

Real Estate Auction

Cleo E. Bowers, Owner

Saturday October 30, 2010

Real Estate Sells at 10:30 a.m. Personal Property to follow.

204 Union St. Alcester, SD

Legal: Lot 2 Blk 2 Pearson's Add Alcester City Union Co., SD Parcel: 01.04.02.1005

Please phone auctioneers prior to sale for preview of property.



Auctioneers Note: As Cleo has moved into an apartment, she is offering for sale her home of more than 40 years. There is a very limited amount of household items being sold directly after the home. Please be early so you don't miss out. Interested parties should call Don Feauto at (712) 551-7995 or Lee Harding at (712) 539-2848 to review the home prior to sale.

Real Estate: The home was built in 1942 with 832 sq. ft. on the main and 416 sq. ft. of finish in the full basement. The home is well kept with 2 bedrooms, a tidy kitchen and open living & dining room. Court house records show the lot to be 50' x 150'. A single detached garage is to the rear of the home. Recent updates include paint, steel roofing and basement window wells.

Collectables, Furniture, & Household: Antique high chair. Misc. stemware, Avon glassware, Iris & Herringbone ripple bowl, small china hutch, 2 solid oak curios/shelves, oak TV stand, round oak table w/3 leaves & 4 chairs, enamel table (great shape), oak Singer treadle, white Hoosier cabinet, small bow back rocker, cake plates, kitchenware, garden tools, tools, general household.

Terms & Conditions of Real Estate Auction: This property is being sold in its "as is" condition and seller makes no warranty, expressed or implied, as to the condition of the property. The successful bidder will be required to pay \$5,000.00 down and sign a

real estate contract upon completion of the auction. Closing shall occur on or about 21 days thereafter. Seller will pay real estate taxes due and pro-rated to the date of settlement based on current tax values (\$356.12 annual net 2009). Sellers will provide a general warranty deed. Buyer and Seller to pay title insurance 50% & 50% respectively. The cost of survey, if any, would be the sole responsibility of the Buyer. Any announcement made day of sale supersedes any written material. Seller reserves the right to cancellation of real estate auction and reserve acceptance or denial of the final bid. Property sold subject to any easements and restrictions of record. Auctioneers are agents for the seller. Descriptions deemed reliable but not guaranteed. P.O.A. Mary Erickson

Terms and Conditions for Personal Property: Number system being used. Cash or good check w/photo ID day of sale. Nothing to be removed until settled for. Anything said day of sale supersedes any written material. Not responsible for accidents.



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South Dakota License # 11555