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LOCATION • LOCATION • LOCATION

Excellent 3 Bedroom Home Estate Auction

Monday Evening • April 16th • 5:30 pm

Located: 954 E Main Street, Vermillion, SD

OPEN HOUSES: Thursday Evening, March 29th & April 5th • 6 – 7 PM



Personal Property to follow Real Estate Auction

Floor plan of this home consists of 3 bedrooms with closets, carpeted, full bath (recently updated); large living room with picture window, carpeted; dining area with carpet; kitchen complete with electric range, refrigerator and utility hookups. Full, unfinished basement with utility hookups. There is an over sized attached single car garage. Built in 1965, this home has 1,174 sq ft of living area. Home has asphalt shingles that are approx 5 years old; central air that is approx 6 years old; Lennox natural gas furnace and gas water heater. This is a very well kept home inside and out and ready to move into. The location is great being only 1 block from the high school, 1 block from Prentis Park and 2 blocks to the hospital. If you are looking for a nice home in Vermillion; make sure you attend one of the open houses or contact the auction company.

LEGAL: The East 102' of the West 198' of Lot HD-1 in the SE1/4, SW1/4, Sec 18-92-51, Clay County, South Dakota. Taxes are \$1,733.40.

TERMS: 10% nonrefundable down payment due day of auction with balance due on closing of May 16, 2012. Title insurance and closing costs will be split 50/50 between buyer and seller. Taxes prorated to day of closing. Possession on closing. Clay County Abstract & Title Co is the closing agent. Auctioneers are acting as agents for the seller.

Owner: Donald M Ahrendt Estate, Larry Ahrendt – Personal Rep

GIRARD Auction & Land Brokers, Inc.
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www.GirardAuction.com • www.GirardBid.com

Marv Girard, BA #12399; Ken Girard, CAI, AARE Broker #10183; Mike Girard BA #13549

ESTATE AUCTION

Monday Evening, April 16 • 5:30pm

(Following the Real Estate)

LOCATED: 954: E Main Street, Vermillion, SD

Furniture: Maytag Neptune auto washer—like new; Whirlpool elec dryer; Kirby G Series Diamond Edition vacuum cleaner with carpet /shampoo attachments- like new; sofa; loveseat; 2 recliners; wing back chair; Vizio 26" flat screen TV; 19" & 27" TVs; entertainment center; 2 dbl beds (one with newer mattress & box spring); single bed w/ mattress & box spring; blond dresser & chest of drawers; 2 chest of drawers; 3 dinette tables & chairs; desk; coffee & end tables; book case; dehumidifier;

Antiques & Collectible: 1932 Coke tray; set of wood shaft golf clubs; sm trunk;

Household: 8 place setting Pier I stoneware; 18pc Pfaltzgraf dinnerware w/ several serving pieces; lamps; Corelle ware; silverware; pictures; nic nacs; pots; pans; dishes; elec appliances; microwave; bedding; linens; treadmill;

Misc: Yardman 21" self propelled mower, 6sp w/ bagger – like new; stepladder; yard spreader; shelving; lawn chairs; garden tools; hand tools; coolers; fishing tackle; many items too numerous to mention

Consigned by family: KM 800-series Washer (less than 3-years old) KM 600-series dryer (less than 2-years old); Huffy Exercise bike; Santa Rosa Acoustic guitar; Glider rocker w/ ottoman; 2 chests of drawers; bookcases; table w/ 2-chairs; 3 bar stools; wood rocker; Lots of firefighting collectables & toy fire trucks; Screen tent; Computer desk; home brew kit; pet carrier;

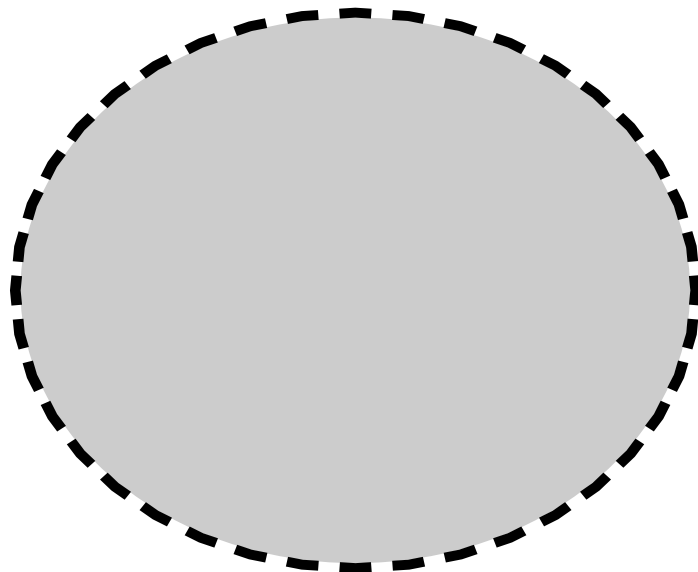
Terms: Cash or Good Check. SD sales tax applies. Not responsible for accidents

**Owner: Donald M Ahrendt Estate,
 Larry Ahrendt, Personal Rep**

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