

OWNER: AGRI RESEARCH, INC.



AUCTION

THURSDAY, NOVEMBER 14, 2019

4:00 P.M.

1900 W. 60th St. North

Sioux Falls, SD

LOCATION! LOCATION! LOCATION!

Check out this acreage to be offered at public auction right on the North edge of Sioux Falls.

TO INSPECT THE PROPERTY CALL LES MILLER AT 605-310-9642 or RYAN WIEMAN AT 605-366-3369 FOR A PRIVATE SHOWING.

Complete terms, catalog & more photos at
WiemanAuction.com

800.251.3111 | Marion, SD | WiemanAuction.com
Wieman Land & Auction Inc., 44628 SD HWY 44, Marion SD 57043

THE PROPERTY

- Ranch style home built in 1963 with approx. 1,400 sq ft on the main floor situated on 2.87 acres with quick access to I90 and I29
- Outbuildings include a 30' x 50' machine shed and a detached 24' x 26' garage
- Main floor includes 2 bedrooms, full bathroom, kitchen, dining room, and living room.
- Walkout basement with 2 additional bedrooms, full bathroom, kitchen, and living room.
- Property is serviced by city sewer, has LP hot water boiler w/2 zones for main floor and basement, and central air on the main floor.





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**2.87 ACRE IMPROVED ACREAGE
MAPLETON TOWNSHIP - MINNEHAHA COUNTY
LOCATED ON NORTH EDGE OF SIOUX FALLS
AT AUCTION**

We will offer the following acreage at public auction located at 1900 W. 60th St. North – Sioux Falls, SD on:

THURSDAY NOVEMBER 14TH 4:00 PM

Here is a great opportunity for an acreage with prime location on the north edge of Sioux Falls. This is a unique opportunity that doesn't come along very often! Come check out the possibilities!

Property Location: From J & L Harley Davidson in Sioux Falls go ½ mile east on 60th St. or from McDonalds on N. Cliff go approx. 2 miles west on 60th St. Acreage is located on the north side of the road.

LEGAL: Tract 1A, Erickson's Subdivision in SW4 of Section 29-102-49, Minnehaha County, SD.

- Ranch Style Home built in 1963 with approx. 1400 sq. ft. on the main floor
- Outbuildings include a 30' x 50' Machine shed and a detached 24' x 26' garage
- Property is connected to city sewer and is serviced by a private well (water tests available)
- Main Floor features 2 bedrooms, full bathroom, kitchen, dining room, and living room
- Walkout basement features 2 bedrooms, full bathroom, kitchen, and living room
- Home is equipped with a LP gas hot water boiler with 2 zones for the main floor and basement.
- Main floor is serviced with central air ducted in the attic and air registers in the ceiling.
- Situated on 2.87 acres located on an oil road with great access to I-29 & I-90

This tract is conveniently located just 1.5 miles off I-29 on SD Hwy 38! An excellent opportunity for any acreage seeker or investor. Sioux Falls School District. Property is located out of city limits. 2018 RE taxes are \$3,625.18

TERMS: Cash Sale with a \$25,000 non-refundable down payment on sale day and the balance on or before December 20, 2019. A warranty deed will be provided. Title insurance will be utilized with the cost of Owner's Policy split 50/50 between buyer and seller. Buyer will receive full possession at closing. Seller will pay the 2018 RE taxes due in 2019. Buyer will receive a credit at closing for all the 2019 taxes due in 2020. Closing to be held at First Dakota Title Company with closing fee split 50/50 between the buyer and seller. Sold subject to the owner's confirmation and any easement of record. Property is sold in As-Is condition. Owner of the property is a licensed SD RE Broker. Wieman Land & Auction Co., Inc. is representing the seller in this transaction.

We invite you to view this parcel of land at your convenience. For an information packet, go to www.wiemanauktion.com Contact Les Miller 605-310-9642 or Ryan Wieman 605-366-3369 for a private showing. Broker/Agent participation welcome. To qualify for a one and a half percent (1.5%) buyer's agent commission, licensed SD RE agents must register their client with Wieman Land & Auction Co., Inc. a minimum of 24 hours prior to the auction. Auction will be held on the acreage site. Come prepared to buy!

AGRI RESEARCH, INC. – OWNER

Wieman Land & Auction Co., Inc.
Marion SD 800-251-3111
Auctioneers/RE Brokers
www.wiemanauktion.com