

REAL ESTATE, PICKUP-CAMPER, TOOLS, RECREATIONAL, HOUSEHOLD

ESTATE AUCTION



SATURDAY, NOVEMBER 2, 2024 – 10:30 AM

*The following real estate and personal property will be sold at the property:

101 West 1st Ave., Clark, SD
 Real Estate Sells at 12:00 pm

Auctioneers' Note: Opportunity to purchase commercial property located on Hwy 212, formerly known as Cardell's Convenience Store. Personal property items in excellent condition or new—3 new tool boxes, fishing accessories, household items are well kept and nice. Something for everybody!
For additional pictures, please visit - www.sdauctions.com

Real Estate: Location, Location, Location! This may be the most used intersection in the town of Clark right on US Hwy 212 and Smith Street. Legal description is N 75' of Lots 1-2 & N 115' of Lot 3 & N 110' of Lot 4 & E 1' of N 110' of Lot 5 Block 7 Original Clark. Property consists of a 1680 sq. ft. building (35' x 48'). Formerly known as Cardell's Convenience Store. Structure was built in approx. 1945. It has cement block/steel siding, glass entry door, 3 rooms, 2 restrooms, & full basement. There are 2 underground steel tanks (4000 gal/6000 gal) that have not been used for several years and deemed inoperable. SDDANR has been contacted. Please use due diligence.



Terms & Conditions: This is a cash sale. The new buyers will be required to sign purchase agreement & deposit 15% down payment at conclusion of auction Nov. 2, 2024. This is a binding, non refundable down payment and must be with good check or other negotiable funds. Payment will be made to Fjelland Law Escrow Account, Chad G. Fjelland, closing agent. Balance of purchase price will be due on or before 12/20/2024 or before by buyer-seller mutual agreement. Possession occurs at closing. Merchantable title will be furnished by the owners, title insurance will be utilized with 50% seller 50% buyer. Closing costs will be divided 50% seller & 50% buyer. 2024 taxes will be paid by sellers. Announcements sale day take precedence over any advertising or statements. The Personal Representative reserves the right of confirmation of acceptance or rejection of any or all bids. Owner—Cardell J. Kellen Estate, Lisa Neff, Personal Representative. For viewing, call auctioneers : Terry Schlagel—RE 16427, 605-881-4054 or Marlin Fjelland—RE 105, 605-228-8822 . Auctioneers represent sellers only.

PICKUP, CAMPER, PAYLOADER, SKID STEER, DUNE BUGGY

- **1999 RAM 3500 Dually**, Cummins Turbo Diesel, 4 WD, Auto Transmission, Elec. Windows & Locks, Long Box, 160,785 miles, needs maintenance
- **Lance—Legend 945**, 11 ft 3" Slide in PU Camper, Blue Interior, Self Contained, Shower, Bath, Refrigerator, Freezer, Gas Oven & Stove, Microwave, Heat & AC, Model #LL945EC
- **Trojan 1500Z Payloader**, 7 1/2' Bucket, needs fuel pump
- **Bobcat 440B Skid Steer**, 44" Bucket (weak left cylinder)
- **HammerHead 150 Dune Buggy**

TOOLS & SHOP EQUIPMENT

- **Performax Tool Cabinet**, 40" Removable Top, 5 Drawer Base
- **US General Tool Cabinet**, 22"x26"x40" tall, 8 Drawers
- **Tool Cabinet with Removable Top**, 24"x13"x42" tall on Rollers
- **Lifan Model ES 4100 Generator**, NEW
- **Forney 140 FC-I Wire Welder**, NEW, Helmet & Wire
- **Job Smart Air Compressor**, 1/2" Air Impact, Air Nailer & Air Stapler
- **Pressure Washer 2100 PSI**
- **3/4" Socket Set 7/8-2" Ratchet & Breaker Bar/Case**
- **Set of Gear Wrench Ratchet Wrenches**
- **Impact Sockets SAE & Metric Deep Well**
- **Numerous Wrench Sets with Holders**
- **Curved Box End & Fuel Line Wrenches**, NEW
- **Pry Bar Sets-Bolt Cutters-Pipe Wrenches-Plier Sets**
- **Torque Wrench**
- **(3) Electric Drills**, NEW
- **Electric Saw**, NEW
- **6" Bench Grinder**, NEW
- **Cordless Drills**
- **Electric Drill Bit Sharpener**
- **Tap & Die Sets**
- **4" Portable Grinder**, NEW
- **Sawsall**
- **Dremel Set**
- **400 Watt Jump Start**
- **(2) Shop Vacs**
- **8 ft. Fiberglass Step Ladder**, yellow
- **6 ft. Keller Aluminum Step Ladder**

OUTDOOR & MISCELLANEOUS

- **Minnow Tank**, complete with aerator 4" wide
- **(12) Fishing Rods & Reels**
- **Camping Gear**
- **Large Amount of Fishing Lures & Tackle from Bait Shop**
- **Minnow Trap**
- **Pacific Tool Company Shotgun Shell Reloader**
- **Lead Shot for Shotgun**
- **SHRC Drone with Camera**
- **(2) Metal Detectors**
- **Neon "OPEN" Sign**
- **Huskee 21" Push Mower with Bagger**
- **(12) Chair Seats**
- **Misc. Gas Nozzels & Hoses**



HOUSEHOLD

- **GE Electric Range**, Like New
- **Bosch Washing Machine**, front load
- **Maytag Neptune Dryer**
- **Criterion Refrig/Freezer**
- **Electric Air Fryer**, like new
- **Air Convection Oven**
- **Hamilton Beach Microwave**
- **Oster Toaster Oven**
- **Woods Chest Type Deep Freeze**
- **Pizza Oven**
- **Faberware 3 Compartment Crock Pot**
- **Cecilware Cappuccino Machine**
- **Deep Fat Fryer**
- **Electric Fry Pan**
- **(12) Large Commercial Baking Pans**
- **Pioneer Woman Knife Set & Wooden Block**
- **Waring Pro Electric Meat Slicer**
- **Lem Hand Food Processor**
- **Misc. Pots, Pans & Kitchenwares**
- **Vacuum Cleaner**
- **Carpet Cleaner**
- **4 Piece Wicker Patio Set**
- **Bedroom Dresser**
- **End Table**
- **Large Beverage Cooler**

CARDELL J. KELLEN ESTATE

LISA NEFF, PERSONAL REPRESENTATIVE

Terms: Cash, nothing removed until settled for. All guarantees between seller & buyer. Not responsible for accidents. Announcements sale day take precedence. SD sales tax applies.



F-S-L Auction Service—Auctioneers & Clerk Clark, SD

Marlin Fjelland 605-228-8822

Terry Schlagel 605-881-4054

Harley Lamb 605-881-5529

For more information and additional pictures, please visit - www.sdauctions.com

