

REAL ESTATE & PERSONAL PROPERTY AUCTION

Well Located 2 Story Home w/ Detached Garage and Shop/Storage Area in Mitchell, SD! Great Opportunity for an Owner Occupant or as an Investment! In addition, there is a small selection of personal property, including a Lawn Boy Silver Series 6.5 HP Mower w/ Bagger, Snap-On 6 Drwr Tool Chest, Sears Craftsman 10" Band Saw & Work Mate Std. w/ Craftsman Saw!

We will offer the following Real Estate & Personal Property at Public Auction located at **619 N. Duff St., Mitchell, SD**. From Corn Palace ½ Block N. on Main St., 2 Blocks W. on West 7th Ave., & ¼ Block S. on N. Duff St.

THURSDAY, JUNE 12TH, 2025

Sale Times: RE at 5:00 PM with Personal Property Immediately to Follow at Approx. 5:30 PM

Open House Dates: Wednesday May 28th – 5:00-6:30 PM or Sunday June 1st – 1:00-3:00 PM

The RE being offered consists of a well located 3+ Bedroom, 1 Bath home in Mitchell, SD. The residence contains 1,350 sq ft. in the home and additionally the property has an oversized single car detached garage. This property would make a nice home for an owner occupant or investment property! If you are in the market for a home in Mitchell SD, then make plans to inspect this property and be in attendance at this auction!

LEGAL DESC: LT 2 in BLK 11 of M.H. ROWLEYS SECOND ADDN-NE to the City of Mitchell, Davison Co., SD

ABBREV. TERMS: 10% non-refundable earnest money payment sale day & the balance on or before July 30, 2025 with possession. Marketable Title will be conveyed and owners title insurance provided with the cost of the owner's policy divided 50-50. Title company closing fee, will be divided 50-50. 2024 RE taxes payable in 2025 in the amount of \$1,824.38 will be paid by the sellers and based on that amount the 2025 RE taxes will be prorated to date of closing. 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. This property is sold in "AS IS" Condition and exempt from a sellers property condition statement pursuant to SDCL 43-4-43. 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.

Go to www.suttonauction.com for the Full Ad, Photos, Terms & More. To Inspect the home plan to attend the upcoming Open Houses or contact the Auctioneers for a showing.

Margaret J. Toben Estate, Owner - John Toben, PR – ph. 605-999-5205

AUCTION SOLD & CLERKED BY SUTTON AUCTIONEERS & LAND BROKERS, LLC

CHUCK SUTTON – Auctioneer & Land Broker – Sioux Falls, SD – ph. 605-336-6315

JARED SUTTON, CAI – RE Auctioneer & Broker Assoc. – Flandreau, SD – ph. 605-864-8527

TERRY HAIAR – RE & Personal Property Auctioneer – Alexandria, SD – ph. 605-239-4626

DAN UTHE – Auctioneer & RE Broker Associate – Sioux Falls, SD – ph. 605-351-2230