

REAL ESTATE & PERSONAL PROPERTY AUCTION

Wed., September 4, 2024 • Time: 4:00pm

Location: 108 W 2nd Street, Jasper, MN, located 1 1/2 blocks east of the Jasper Mini Mall on W 2nd Street.

As Shirley is moving to a Twin Home in Jasper, we have been given the privilege to sell at auction her home and personal property.

For complete listing, any changes & photos go to www.suttonauction.com

REAL ESTATE: The real estate being offered consists a 1 1/2 story, 3 bedroom, 1 bath home with unattached single car garage located on a 50' x 150' lot. The residence contains 1373 sq. ft. in the home. The home has an open frame front porch. Main floor has a living room, dining room and kitchen; second story has 3 bedrooms and a bathroom. The house has a gas furnace and central air conditioning and had the roof replaced approximately 2 years ago. The home has a nice back yard with privacy fence, side wood deck and storage shed.

LEGAL DESCRIPTION: Lot 4 Block 7 of 17200- O.P. OF Jasper, Pipestone County, MN

TERMS: A 10% non-refundable earnest money payment sale day and the balance on or before October 24, 2024 with possession. Abstract will be furnished to buyer for examination prior to closing. A clean and marketable title will be conveyed at closing. RE taxes are approximately \$1000 due and payable in 2024, the 1st half will be paid by seller, the 2nd half will be prorated at 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 owners. **To inspect the home plan to attend the upcoming open houses or contact the auctioneers for a showing.**

Sale times: RE at 4:00pm with personal property immediately to follow at approximately 4:30pm.

Open House Dates:

Sun., Aug. 25, 1:30-3:00pm & Wed., Aug 28, 4:30-6:00pm

Owner: Shirley Skorr

PHONE: 507-399-3204

AUCTIONEERS:

Dean Stoltenberg - Auctioneer & RE Broker Assoc. Jasper MN. 507-829-6856

Chuck Sutton- Auctioneer & Land Broker Sioux Falls SD. 605-336-6315

Jared Sutton - Auctioneer & RE Broker Assoc. Flandreau SD. 605-864-8527

Clerk: Stoltenberg Auction Service