

# REAL ESTATE AUCTION

**THURSDAY NOVEMBER 29, 2018**

**Sale Time: 5:30PM on site: 10 Oddin Ave. New Effington, SD**

For pics, see Ostby's site at [www.midwestauctions.com/ostby](http://www.midwestauctions.com/ostby)

**Owners: Sisseton School District (54-2)**



Located in New Effington, SD, sitting on 13+ acres, is this well-kept New Effington Elementary School Building that was built in 1989 and is 16,546 Sq' in size. There is also an attached gym area (Morton pole building) that was built in 1994 with cement floor and is 3,600 Sq' in size. The gym has a Reznor LP ceiling mount furnace. The main school building is brick with a rubber flat roof/rock covering. The building has 3-phase power, 220v. power, & 110v. power. The main service coming into the building is 480 volt/1200 Amp. The heating system is hot water heat with 5 Hydro-Therm LP boilers and is hooked up to an Andour AC8 Plus control system and has 2 large circulating pumps. There are several new heating coils throughout the building. There are 2 water heaters in the building. The kitchen will sell with the following appliances: Hobart AM-14 dishwasher w/Bradford White Booster heater, Salvajor II garbage disposal w/stainless steel sink, Hobart 3-phase grill & 2 burner stove/oven, Econovent Ansel system/hood vent, Large deep tub stainless sink w/garbage disposal, Large 2 deep tub stainless steel sink, Hobart large commercial 2 door refrigerator 110v., & Thurmaduke Stainless 4 warmer serving system 220v. w/sneeze guard. There is a FA-300 Series fire alarm system in the building, fire doors, 16 security cameras, there is Central air conditioning in the office & teachers' lounge, there are 4 separate bathrooms in the building. Included with the property is an 8'X10' storage shed that has electricity. The LP tanks on the property are leased from Lakes Gas. If looking for a large building in the town of New Effington this may just be the place for you!!

**Legal Description:** East 1/2 of the South East 1/4 of the South East 1/4 in Section 21, Township 128, Range 50 – New Effington, SD - Roberts County (13.28Acres)

**Real Estate Terms:** 15% (non-refundable earnest money) paid on sale day with balance due at closing approximately 30 days. Auctioneer is working for the seller! Closing Costs to be split 50% buyer 50% seller. The property is sold "As Is, Where Is", please inspect the property before bidding. Closing to be conducted by Gordon Nielsen - Attorney at Law. Sellers have the right to reject any or all bids. Terms day of sale take precedence over written material.



**Open House Date:** Thursday November 8<sup>th</sup> from 4:00 to 6:00PM

or call Derek @ 605-949-2170 for a private viewing.



**Auctioneers note:** The Sisseton Public School District has decided to sell the New Effington Facility. If looking for a large building in the town of New Effington – this is your opportunity. If you have any questions, feel free to call Derek (auctioneer) at (605) 949-2170.

Terms of sale: Auctioneer, owners, or clerks not responsible for omissions or errors in listings. Cash, Credit Cards, or approved checks accepted. All sales final. Any further terms will be stated on day of sale. Not responsible for accidents SD Auctioneer License #13779