

REAL ESTATE AUCTION

ATTENTION – Investors, Handymen & Those in the Market for a 1 ½ Story 2 Bedroom Home w/ Detached Garage in Mitchell, SD!!

We will offer the following Real Estate at Public Auction Located at 604 S. Kimball St., Mitchell, SD. From Iverson Chrysler Center – 3 Blocks West on Douglas Ave, then ½ Block South on S. Kimball Street.

WEDNESDAY OCTOBER 2, 2024 SALE TIME: 4:00 PM

Open House: Sunday September 22, 2024 from 1:00 PM to 3:00 PM

The Real Estate being offered consists of a Well Located 1 ½ Story Home in Mitchell, SD. The home is in need of some updates & repair but could be made a nice starter home or investment property. The home has a side entrance to a kitchen with oak cabinets, elec. Stove, & Amana Refrigerator. The main floor has a living room off the kitchen, a main floor bedroom, and a ¾ bath w/ shower. The second story of the home has a landing area & another room which could be utilized as a bedroom. The home has a smaller ¼ basement w/ block foundation & crawlspace under the main portion of the home. The home is serviced by a Nat. Gas AO Smith HW Heater, a Heil Nat. Gas Furnace, and a TempStar AC Unit. The exterior of the home has Vinyl Siding & Asphalt Shingles (2012). Additionally, the home has a nice asphalt driveway to a 16'x24' Detached Garage w/ OH Door & Walk Door. If you are in the market for a home which with some updating would make an excellent Investment Property or a nice starter home, then make plans to inspect this property & be in attendance at this auction!

LEGAL DESC.: Lot 113 Overlook Addn. to the City of Mitchell, Davison County, SD

TERMS: 10% non-refundable earnest money payment sale day & the balance on or before November 8, 2024 with possession. Marketable Title will be conveyed and owners title insurance provided with the cost of the owner's policy divided 50-50 between the buyer and seller. A title company closing fee (Davison County Title), will be divided 50-50 between the buyer & seller. All of the 2023 RE taxes payable in 2024 in the amount of \$1,580.72 will be paid by the sellers and based on that amount the 2024 RE taxes will be prorated to date of closing. This property is sold in "AS IS" condition with no contingencies whatsoever, and is sold subject to existing easements, restrictions, reservations or highways of record, if any, as well as any or all applicable zoning ordinances. Information contained herein is deemed to be correct but is not guaranteed. The RE licensees in this transaction are acting as agents for the sellers. This property is sold subject to confirmation of the owners. **To Inspect the home plan to attend the upcoming Open House or contact Terry Haiar 605-239-4626 for a showing.**

JOYCE A BERG, Owner

SUTTON AUCTIONEERS & LAND BROKERS, LLC – CHUCK & JARED SUTTON – Sioux Falls & Flandreau, SD & Pipestone, MN – ph. 605-336-6315
TERRY HAIAR – RE AUCTIONEER – Alexandria, SD – ph. 605-239-4626