

Real Estate - Antique - Household AUCTION

201 Third Avenue - Tulare, SD – Home Sells at 2 p.m.

SATURDAY, SEPT. 14 - 10 a.m.

REAL ESTATE: Selling a very nice, very spacious 28' x 60' manufactured home with a built on 3-stall garage 28' x 36'. Garage has a built-in work bench and has radiant heat. Home was recently re-skirted, new shingles in 2013, has central air and a propane furnace. Three-bedrooms, 2 bath, master bath has a garden tub, walk-in shower, two vanities. Sells with all appliances, center island in kitchen, lots of closet space, 16' x 16' wood deck. Located on a 100' x 142' lot with numerous trees and shrubs, tin storage shed in back yard. Must see to appreciate! This is a very nice, comfortable home.



2019 assessed valuation \$57,480 2019 Real Estate Taxes \$889.28

LEGAL DESCRIPTION: Northside B3 lots 1 through 4, Tulare City, Spink County, South Dakota.

TERMS: This is a cash sale, the successful bidder will be required the day of the auction to sign a Real Estate Purchase agreement and deposit with auctioneer ten percent (10%) of the purchase price as down payment. Down payment is non-refundable. The balance of the purchase price is due at the time of closing. Gillette Law Office will handle the closing. Closing expected to take place in 30 to 60 days or as soon thereafter as necessary closing arrangements can be accomplished. Sellers to furnish clear title. Buyer will be granted possession of the property at time of closing. The 2019 Real Estate taxes due in 2020 will be prorated to date of closing. The costs of title insurance and closing costs will be shared equally between the buyer and seller. The property will be sold subject to the approval of the sellers. No buyer contingencies of any kind. Have financial arrangements secured prior to bidding

Gilbert Lutter and Joe Lutter acting as auctioneers are acting as agents for the sellers.

Verbal announcements made at the time of the auction shall take precedence over any printed material or prior representation.

FOR PRIOR VIEWING OF HOME CONTACT PAULA AT 605-472-1486 OR PEG AT 605-450-0562



HOUSEHOLD

Kelvinator upright freezer,
14 cu. ft.
Wooden dining room table
w/2 leaves, 5 chairs
(very nice)
Dinette set w/4 chairs, leaf
Glider rocker
Computer desk



Homemade hall tree
w/storage compartment
Microwave stand
Recliner davenport
Vinyl covered recliner &
foot stool
Lots of knick knacks
Matching dressers,
1 w/mirror
2 TV's (1 sm. color RCA)
Vacuum cleaner
3-Piece silver set
Lots of holiday decorations
2 Office chairs
2 Filing cabinets
Electric typewriter
End tables
Coffee table
Ironing board
Walker
Lots of yarn
Crocheted items
Lots of coffee cups
DP Gometer exercise bike
Suitcases Coolers
Garden hoses
Lots of hand tools
Canning jars Garden stakes
Kitchen utensils Pots & pans
Plus many other items

ANTIQUES & COLLECTIBLES

Rose painted
table lamp &
matching
hanging
lamp
Large Round
front china
closet (nice)
Secretary
Smaller Round
front china closet
Wooden sewer rocker
Large cedar chest
Large trunk (good cond.)
Smaller trunk
Small upright drop front desk
Gentlemen's Dresser
Quilting frame
Wooden Sauder cabinet



25 Gal.
Red Wing
crock
2 Smaller
crocks
Old
records
Coal Pail

Baby stroller w/springs
good cond.
Sad irons
Lots of old dishes
Glassware, some Carnival
glass, colored glassware
3 wheeled bicycle
Plus other items

LAWN & GARDEN, SHOP, MISC.

MTD Snow Blower
3 Chain saws
BBQ Grill Bicycle
Scotts Garden seed spreader
2 Propane tanks w/heaters
Free standing hammock
Misc. gardening tools
Lots of misc. hand tools

**Plus many other
miscellaneous items**



Not Responsible for Accidents or Thefts

Terms: Cash or Check

Lunch will be available

Leroy & Elsie Brooker Estate

Auctioneers: Gilbert Lutter & Associates, Auctioneers & Clerks

Gilbert 472-2650 or 460-1109; Joe 472-2311 or 460-3176; Bryan 460-0474

Gilbert Lutter, RE License #76 Joe Lutter, RE License #10095

For more pictures check www.lutterauction.com