

# SELLING AT AUCTION

## The - - Johnny Cavelle HOME & ACREAGE

**Tuesday Oct. 27, 2020 10:30 a.m.**

**Note:** Johnny Cavelle has been moved to a rest home, and is very unlikely that he will ever return to his home. His property will be disposed of at public auction.

**Address: 37942 – 182<sup>nd</sup> Street Tulare, South Dakota 57476**

**Located from Tulare, S.D.: ½ mile North, 4 ½ miles West on 182<sup>nd</sup> Street.**

**Legal Description: Cavelle Outlot A in East ½ of SW ¼ 24-115-65, Lake Township, So. Dak.**

**7.78 acres**

Buildings include a 1334 square foot home with 2 bedrooms, 2 baths, with a full basement (partially Finished). Home has had new metal roof installed in recent years. Other buildings include a 4 bedroom 2 bath guest house, and also a 1152 square foot shop and garage, a large hip roof barn (needs roof work) and another building formerly used as a hog house, House and guest house are completely furnished. Most items are very high quality and very usable. A few pieces just need to be disposed of. Property sells with the furnishings in place and selling as a complete unit.

↔ This property some years back was considered 'The Show Place of Spink County'. As John's health failed in recent years the buildings have been neglected. The property still has the potential to be a very attractive tract of property and could provide a very comfortable place to live. ↔

**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 the auctioneers 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 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 payable in 2020 will be paid by the sellers. The 2020 real estate taxes will be prorated to date of closing. Costs of the title insurance and closing costs will be shared equally between the buyer and the sellers. The property will be sold subject to the approval of the sellers.

The sellers do not warranty or guarantee that existing fences lie on true boundary. Any new fencing required, if any, will be the responsibility of the purchaser pursuant to South Dakota statues

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 time of the auction shall take precedence over any printed material or prior representation.

### Vehicles

2005 Ford F150 Crew Cab 4X4 Pickup, King Ranch Edition, leather interior, high mileage, Body in good Condition, (driver's seat needs replacing)

1995 Ford F150 Super Cab 4X4 Pickup, XLT, body basically good, some rust. Has not been run for some time.

**Paul Eckrich, POA**

**Telephone No. 605-880-9117**

For Prior viewing of property contact the auctioneers

**Auctioneers: Gilbert Lutter, R.E. # 76**

**605-472-2650 or  
or 605-460-1109**

**Joe Lutter, R.E. # 10095**

**605-472-2311  
or 605-460-3176**