



# AUCTION— HOME TO BE MOVED

## **Newly Constructed 3 Bedroom Ranch Style Home to be Moved**

We will offer the following newly constructed home to be moved at public auction located at West Central High School 705 E. 2nd St., Hartford, SD.

**WEDNESDAY EVENING MAY 29, 2019      SALE TIME: 7:00 pm**

**For a tour of home, you may contact either the Carpentry Instructor -  
Brian Voss (605-929-2004) or the West Central School District Business Office (605-528-3217)**

This auction presents the opportunity to purchase a new +1,620 square foot home with general exterior dimensions of approx. 30'x54' (floorplan available for inspection at the house site), which can be located on the site of your choice. This is an attractive energy efficient 3 bedroom ranch style home consisting of a front door w/sidelight and entrance to the living room which has large operating dbl. hung windows and area to accommodate a future stairwell; a kitchen w/maple cabinets & dining/stg. island which all have a satin varnished finish – all of the cabinetry was generously donated by Showplace Cabinets; a dining area w/full view Anderson sliding glass patio door; a hallway with a spacious coat closet; (the living room, kitchen, dining area & hallway have 11 recessed ceiling lights installed); a full bath with tub/shower unit; a master bedroom w/large closet and a ¾ master bath w/shower, 2 additional bedrooms w/closets; a main floor laundry room w/coat closet & plumbing installed for a sink; and there is a side entry for future access to an anticipated attached garage. This home has 9' ceilings and the interior has been professionally taped & textured by Corey Goehring and has been painted with 1 coat of primer and 1 coat of white paint. The home features attractive Poplar 4 panel solid interior doors throughout w/satin nickle colored hardware & Poplar trim and has Bayer Built steel insulated exterior doors and Anderson 200 Series dbl. hung tilt-pack windows. All of the interior poplar doors and trim are professionally stained and varnished. This home has Sidewalls w/2"x6" construction & 6" of fiberglass insulation, 7/16" OSB sheathing wrapped with Fortress Pro Housewrap and 8" textured Hardyboard primed siding. Ceiling is insulated w/14" of blown-in attic insulation. Truss rafter system throughout covered with ½" 5 ply CDX roof sheathing, Certainteed Landmark Weathered Wood 30 yr. shingles. Truss Pros 18" Truss floor system w/19.2" spacing OC, ¾" OSB tongue & groove flooring (all bldg. materials were provided locally through the Hartford Building Center). Plumbing and Electrical wiring are complete through or below floor level and was installed by A-1 Plumbing, Electrical & HVAC of Hartford, SD. The home is prewired for smoke detectors, multiple TV & phone jacks. House is ready to set on a foundation. This is a well designed and well constructed home which is built to meet or exceed all local building codes that is ready to be moved and relocated to a buyers site of choice.

**TERMS: Cash** - 10% down sale day & balance before removal on or before Sept. 1, 2019. Total bid to be subject to South Dakota and City Sales Tax totaling 6.5%. Purchaser to pay all moving costs. House must be moved from the site by Sept. 1, 2019. Sale Subject to complete terms as published in the Minnehaha County Messenger on May 16<sup>th</sup> & May 23<sup>rd</sup>, 2019. The building will be sold AS IS – WHERE IS, without any warranty whatsoever. THERE IS NO WARRANTY OR MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. The sale is subject to complete Terms and Conditions of Sale which are available for review prior to the auction and which will be reviewed at the auction and incorporated into the purchase contract. The terms may not be varied except in a written agreement executed by appropriate officers of the District. The School District reserves the right to reject any and all bids or parts thereof, and to waive any irregularities. Sold subject to confirmation of the School District and/or their designee.

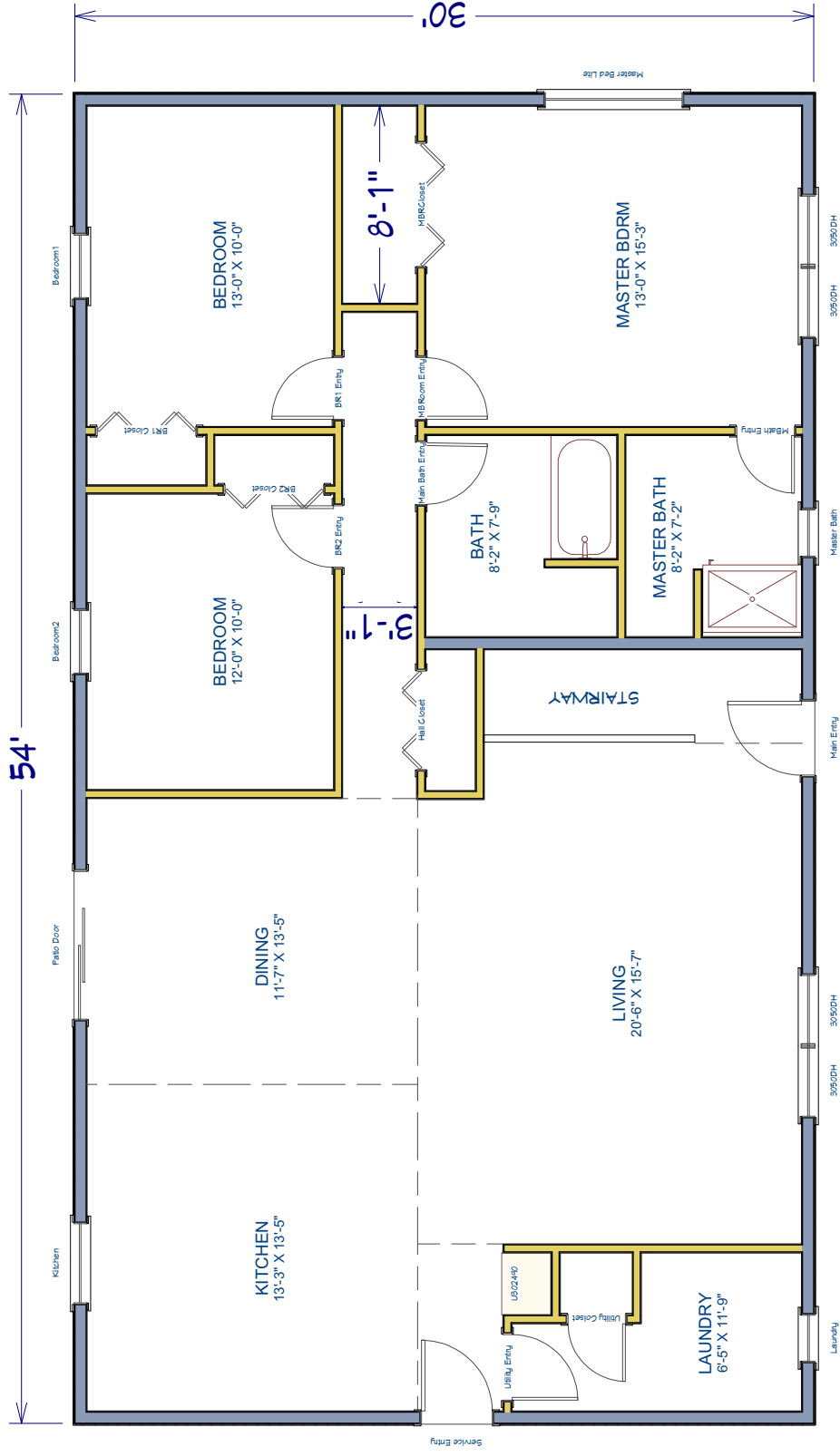
**WEST CENTRAL SCHOOL DISTRICT – No. 49-7**

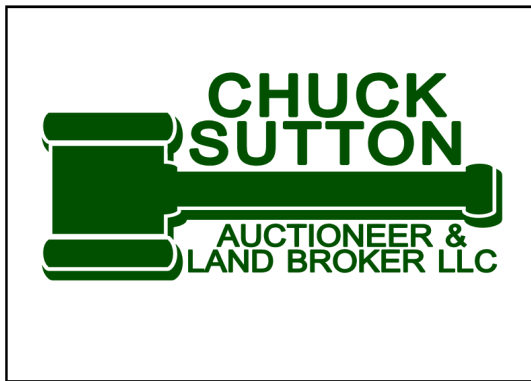
**For a tour of the home contact either Brian Voss (605-929-2004) or the  
West Central School District Business Office (605-528-3217)**

**CHUCK SUTTON - Auctioneer & Land Broker - Sioux Falls, SD - ph. 605-336-6315 &  
JARED SUTTON – Auctioneer & RE Broker Assoc. – Flandreau, SD – ph. 605-864-8527**

## **CONDITIONS OF SALE**

1. SALE OF PROPERTY "AS IS". Said property is sold "AS IS - WHERE IS", without any warranty whatsoever. THERE IS NO WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.
2. Property may be sold to highest bidder, subject to the confirmation of the West Central School District 49-7.
3. Successful bidder shall pay ten percent (10%), cash or check payable to the West Central School District 49-7 immediately upon being awarded the bid at the auction sale. Such deposit shall be forfeited to and retained by the seller as liquidated damages in the event that the remaining terms of the sale set forth herein are not fully and unconditionally performed by the successful bidder in a timely manner.
4. Total bid price will be subject to South Dakota and City sales tax totaling 6.5 percent (6.5%).
5. The purchaser(s) must pay the remaining ninety percent (90%) and 6.5% sales tax by bank draft money order or cashier's check and shall receive the bill of sale no later than September 1, 2019.
6. Property must be removed on or before September 1, 2019 at the purchaser(s) expense.
7. All moving permits and or fees required by City Ordinance must be obtained and paid for by the successful bidder.
8. Moving of the house cannot begin until personal checks have cleared the bank.
9. After the sale on May 29, 2019 the successful bidder is solely responsible for damages which may occur to his or her property due to vandalism, fire, wind, etc. The seller assumes no responsibility to protect the property or insuring it against damages.
10. The successful bidder is responsible for accident claims as a result of moving the property. The seller will not be liable in any way.
11. The seller reserves the right to reject any and all bids or parts thereof, and to waive any irregularities.





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The Sale of your property may be a once in a lifetime event...

Our company has been serving the auction needs of clients since 1932 & presently we are licensed real estate brokers in SD, MN, IA, & NEB. Our firm has grown to be recognized as industry leaders in the Auction Industry.

In the last 5 years our firm has sold over 60,000 acres of Property including Ag Land, Acreages & Development Property. We have also sold numerous Farm Equipment, Construction Equipment & other Personal Property Auctions.

**"Successful Auctions Don't Just Happen They're Planned"** - The Sale of your property may be a once in a lifetime event, so it is important that you rely on an auctioneer with experience, knowledge, education, marketing & promotional skills, established contacts with numerous qualified prospective buyers and last but not least - a track record of success! Our auction company has been serving the auction needs of clients since 1932 and currently we are licensed RE Brokers in South Dakota, Minnesota, Iowa and Nebraska. Our firm has grown to be recognized as a leader in the auction industry. Furthermore, auctions have become ***the marketing method of choice for farmland***, being the most tried and true method of marketing with a proven record of results surpassing such methods as sealed bids and negotiated sales, ***with auctions providing the "Ultimate Marketplace" - by maximizing the number of prospective buyers and also allows the seller to set the terms of sale and puts all buyers on an equal playing field, where all parties have a fair and equal opportunity to bid and buy.***

If you are considering the sale of your land, contact, Chuck Sutton and his staff at Chuck Sutton Auctioneer & Land Broker, LLC or any of our other affiliated offices, and let him and his professional associates put their years of experience to work for You!!

**"Remember, Successful Auctions Don't Just Happen, They're Planned!!"**  
[www.suttonauction.com](http://www.suttonauction.com)

<p><b>Chuck Sutton Auctioneer &amp; Land Broker, LLC</b>          1116 N. West Ave          Sioux Falls, SD          ph. 605-336-6315</p>	<p><b>Kuhle-Sutton Agency, LLC</b>          127 2nd Ave. W          Flandreau, SD          ph. 605-997-3777  <a href="http://www.kuhlesutton.com">www.kuhlesutton.com</a></p>	<p><b>Pipestone Realty, LLC</b>          120 N. Hiawatha Ave.          Pipestone, MN          ph. 507-825-3389  <a href="http://www.pipestonerealty.com">www.pipestonerealty.com</a></p>
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