



REAL ESTATE & BAKERY/RESTAURANT EQUIPMENT AUCTION



Formerly Pies & More – Real Estate & Personal Property Auction – Inclusive of a Well Located Building w/Attached Garage Adaptable for Business-Office, Residential, Apartment, Storage, Commercial/ Personal & Other Potential Uses and Personal Property Including Clean Late Model Baking/Restaurant Equipment, Commercial Freezers & Refrigeration Equipment, Dishwasher, SS Food Prep Tables, Vintage Coca-Cola Soda Pop Machine & More!

As Jennifer has changed occupations, her and her husband have decided to sell their building and bakery business equipment at public auction at the property located at 233 E. Main Street in Ramona, SD.

SALE DATE: WEDNESDAY MAY 22, 2019

Sale Times: Personal Property – 5:00 PM w/RE to Follow at Approx. 7:00 PM

REAL ESTATE: This real property consists of a substantially remodeled and updated structure which could be suitable for a wide variety of utilizations, as this property appears to be adaptable for restaurant, office, retail, stg. and other suitable commercial uses, furthermore this property appears readily conversionable to residential, apartment or other potential utilizations. This is a spacious structure with the main portion being approximately 32'x54', east entry with handicapped accessible ramp and attached finished and Insulated garage. Currently the main structure consists of a spacious open area with a vaulted ceiling & room divider, sizeable kitchen area w/side walk door, pantry & stg. space, men's & women's restrooms with laminate flooring throughout; attached finished & insulated garage/stg. area with insulated OH door & elec. opener. The property is serviced by a HD 400 amp elec. service w/utilities provided by Excel Energy electric, Mid-American natural gas, city water and sewer. There are 2 separate heating & cooling systems servicing the main structure & garage/stg. space (Note – AC for the garage area is in need of repair). One noteworthy feature for the property is that it is inclusive of a large fully automated Winco Power Systems 17KW stationary comm. stand-by generator which provides emergency electrical service to the property. The exterior of the structure has a colored steel exterior and had newer concrete sidewalk and driveway (2015). This property has approx. 130' of frontage and is slightly wider in the rear due to the triangular shape of Lot 1 with approx. 142' of depth. This property has potential to be of interest to a variety of prospects for a number of potential utilizations and must be seen to be appreciated.

LEGAL DESC.: Lots 1, 2, 3, 4 & 5 in Block 9 of the Orig. Plat of Ramona, Lake Co., SD

TERMS: Cash – A 10% non-refundable earnest money deposit on the day of the sale with the balance on or before July 10, 2019 w/ possession. **TO INSPECT THE PROPERTY – Contact either the owners - David & Jennifer Lebahn – ph. 605- 530-3137 or the auctioneers.**

RESTAURANT-BAKERY EQUIPMENT: Sunfire SS Natural Gas Comm. Convection Oven – Mdl. MEA 2193-E; Matco C-5 1 Series Heated Glass Ft. Cabinet- 120V (Used for Proofing or Food Warmer); Mdl. CMA 180 UC Comm. SS Dishwasher w/Soap Disp. & Rinse Aid; Hobart Mdl. A-200 20 Qt. Comm. Mixer w/Whip, Hook, Cookie Paddle & 1 SS Bowl (Blue); OBD Refrig. Glass Ft. Display Case; Turbo Air TGF-49FE Dbl. Glass Door Freezer (New in 2015); True Mdl. GDM-26F Upright Sgl. Glass Door Freezer; Leader Mdl. PF30SC Glass Ft. Sgl. Door SS Upright Freezer; Frigidaire 32 cu. ft. Chest Freezer; Kenmore Elite 15 cu. ft. Chest Freezer; Kenmore Mdl. 253 Upright Freezer; Whirlpool +/-9 cu. ft. Chest Freezer (White); Frigidaire Refrig.; GE Smooth Top Elec. Stove (Exc.); 2 Broin 3' SS Vented Hoods; Triple SS Sink; 2- 2'x4' SS Work Tables on Casters; 5'x30' SS work Table; 2- 3'x32" SS Work Cabinets w/Blacksplash & Stg - 1 w/Shelf; 6 Shelf Wire Kitchen Shelving on Casters; Whirlpool Stackable Washer/Dryer; Cheese Cake, Angel Food, Bundt, Cupcake Pans; Full & 1/2 Sheet Cake Pans; Num. Bowls; Cooling Racks; Meas. Cups & Utensils; 3 Unit Flour/Sugar Bin; Alum. Baking Rack; Styrofoam Packaging; Cupcake Containers; Casio SE-S700 Cash Register; Oval Dining Table, 2 Leaves & 5 Chairs; Serving Table w/Built-In Wine Rack; White Table & 2 Chairs; Metal Office Desk & Chair; 4'x6' Dumpster w/Lid & Misc.

VINTAGE COCA-COLA FLIP TOP POP MACHINE, UNIQUE 5 1/2' TALL WIZARD OF OZ WOOD CARVING: Vintage Coca Cola Pop Machine w/2 Folding Top Lids - Red w/White Raised Letters & Bottle Opener; Alum. Coca Cola Cooler w/Bottle Opener; 5 1/2' Solid Wood Wizard of Oz Carvings.

PIES PLUS

Jennifer & David Lebahn – Owners - ph. 605- 530-3137

WAYNE BESSMAN – RE & Pers. Property Auctioneer – Madison, SD – ph. 605-270-4980

CHUCK SUTTON – Auctioneer & Land Broker

Sioux Falls, SD – ph. 605-336-6315 & Flandreau, SD – ph. 605-997-3777

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

Clerk: Chuck Sutton Auction Service, LLC