

ESTATE ACREAGE/RURAL BUILDING SITE AUCTION

**Attention Acreage Prospects! Now offering a +/-11.22 Acre Acreage/Potential Rural Building Site w/ 28'x24' Detached Garage! Existing Utilities Onsite & Established Trees!
Situated East of Ward, SD & NW of Pipestone, MN!!**

We will offer the following RE at Public Auction located at 2223 60th Ave, Pipestone, MN. Located from Ward SD – 5 ¼ Miles East on 211th St./Hwy. #10 & 1 ¼ Mile North on 60th Ave.

WEDNESDAY MAY 29, 2024 • SALE TIME: 5:00 PM

This residence consists of a 2 Bed, 1 Bath Single Story Home w/ vinyl siding & asphalt shingles on the exterior. The residence is in need of significant updates & repairs & is considered a fixer-upper or could be removed, as there is potential for establishment of a new home. The Main floor has 2 bedrooms, a full bathroom, living room, dining room & kitchen. The detached garage is set on concrete block footings, has vinyl siding & is 28'x24' w/ 1 OH Door & Elec. Opener. It has a work shop area that could be easily modified to add additional vehicle or storage space. The property offers a secluded country setting with scenic views & gentle rolling hills. If you are in the market for an existing acreage or attractive building site for a new residence or other permitted uses, make plans to inspect this property & be in attendance at this auction!! For a showing contact the auctioneers! Broker participation welcome with a 1% commission payable to a licensed MN **Broker who properly pre-registers and meets qualifications for Broker Co-op.**

LEGAL DESC.: A Tr. Beg. 805' N. of the SE Cor. SE ¼ that Right Angles 719.4' W., N. 679.8', E. 719.4', S. 679.8' in the SE ¼ of Sec. 10., T. 108 N., R. 46 W. (Altona Twp.), Pipestone Co., MN – Cont. +/-11.20 Acres

TERMS: 10% nonrefundable earnest money payment due sale day & balance on or before July 17, 2024. 2024 RE Taxes of \$856.00 will be paid by The Estate. Property is sold in AS-IS Condition & the RE licensees/auctioneers in this transaction stipulate that they are acting as agents for the sellers. Sold subject to confirmation of the PR. **For Additional Terms, Info & Photos Visit: www.suttonauction.com**

HAROLD NICHOLSEN ESTATE

Jim York – Estate Personal Representative

Paul M. Malone – Malone & Mailander Attorneys at Law – Estate Attorney & Closing Agent

CHUCK SUTTON & JARED SUTTON - Auctioneers & Land Broker

Lic. #59-26 & Lic. #59-72 - Sioux Falls, SD - ph. 605-336-6315

Pipestone, MN – ph. 507-825-3389 & Flandreau, SD - ph. 605-997-3777

DEAN STOLTENBERG – Auctioneer – Lic. #59-38 – Jasper, MN – ph. 507-829-6856