

# REAL ESTATE & LARGE PERSONAL PROPERTY AUCTION

**3+ Bedroom 1 ½ Story Home with Very Nice Detached Shop Building situated on a Large Lot in Howard, SD!! Personal Property Including a 2012 Dodge Ram 1500 Pickup w/ 51,000 Miles, 2016 Nissan Rogue, Yamaha Elec. Golf Cart, 50+ Bean Pots with Advertising from 40+ SD Towns as well as MN & IA Advertising, Watt Ware, Custard Glass, Ruby Flash, & a Massive Assortment of Advertising Pieces, Coins & Currency, Banks, Antique & Modern Furniture, a Large Assortment of Various Antiques & Collectibles, Shop Items & Tools, Household & Much More!!**

Due to the passing of Larry & Kay Hageman, their Heirs will offer the Following Real Estate at Public Auction located at 113 N. Section Line Street in Howard, SD & will offer Personal Property both at the residence at 113 N. Section Line & at the Howard Armory located at 212 N. Pleasant, Howard, SD with the Residence & Howard Armory being adjacent to each other. From Howard Farmers Elevator – Jct. of SD Hwy. #34 & Section Line St. – ¼ Mile north to the Residence on Section Line St.

**SATURDAY APRIL 25, 2026**

**SALE TIMES: RE AT 10:00 AM WITH PERSONAL PROPERTY TO FOLLOW AT APPROX. 10:30 AM**

**VEHICLES, GOLF CART, MOWER, TO SELL AT APPROX. 1:30 PM**

**DAKOTA JAX SD FOOD TRUCK ON GROUNDS**

**REAL ESTATE OPEN HOUSE DATES: WEDNESDAY**

**APRIL 8TH FROM 5:00-7:00 PM OR SUNDAY APRIL 12TH FROM 1:00-3:00 PM**

**AUCTIONEER'S NOTE:** Due to the passing of both Larry & Kay Hageman, their Heirs have made the decision to offer the Real Estate & Personal Property listed at Public Auction. This will be a large auction with an excellent home & shop building being offered as well as one of the more unique offerings of Personal Property that we have had the privilege to offer in quite some time. This will certainly be a highlight of the auction season as we enter the spring of 2026 that you will not want to miss!

The Real Estate being offered consists of a well located 3+ bedroom 1 ½ Story Home across from Howard Elementary School in Howard, SD. The residence has 3 bedrooms with closet, as well as an additional bonus room, 1 full bathroom on the main floor, a 2nd story ½ bath, and an attached single car garage. The home has vinyl siding & a colored steel roof. One of the most noteworthy items in the sale of this property is the 34'x44' Shop Building on the property with 2 OH Doors, Chamberlain elec. Openers, steel roof, steel exterior, & Breaker Elec. Service. This building is heated with a Cadet Elec. Heater, has a steel ceiling, & is insulated. The property also has a 12'x14' garden shed for additional storage. If you are in the market for a well located home in Howard SD, we invite you to attend the open houses or schedule a showing with the Auctioneers.

**LEGAL DESC.:** The S. 123' of Lot 12 Exc. The N. 50' of the E. 150' & Exc. The W. 180' of Lot 12, City of Howard, Miner Co., SD

**TERMS:** A 10% non-refundable earnest money payment sale day & the balance on or before May 5, 2026 with possession. Title ins. To be split 50-50 & a closing fee to be split 50-50. Taxes to be prorated to the date of closing. Information contained herein is deemed to be correct but is not guaranteed. The RE licensees in this transaction are acting as agents for the seller. This property is sold subject to confirmation of the owners.

**Personal Property Including Dodge Ram Pickup, Nissan Rogue SUV, Yamaha Golf Cart, Lawn & Garden Shop Items & Tools, Coins/Currency, Advertising: Bean Pots - 50+ Bean Pots With Advertising From 40+ SD Towns As Well As MN & IA Advertising, Custard, Ruby Flash, Watt Ware, Red Wing, Antique Furniture, Other Antiques & Collectibles, Household & Much More!! For Full Ad & Photos Visit: [www.suttonauction.com](http://www.suttonauction.com)**

**HEIRS OF LARRY & KAY HAGEMAN – JAMIE HAGEMAN & LORI PIETZ, OWNERS & CO. PERS. REPS.**

**JOHN NELSON – NELSON & ERICSSON LAW OFFICE PROF., LLC – ATTORNEY FOR THE ESTATES – PH. 605-256-4597**

**FOR QUESTIONS OR TO SCHEDULE A REAL ESTATE SHOWING CONTACT DEAN GULBRANSON – 605-695-0133**

**CHUCK SUTTON – Auctioneer & Land Broker – Office Ph. 605-336-6315**

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

**DEAN GULBRANSON – RE & Pers. Property Auctioneer – Madison, SD – ph. 605-695-0133**

**GAGE GULLICKSON – Auctioneer & RE Broker Assoc. – Flandreau, SD – ph. 605-651-3867**

**RICK BECKER – Personal Property Auctioneer – Madison, SD – ph. 605-480-1976**

**Clerk: Sutton Auction Service, LLC**