compound miter saw; Delta 10" miter saw; Master Force rolling tool cabinet upper & lower; large work tables; assorted wrenches-sockets-hand tools; cement tools; power tools (large assortment) rechargeable power tools; nail gun; tarps; panting tools; mini air pumps; many more shop items; 5 rims chrome w/tires;

BUILDING SUPPLIES

2" New Lumber; 25 sheets 4 x 8 plexiglass; New Calspa 6 – 8 person hot tub; bath tub-spa; bathroom cabinetry; hot tub; patio doors; sliding door; fiberglass sheets; wood sauna; new lighting; plumbing items; glass panels; used cabinets; hard wood-craft wood; screws – nails – bolts; New hardware items; doors; screens; hardwood flooring; New flooring tile; windows; salvage from a swim pool building; other related supplies; New banister posts; glass sheets;

GYM FLOOR - SPORTING – UNUSUAL ITEMS

Wood 65' x 90' Gym floor, spring base plus extra pcs.; 2 – Spalding bolt in basketball hoop units; 123 River Run float tubes; 120 Solstice float tubes; 25 yellow life vests; 297 orange life vests; 8 Stearns life jackets; Lavers light pool temp. control; misc. pool/pump/filter equipment; pool basketball hoop; retractor w/hose; Super Mable water tube; other water related items; air hockey table;

Note: A Large Interesting Auction – many things like new! Come spend the day. Tools Sell at 10:00 AM and Major Items at 12:00 Noon

SCOTT WESTERHUIS ESTATE & NICOLE WESTERHUIS ESTATE, OWNERS

Wieman Land & Auction Co., Inc.
Gary & Richard Wieman, Brokers
Kevin, Mike & Derek Wieman and
Ron Leitheiser, Assoc. Brokers
Marion SD 800-251-3111

www.wiemanauktion.com
For Pictures

**WESTERHUIS ESTATE PROPERTY
AUCTION INFORMATION**

Scott Westerhuis Estate
First Dakota National Bank
Jean A. Koehler, VP
Personal Representative
Mitchell SD

Nicole Westerhuis Estate
George and Karen Fish
Co-Personal Representatives
Platte SD

On the land, merchantable title to be given to the buyer by Personal Representative's Deed. Owners title insurance to be used and the cost split equally to buyer and seller. The current taxes to be prorated to date of possession.

From Charles Mix County Assessor Office 605-487-7382

Estimated 2016 for taxes due in 2017	Assessed Value	Land	\$ 78,610
		Gym	\$ 901,000
		Storage Shed	<u>\$ 26,900</u>
		Total Assessed Valuation	\$1,006,510

The current taxes 2015 due in 2016 is \$10,971.02

The estimated taxes for 2016 due in 2017 is \$11,921.86

The gym was built in 2011 and is approximately a 100' x 100' Nucor Metal Clear Span Building (10,000 sq ft) plus a 21' x 56' Bump Out Addition to the north with 21' x 21' of this addition used as a weight training room and the balance in cold storage. The gym portion is approximately 65' x 92' with the balance in exercise – weight room, a video/office room and upstairs with living quarters (4 apartments), kitchen, meeting and living room, **Note:** the wood floor currently in the gym and the 2 Spalding upright basketball stands with bangboards – is not included in the real estate auction and will be sold after the real estate on September 16th at approximately 10:00 am.

The gym has rural water, SE Electric service and has geothermal heating and air conditioning.

This property and buildings are sold "as is". No warranties expressed or implied. The gym was heated the winter of 2015-2016. The second floor apartments are not completely finished – and will be sold as such.

Wieman Land & Auction Co., Inc. will conduct this auction and is working for the Westerhuis estate.

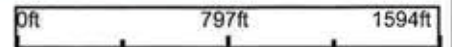
Aerial Map



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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map center: 43° 19' 59.8, 98° 50' 5.46

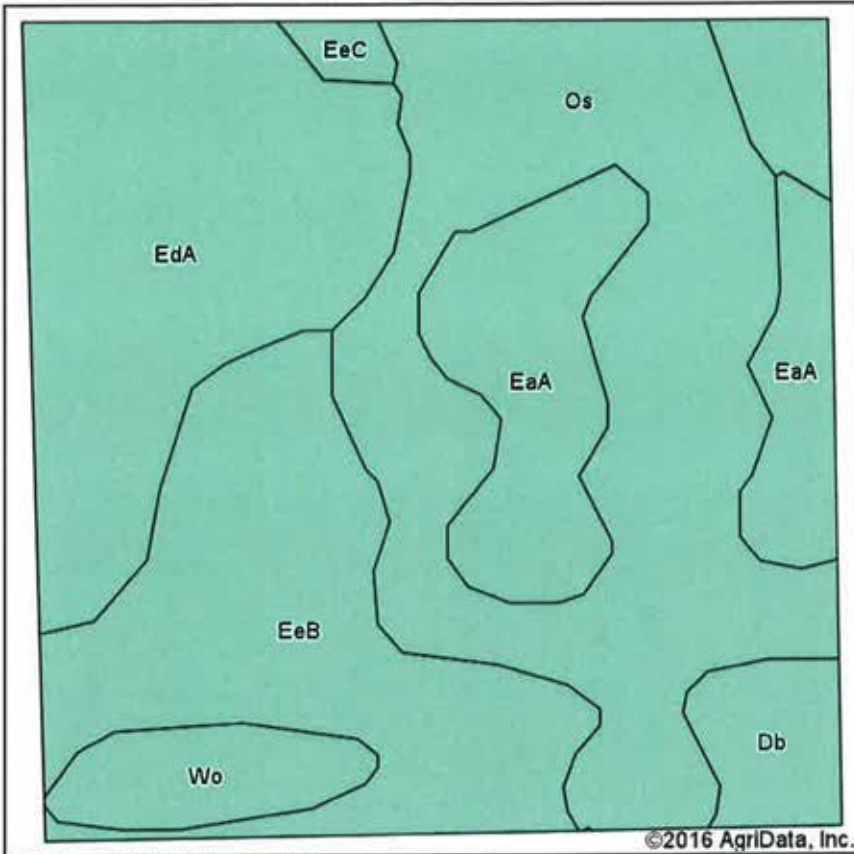


1-98N-68W
Charles Mix County
South Dakota



6/29/2016

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Charles Mix**
 Location: **1-98N-68W**
 Township: **Signal**
 Acres: **39.44**
 Date: **6/29/2016**



Area Symbol: SD023, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Alfalfa hay	Corn	Grain sorghum	Oats	Winter wheat
Os	Onita-Hoven silt loams	12.88	32.7%	IIc	73	3.1	66	67	70	37
EdA	Eakin-DeGrey silt loams, 0 to 4 percent slopes	8.89	22.5%	IIe	71	2.7	51	55	57	33
EeB	Eakin-Ethan complex, 2 to 6 percent slopes	8.17	20.7%	IIe	74	2.7	51	55	57	33
EaA	Eakin silt loam, 0 to 2 percent slopes	5.25	13.3%	IIc	88	2.7	53	58	60	35
Db	DeGrey-Walke silt loams	2.29	5.8%	IVs	57	1.3	26	29	32	
Wo	Worthing silty clay loam, 0 to 1 percent slopes	1.63	4.1%	Vw	30					
EeC	Eakin-Ethan complex, 6 to 9 percent slopes	0.33	0.8%	IIIe	67	2.3	43	47	50	32
Weighted Average					72	2.6	52.5	55.5	57.8	31.3

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*c: Using Capabilities Class Dominant Condition Aggregation Method

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