

# AUCTION

**THURSDAY DECEMBER 8<sup>TH</sup> AT 10:30 AM**

**136.81 ACRES PARKER TOWNSHIP – TURNER COUNTY LAND  
OFFERED IN 3- TRACTS  
PLUS A 2-BEDROOM HOME IN PARKER**



OWNER:

**ORVAL WEEGAR ESTATE**



44628 SD HWY 44, Marion SD  
web: [wiemanauction.com](http://wiemanauction.com)

phone: 800-251-3111  
fax: 605-648-3102

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



**136.81 ACRES PARKER TOWNSHIP – TURNER COUNTY LAND OFFERED IN 3- TRACTS  
PLUS A 2-BEDROOM HOME IN PARKER AT AUCTION**

In order to settle the estate of Orval Weegar, I will offer the following real estate for sale at public auction located in the Parker Community Building on:

**THURSDAY DECEMBER 8<sup>TH</sup>  
10:30 A.M.**

It is our privilege to offer the following land for sale that offers truly something for every land buyer. Farmland, to building sites, to a 33 acre parcel with pasture and tillable land, that would make an excellent new home site and all of this located just west of Parker on Hwy. 44. Great Location, Great Opportunity, and Great Potential. Come check it out!

**TRACT ONE: 95.12 ACRES**

**LEGAL:** Tract 1 of Weegar's Addition in the S ½ of Section 7, 99-53 Turner County, SD

**LOCATION:** From Parker 1-mile west and 1/8 mile north east side of the road. Or junction of Hwy. 44 and 452<sup>nd</sup> Ave.

- 91.08 acres tillable with 2.3 acres in grass & trees with older buildings, 1.74 acres found in RROW
- Soil production rating of 63.8. Predominate soil Clarno-Ethan loams (76) rating.
- Access is provided from the oil road to the west and an access easement from south.
- Planted to corn and soybeans in 2016. New buyer to receive full possession for the 2017 crop year.
- Taxes are estimated at \$1,885.00 per year. Currently enrolled in ARCH County with FSA.
- Base & Yield, wetland maps, and other pertinent information found in buyers packet

**TRACT TWO: 8.63 ACRE IMPROVED ACREAGE**

**LEGAL:** Tract 2 of Weegar's Addition in the S ½ Section 7, 99-53 Turner County, SD.

**LOCATION:** From Parker ½ mile west north side of the road or 45252 SD Hwy. 44 Parker, SD

- This property consists of 8.63 acre improved acreage site that features a 2008 Ethan Lumber 30 X 40 Pole shed with 12' sidewalls, 1.5 Story 3-bedroom home and several older livestock and storage buildings. The property has several established shade trees and would make a possible new home site, business location, or endless possibilities.
- Property currently has a well that is not operational. Rural Water is located in the RROW.
- Annual Taxes are estimated at \$1,045.00. Buyer to receive full possession upon settlement
- Please see buyers packet for survey plat and aerial maps for boundary lines of property

**TRACT THREE: 33.06 ACRES**

**LEGAL:** Tract 1 of Weegar's Addition in the N ½ of the NW ¼ of Sec. 18, 99-53 Turner County, SD

**LOCATION:** From Parker, ½ mile west south side of the road or directly south of Tract 2.

- Property consists of 33.06 acres more or less of unimproved land that has 8.65 acres of tillable land balance in pasture.

- Under current zoning laws this property will have 1-building eligibility.
- Currently has one driveway approach on the west end of the property. Great location for an acreage/new home site. Property recently surveyed, pins and flags reflect boundary lines. Fences may not be located on exact boundary lines.
- Annual Taxes are \$307.42. Aerial & Soil maps, wetland maps, and other pertinent info found in buyers packet
- Buyer to receive full possession upon closing.

**TRACT FOUR: 276 EAST 3<sup>RD</sup> ST. PARKER, SD**

**LEGAL:** Lot 3, Block 2 City of Parker, Turner County, South Dakota

**LOCATION:** 276 East 3<sup>rd</sup> Street or from Parker City Hall, 1 ½ blocks east south side of the road

- 1962 Ranch Style 2-bedroom home with 748 sq ft of living area on the main floor.
- Full unfinished basement with updated furnace, heat pump, and CA unit.
- Located on a 50 X 142 lot with attached 14 X 22 garage, lawn shed and detached single stall garage with alley access.
- Property will be sold in AS IS condition. Annual taxes are \$590.06.

**TO INSPECT THE PROPERTY:** Contact the auctioneers at 800-251-3111 to set-up a private showing or visit [www.wiemanauktion.com](http://www.wiemanauktion.com) for pictures and additional information.

**TERMS:** Cash sale on all tracts with 15% (non-refundable) down payment auction day with the balance on or before January 20, 2017. Personal representative's deed to be issued with the cost of owner's title insurance split 50-50 between buyer and seller. Seller to pay all 2016 taxes due in 2017. Buyer to pay 2017 taxes due in 2018, except for Tract 4 which will be pro-rated to day of closing. Sold subject to all easements and restrictions of record and Personal Representative's confirmation pursuant to South Dakota Uniform Probate Code. All tracts will be sold indoors at the Parker Community Building. Come prepared to buy!!

**ORVAL WEEGAR ESTATE – OWNER  
DENISE SMITH –PERSONAL REPRESENTATIVE**

Wieman Land & Auction Co. Inc.  
Marion, SD 800-251-3111  
Gary & Rich Wieman Brokers

Strasser Law Office  
Closing Attorney  
605-925-7745

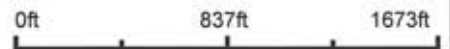


TRACT ONE  
95.12 ACRES

# Aerial Map



map center: 43° 24' 31.55, -97° 9' 6.2



**7-99N-53W**  
**Turner County**  
**South Dakota**

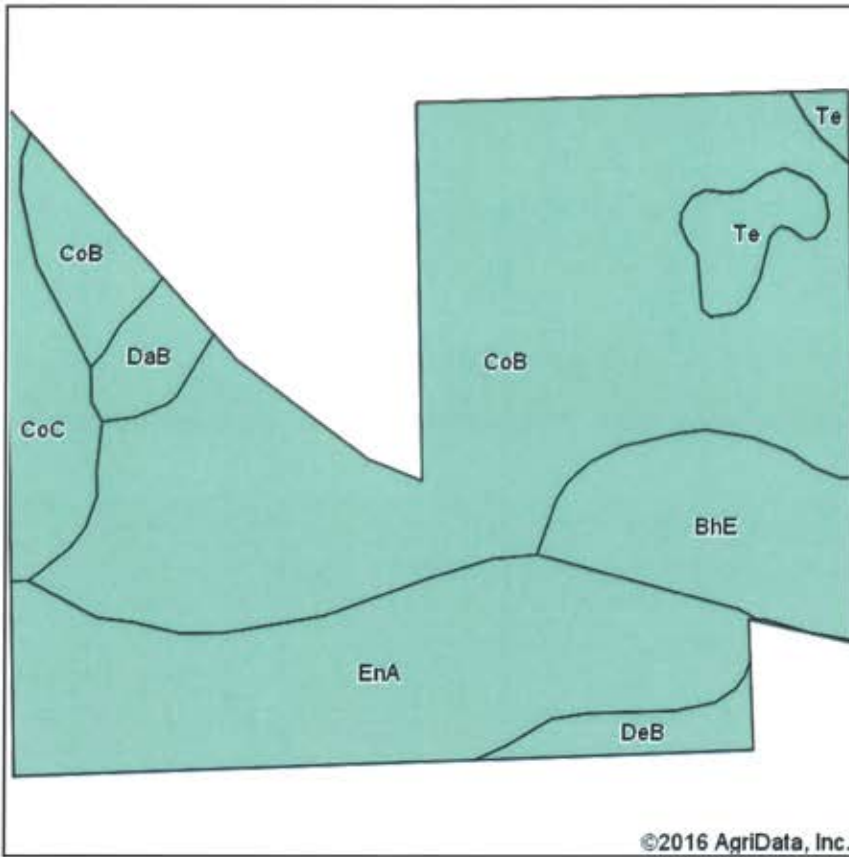


10/27/2016

Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Field borders provided by Farm Service Agency as of 5/21/2008.

# Soils Map



Soils data provided by USDA and NRCS.

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State: **South Dakota**  
 County: **Turner**  
 Location: **7-99N-53W**  
 Township: **Parker**  
 Acres: **95.12**  
 Date: **10/27/2016**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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TRACT ONE  
95.12 ACRES

Area Symbol: SD125, Soil Area Version: 17

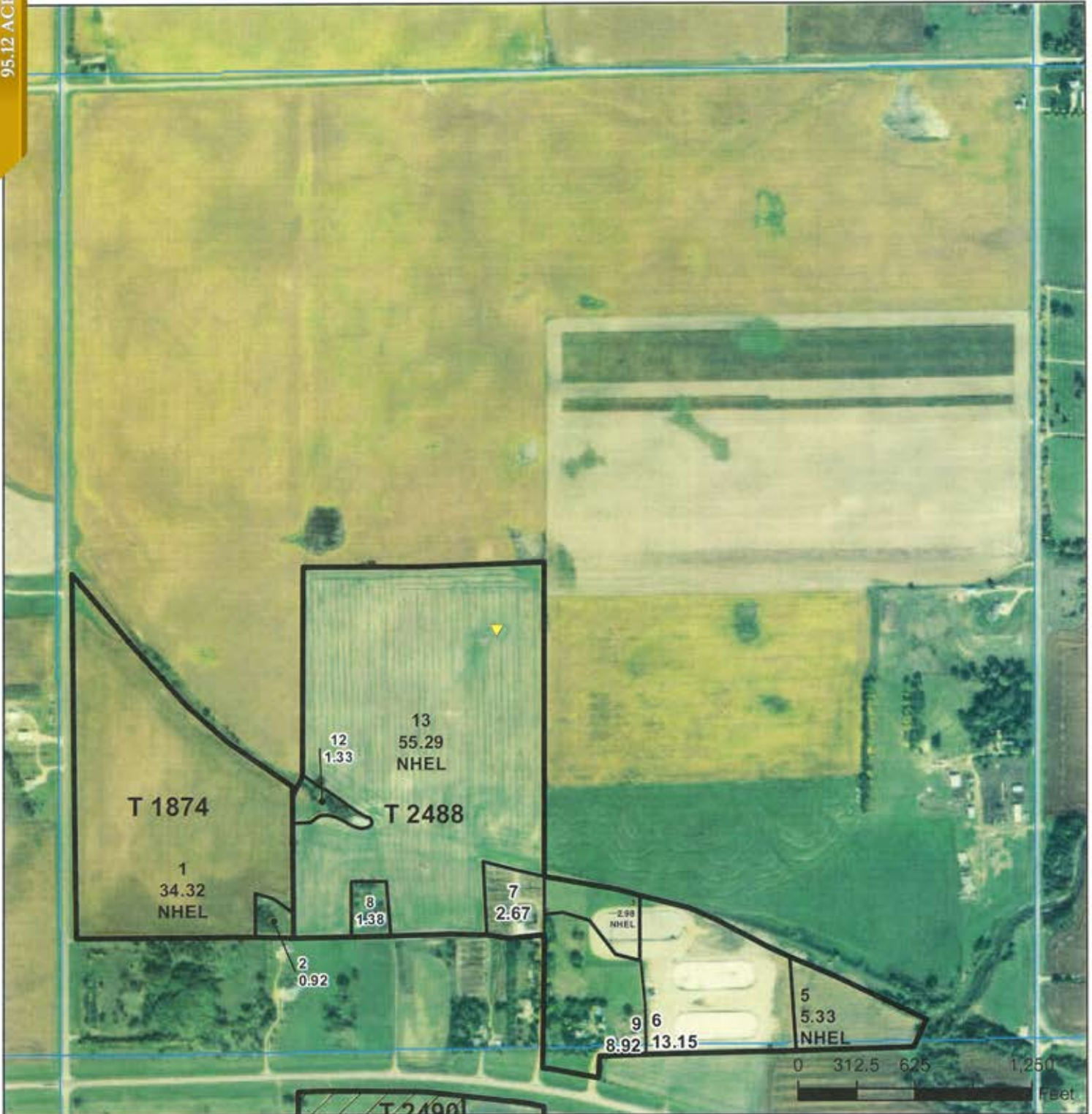
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Alfalfa hay	Barley	Corn	Corn silage	Grain sorghum	Oats	Soybeans	Winter wheat
CoB	Clamo-Ethan loams, 2 to 6 percent slopes	49.81	52.4%	Ile	76	3.4	42	68	7.9	40	52	26	33
EnA	Enet loam, 0 to 2 percent slopes	23.25	24.4%	Ils	61	3.1	38	52	6	31	45	21	29
BhE	Betts-Talmo complex, 12 to 40 percent slopes	9.44	9.9%	Vlle	11	0.9	4	2	0.3	2	4	1	3
CoC	Clamo-Ethan loams, 5 to 9 percent slopes	5.22	5.5%	Ille	60	3	35	55	6.3	32	44	21	28
Te	Tetonka silt loam, 0 to 1 percent slopes	2.99	3.1%	IVw	56								
DeB	Delmont-Enet loams, 2 to 6 percent slopes	2.26	2.4%	IVs	45	2.6	29	34	3.9	21	34	14	22
DaB	Davis loam, 2 to 6 percent slopes	2.15	2.3%	Ile	81	4.6	51	87	10.1	50	63	34	39
<b>Weighted Average</b>					<b>63.8</b>	<b>3</b>	<b>35.4</b>	<b>54.3</b>	<b>6.3</b>	<b>32.1</b>	<b>43.3</b>	<b>21.1</b>	<b>27.6</b>

Area Symbol: SD125, Soil Area Version: 17

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.





**Common Land Unit**  Other Ag  
 Cropland  
 Tract Boundary  
 PLSS

**Wetland Determination Identifiers**  
● Restricted Use  
▲ Limited Restrictions  
■ Exempt from Conservation  
■ Compliance Provisions



2016 Program Year  
Map Created February 12, 2016

Farm 5541

7 -99N -53W

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

South Dakota  
Turner  
Report ID: FSA-156EZ

U.S. Department of Agriculture  
Farm Service Agency  
**Abbreviated 156 Farm Record**

**FARM: 5541**  
Prepared: 9/14/16 8:36 AM  
Crop Year: 2016  
Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate a complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name: LEBER BROS LLC      Farm Identifier: COMB 1219 & 5131      Recon Number:

Farms Associated with Operator:

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
160.22	106.57	106.57	0.0	0.0	0.0	0.0	Active	3
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		FAV/WR History	
0.0	0.0	106.57	0.0	0.0	0.0			

ARC/PLC			
ARC-IC NONE	ARC-CO WHEAT, CORN, SOYBN	PLC NONE	PLC-Default NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	14.63		67	0.0
CORN	59.86		145	0.0
SOYBEANS	16.41		34	0.0
<b>Total Base Acres:</b>	<b>90.9</b>			

Tract Number: 1874      Description: 36A S RR WSW 7 99 53      FAV/WR History

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
35.24	34.32	34.32	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	34.32	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	4.8		67	0.0
CORN	19.65		145	0.0
SOYBEANS	5.39		34	0.0
<b>Total Base Acres:</b>	<b>29.84</b>			

Owners: ORVAL WEEGAR

Other Producers: None



South Dakota  
Turner  
Report ID: FSA-156EZ

U.S. Department of Agriculture  
Farm Service Agency  
**Abbreviated 156 Farm Record**

**FARM: 5541**  
Prepared: 9/14/16 8:36 AM  
Crop Year: 2016  
Page: 2 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

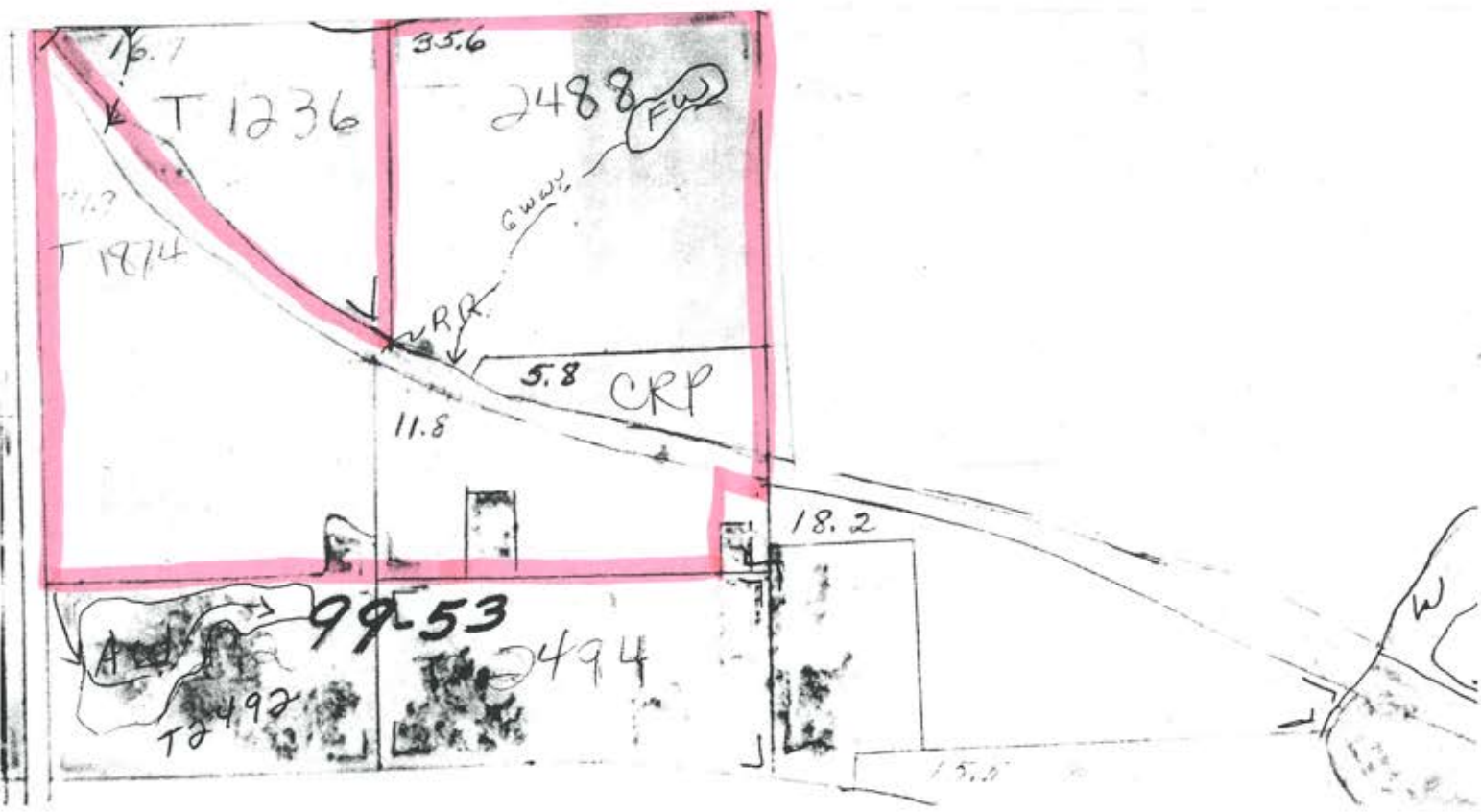
Tract Number: 2488      Description: SWSE; NESW; NSESW 7 99 53      FAV/WR History  
BIA Range Unit Number:  
HEL Status: HEL Determinations not complete  
Wetland Status: Tract does not contain a wetland  
WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
91.05	63.6	63.6	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	63.6	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	8.62		67	0.0
CORN	35.26		145	0.0
SOYBEANS	9.66		34	0.0
<b>Total Base Acres:</b>	<b>53.54</b>			

Owners: ORVAL WEEGAR  
Other Producers: RICHARD LEBER

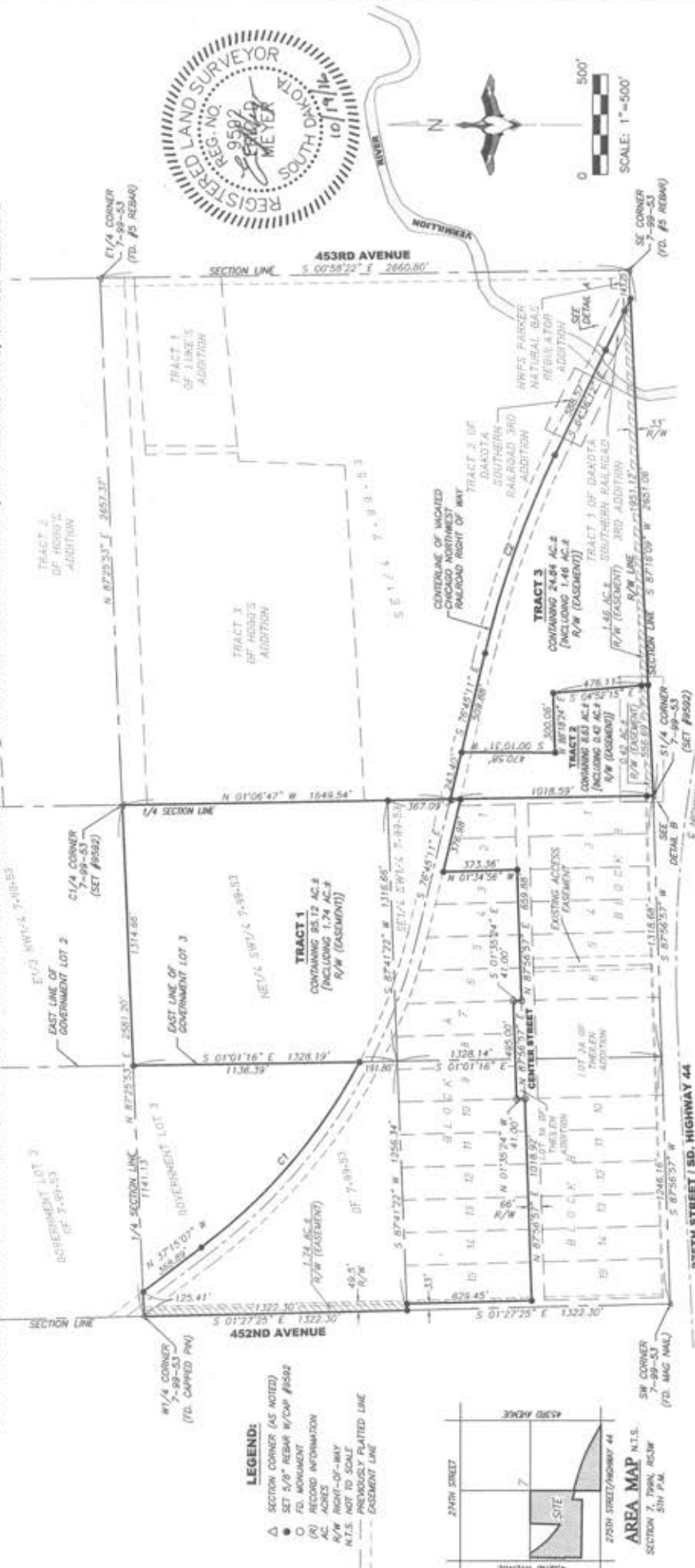
**WETLANDS MAP**





# PLAT OF TRACT 1, TRACT 2 AND TRACT 3 OF WEEGAR'S ADDITION

IN THE SOUTH HALF OF SECTION 7, TOWNSHIP 99 NORTH, RANGE 53 WEST OF THE 5TH PRINCIPAL MERIDIAN, TURNER COUNTY, SOUTH DAKOTA



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2625.00'	1236.35'	1226.47'	N 87°45'43" W	23°07'11"
C2	5000.00'	1090.28'	1058.28'	S 70°40'41" E	17°08'58"



- LEGEND:**
- △ SECTION CORNER (AS NOTED)
  - SET 5/8" REBAR W/CAP #1592
  - FID. MONUMENT
  - (R) RECORD INFORMATION
  - AC. ACRES
  - R/W RIGHT-OF-WAY
  - N.T.S. NOT TO SCALE
  - - - PREVIOUSLY PLATED LINE
  - - - EASEMENT LINE



PREPARED BY:  
**Midwest Land Surveying, Inc.**  
 Land Surveying and GPS Consulting  
 211 E. 14th Street Suite 100  
 Sioux Falls, South Dakota 57104  
 Phone: (605) 339-8901 FAX:(605) 274-8981

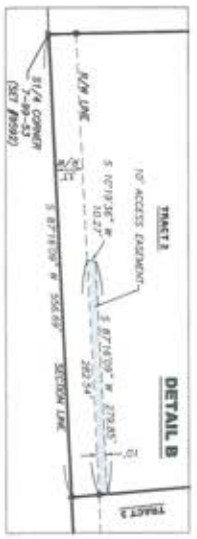
NOTES:  
 BASIS OF BEARINGS IS UTM-ZONE 14  
 THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT, TURNER COUNTY TITLE COMPANY, FILE NO. 16-TI-10224, EFFECTIVE DATE MARCH 9, 2016 AT 8:00 AM. EASEMENTS OF RECORD WERE NOT RESEARCHED AND ARE NOT SHOWN ON THE PLAT.  
 NO NEW ACCESS TO HIGHWAY 44 WILL BE CREATED WITH THIS PLAT.

# SALE DRAWING-TRACT 1, TRACT 2 AND TRACT 3 OF WEEGAR'S ADDITION

IN THE SOUTH HALF OF SECTION 7, TOWNSHIP 99 NORTH, RANGE 53 WEST OF THE 5TH PRINCIPAL MERIDIAN, TURNER COUNTY, SOUTH DAKOTA

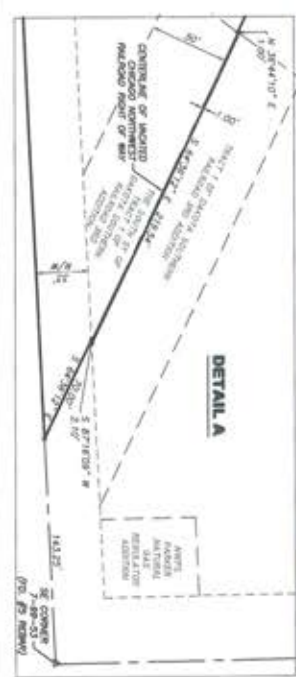


CLINE RADIUS	LINE LENGTH	CORNER LENGTH	CORNER BEARING	BEARING ANGLE
C1	3820.00'	1246.45'	1228.42°	257.0711°
C2	5000.00'	1666.28'	1656.28°	270.4641°
				127.0859°



**TOTAL ACRES FOR TRACT 1, 2 AND 3**  
 128.59 ACRES ±  
 (INCLUDING 3.62 AC ± OF R/W (EASEMENT))

**PREPARED BY:**  
**Land Surveying and GPS Consulting**  
 211 E. 14th Street Suite 100  
 Sioux Falls, South Dakota 57104  
 Phone: (605) 339-9901 FAX:(605) 274-9951



119-271 A.M.

**TRACT ONE**  
 95.12 ACRES



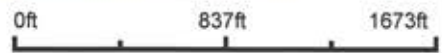
# Aerial Map

TRACT TWO  
8.63 ACRES



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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map center: 43° 24' 31.55, -97° 9' 6.2



**7-99N-53W**  
**Turner County**  
**South Dakota**

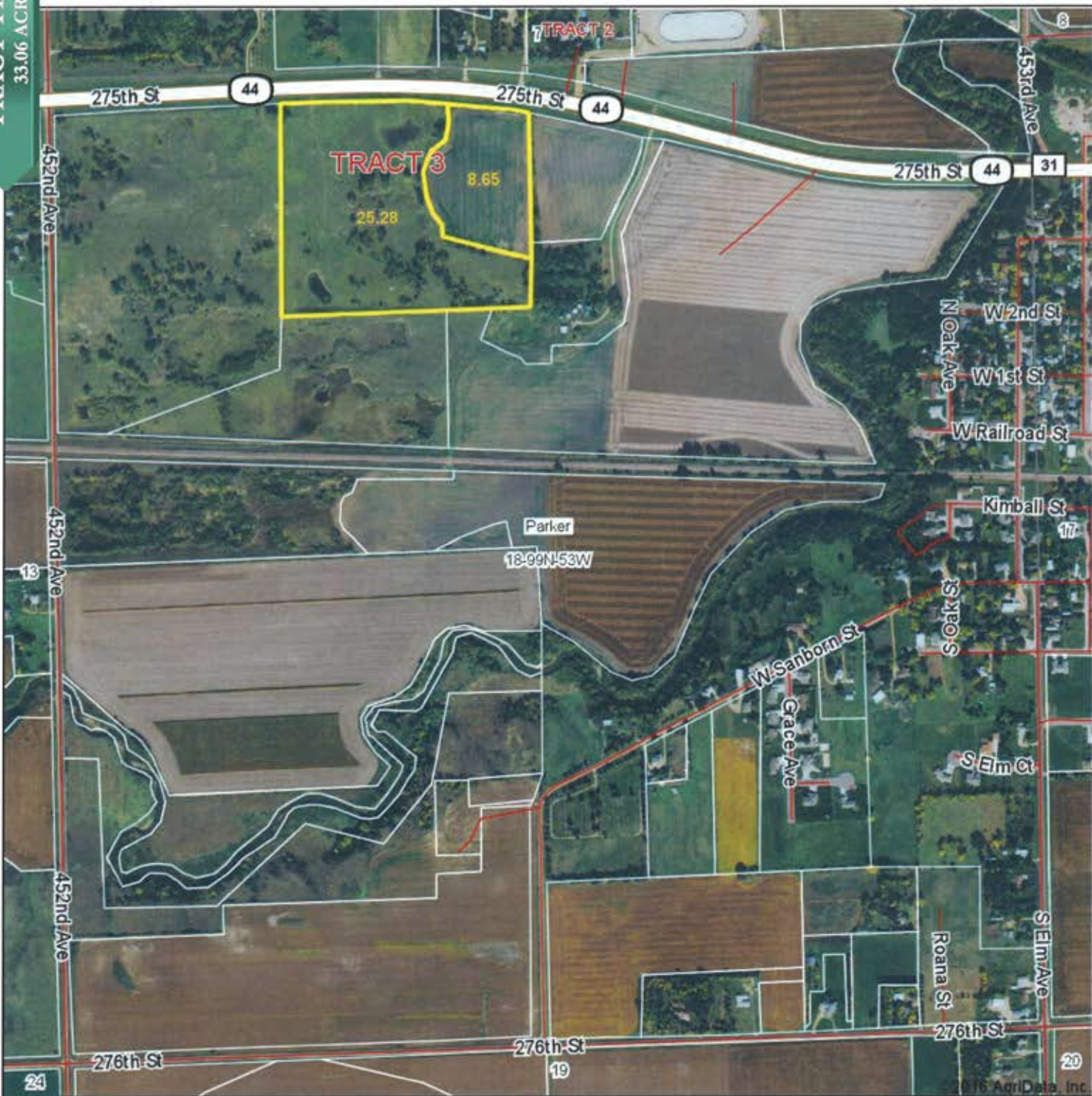


10/27/2016

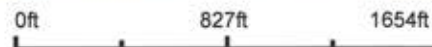
Field borders provided by Farm Service Agency as of 5/21/2008.



# Aerial Map



map center: 43° 23' 39.42, -97° 9' 6.07



**18-99N-53W**  
Turner County  
South Dakota



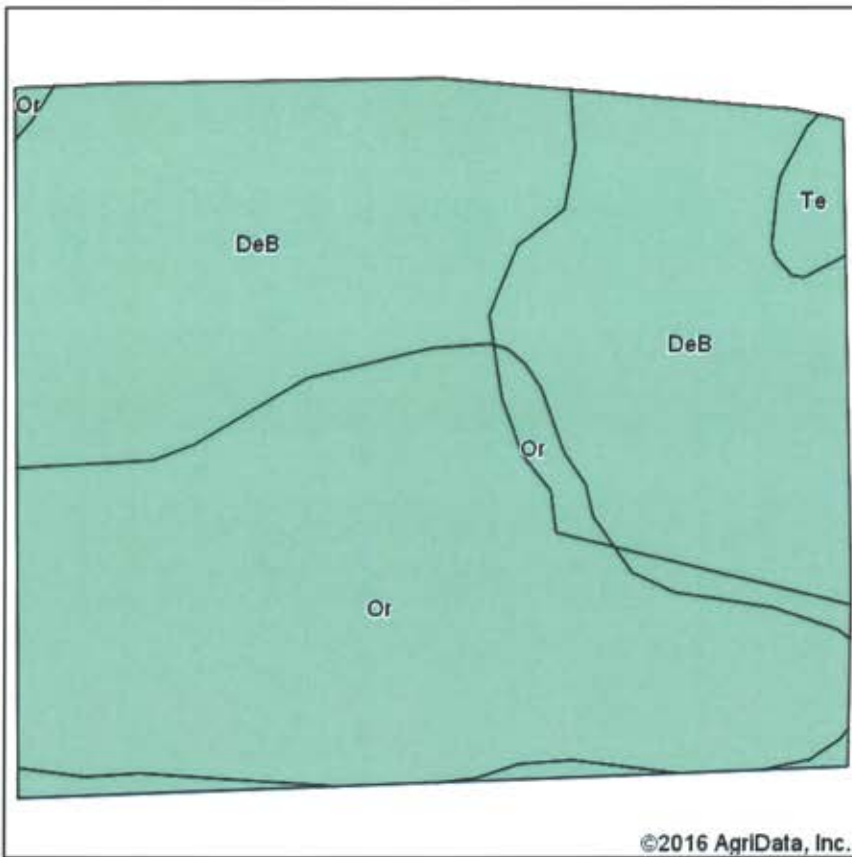
10/27/2016

Maps Provided By:  
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Field borders provided by Farm Service Agency as of 5/21/2008.



## Soils Map



Soils data provided by USDA and NRCS.

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State: **South Dakota**  
 County: **Turner**  
 Location: **18-99N-53W**  
 Township: **Parker**  
 Acres: **33.93**  
 Date: **10/27/2016**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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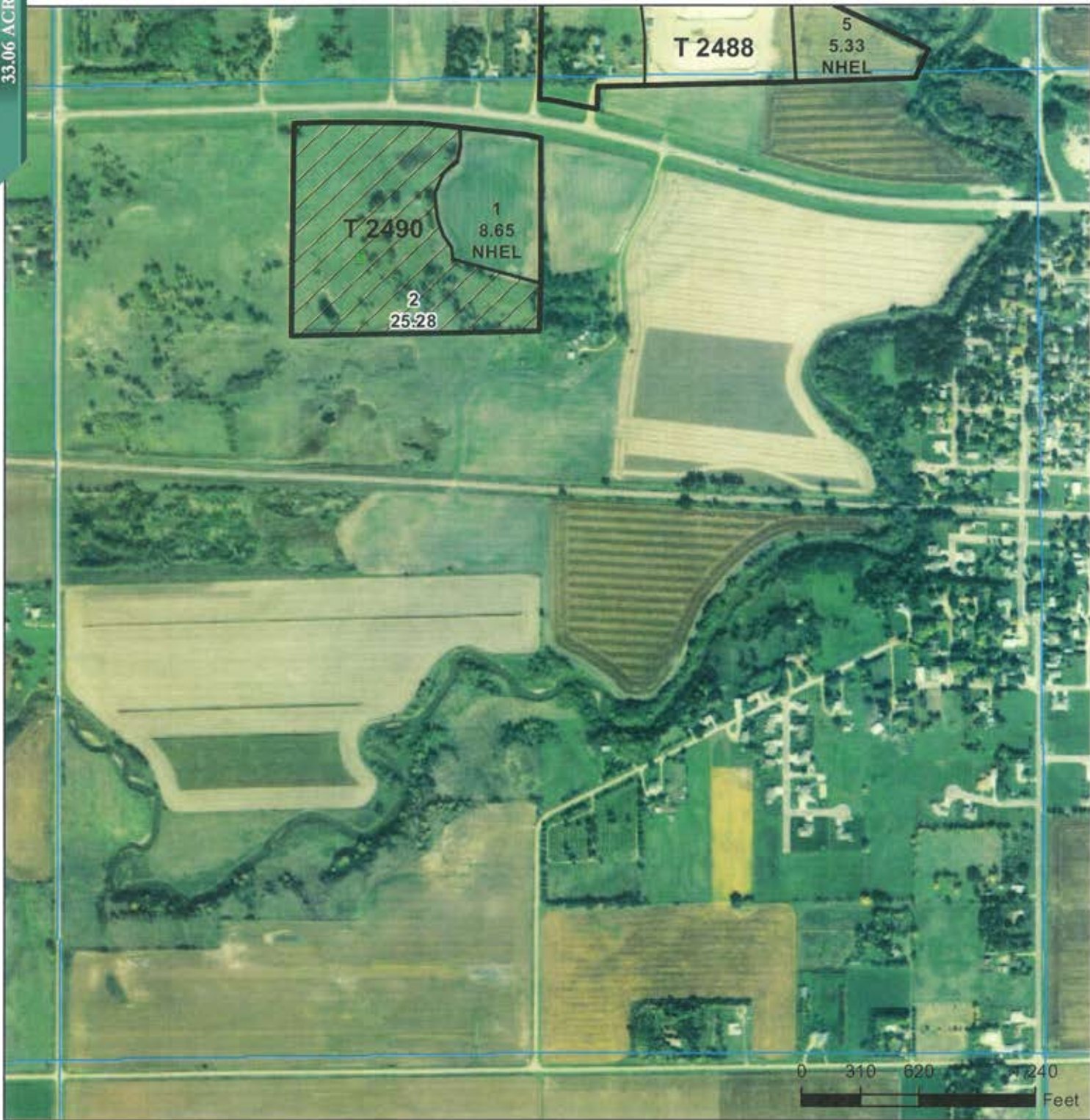
**Area Symbol: SD125, Soil Area Version: 17**

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Alfalfa hay	Barley	Corn	Corn silage	Grain sorghum	Oats	Soybeans	Winter wheat
DeB	Deilmont-Enet loams, 2 to 6 percent slopes	18.33	54.0%	IVs	45	2.6	29	34	3.9	21	34	14	22
Or	Orthents-Aquents complex	15.06	44.4%	VIIIIs	9	0.8	8	13	1.4	8	8	5	5
Te	Tetonka silt loam, 0 to 1 percent slopes	0.54	1.6%	IVw	56								
<b>Weighted Average</b>					<b>29.2</b>	<b>1.8</b>	<b>19.2</b>	<b>24.1</b>	<b>2.7</b>	<b>14.9</b>	<b>21.9</b>	<b>9.8</b>	<b>14.1</b>

Area Symbol: SD125, Soil Area Version: 17

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



**Common Land Unit**  
 Other Ag  
 Cropland  
 Rangeland  
 Tract Boundary

**Wetland Determination Identifiers**  
● Restricted Use  
▼ Limited Restrictions  
■ Exempt from Conservation  
■ Compliance Provisions



2016 Program Year  
Map Created February 12, 2016

Farm 5541

18 -99N -53W

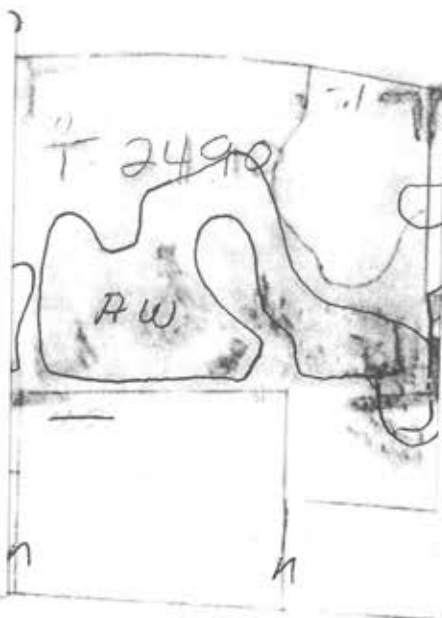
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



OFFICIAL WETLAND DETERMINATION  
for Highlighted Tracts Only

(FW) Ditched or tilled prior to 12-23-85 but still wetland  
 (PC) Converted Wetland prior to 12-23-85  
 (CW) Converted Wetland after 12-23-85  
 (---) Ditched prior to 12-23-85  
 (---) Tiled prior to 12-23-85  
 (---w---) Wetland in a channel

TRACT THREE  
33.06 ACRES



Tract Number: 2490 Description: NENW 18 99 53

FAV/WR  
History

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
33.93	8.65	8.65	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	8.65	0.0	0.0	0.0	

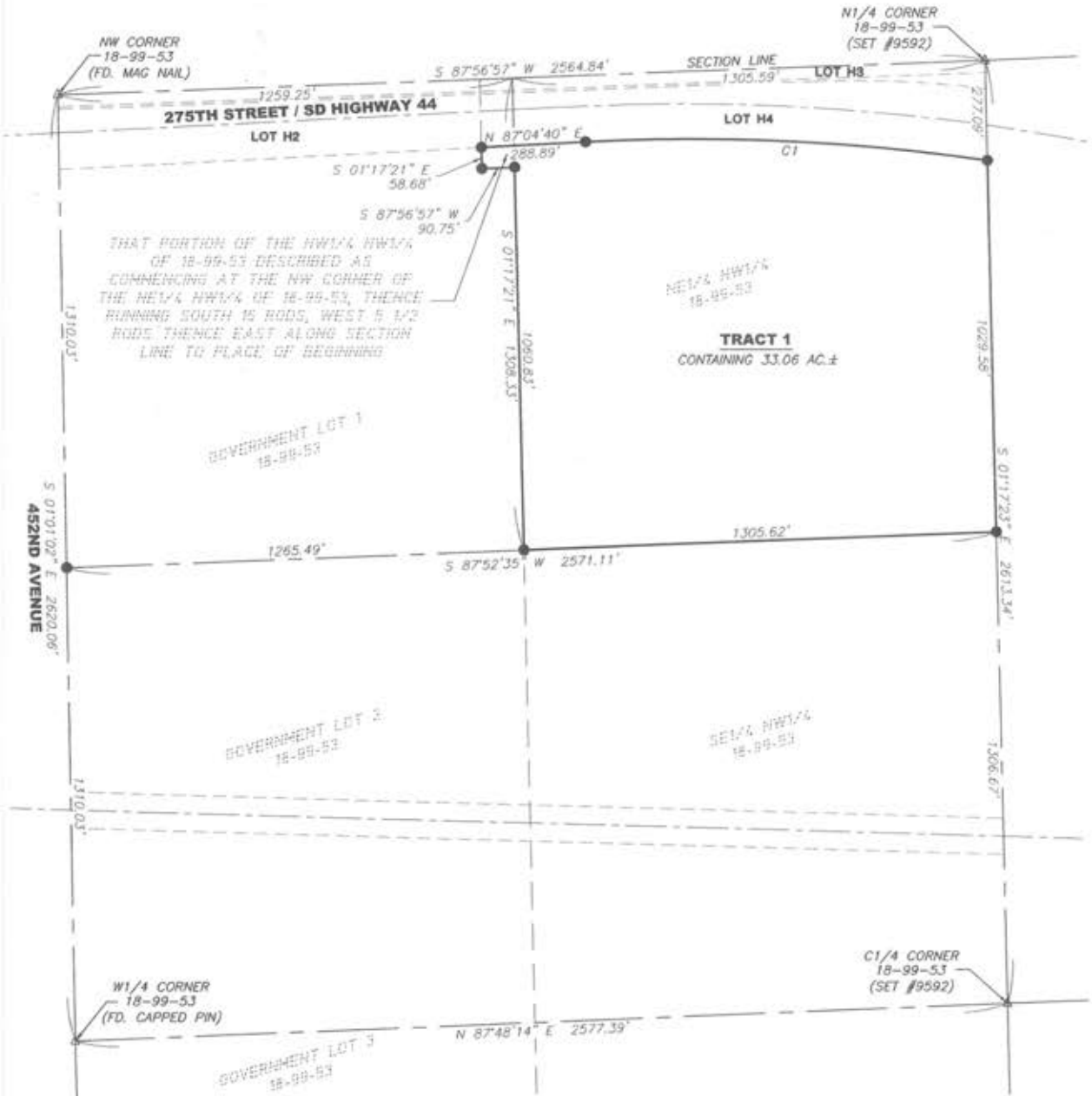
Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	1.21		67	0.0
CORN	4.95		145	0.0
SOYBEANS	1.36		34	0.0
<b>Total Base Acres:</b>	<b>7.52</b>			

Owners: ORVAL WEEGAR

Other Producers: DONALD JAMES COTTON

# PLAT OF TRACT 1 OF WEEGAR'S ADDITION

IN THE NORTH HALF OF THE NORTHWEST QUARTER SECTION 18, TOWNSHIP 99 NORTH,  
RANGE 53 WEST OF THE 5TH PRINCIPAL MERIDIAN, TURNER COUNTY, SOUTH DAKOTA



THAT PORTION OF THE NW1/4 NW1/4 OF 18-99-53 DESCRIBED AS COMMENCING AT THE NW CORNER OF THE NE1/4 NW1/4 OF 18-99-53, THENCE RUNNING SOUTH 15 RODS, WEST 5 1/2 RODS THENCE EAST ALONG SECTION LINE TO PLACE OF BEGINNING

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5629.58'	1112.00'	1110.20'	N 87°15'47" W	11°19'03"

- LEGEND:**
- △ SECTION CORNER (AS NOTED)
  - SET 5/8" REBAR W/CAP #9592
  - FD. MONUMENT
  - (P) RECORD INFORMATION ACRES
  - R/W RIGHT-OF-WAY
  - N.T.S. NOT TO SCALE
  - - - PREVIOUSLY PLATTED LINE
  - - - - - EASEMENT LINE



NOTES:  
 BASIS OF BEARINGS IS UTM-ZONE 14  
 THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.  
 EASEMENTS OF RECORD WERE NOT RESEARCHED AND ARE NOT SHOWN IN THE PLAT.

PREPARED BY:

**Midwest Land Surveying, Inc.**  
 Land Surveying and GPS Consulting  
 211 E. 14th Street Suite 100  
 Sioux Falls, South Dakota 57104  
 Phone: (605) 339-8901 FAX: (605) 274-8951



# SALE DRAWING - TRACT 1 OF WEEGAR'S ADDITION

IN THE NORTH HALF OF THE NORTHWEST QUARTER SECTION 18, TOWNSHIP 99 NORTH,  
RANGE 53 WEST OF THE 5TH PRINCIPAL MERIDIAN, TURNER COUNTY, SOUTH DAKOTA.

TRACT THREE  
33.06 ACRES



THAT PORTION OF THE NW 1/4 HWY 44  
OF 18-99-53 DESCRIBED AS  
COMMENCING AT THE NW CORNER OF  
THE NW 1/4 HWY 44 OF 18-99-53, THENCE  
RUNNING SOUTH 15 RODS, WEST 1/2  
RODS THENCE EAST ALONG SECTION  
LINE TO PLACE OF BEGINNING

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5629.58'	1112.00'	1110.20'	N 87°15'47\" W	11°19'03\"

**LEGEND:**

- △ SECTION CORNER (AS NOTED)
- SET 3/8\" REBAR W/CAP #9592
- T.D. MONUMENT
- (R) RECORD INFORMATION
- AC. ACRES
- R/W RIGHT-OF-WAY
- N.T.S. NOT TO SCALE
- - - PREVIOUSLY PLATTED LINE
- - - - - CASEMENT LINE

**TOTAL ACRES FOR TRACT 1**

---

33.06 ACRES±



PREPARED BY:

**Midwest  
Land Surveying, Inc.**

Land Surveying and GPS Consulting  
211 E. 14th Street Suite 100  
Sioux Falls, South Dakota 57104  
Phone: (605) 339-8901 FAX:(605) 274-8951

NOTES:  
BASIS OF BEARINGS IS  
UTM-ZONE 14,  
PROJECT #18-271  
DRAWN BY: AJR

ORVAL WEEGAR ESTATE AUCTION  
TRACT 4: 276 EAST 3<sup>RD</sup> ST. PARKER, SD  
ADDITIONAL INFORMATION

ROOM SIZES OF THE HOME ARE AS FOLLOWS:

KITCHEN 11'4" X 13 BIRCH CABINETS  
LIVING ROOM: 11 ½ X 15 ½ HARDWOOD FLOORS  
BEDROOM: 10'3" X 11'3" W/CLOSET  
BEDROOM: 9 X 11 W/CLOSET  
BATHROOM: 6 ½ X 8 w/SHOWER

APPLIANCES INCLUDED IN THE SALE ARE:

FRIGIDAIRE 30" STOVE  
FRIGIDAIRE 2-DOOR REFRIDGERATOR  
FRIGIDAIRE TOP LOAD WASHER & DRYER  
SHARP MICROWAVE  
POOL TABLE IN BASEMENT

BASEMENT IS CONCRETE BLOCK, WITH FUEL OIL FA FURNACE WITH HEAT PUMP AND CENTRAL AIR UNIT. HOME HAS ORIGINAL FUSE ELECTRICAL SYSTEM. AT PRESENT WASHER & DRYER ARE LOCATED IN KITCHEN. DOES HAVE WASHER & DRYER HOOKUPS IN THE BASEMENT.

HOME HAS AN ATTACHED 14 X 24 SINGLE STALL GARAGE. 7 x 9 LAWN SHED, AND A 10 X 22 GARAGE WITH ALLEY ACCESS.

HOME IS BEING SOLD IN AS-IS CONDITION AS PART OF AN ESTATE.







# AUCTION

THURSDAY DECEMBER 8<sup>TH</sup> AT 10:30 AM



**Terms:** Cash sale on all tracts with 15% (non-refundable) down payment auction day with the balance on or before January 20, 2017. Personal representative's deed to be issued with the cost of owner's title insurance split 50-50 between buyer and seller. Seller to pay all 2016 taxes due in 2017. Buyer to pay 2017 taxes due in 2018, except for Tract 4 which will be pro-rated to day of closing. Sold subject to all easements and restrictions of record and Personal Representative's confirmation pursuant to South Dakota Uniform Probate Code. All tracts will be sold indoors at the Parker Community Building. Come prepared to buy!!