



MCPHERSON COUNTY COMMISSION
706 MAIN STREET
LEOLA, SD 57456

NOTICE OF SALE OF PROPERTY

Notice is hereby given, that pursuant to Chapter 6-13 SDCL, the following described properties will be offered for sale by auction in the 1st floor rotunda of the McPherson County Courthouse in Leola, South Dakota on **October 3rd, 2023, at 9:10 AM**. The properties have been approved for public sale by the McPherson County Commission. At the conclusion of this sale, McPherson County will issue and file a Quit Claim Deed to the property in the name requested by the purchaser. All delinquent taxes, penalties and interest are abated and are not the responsibility of the new owner. McPherson County makes no guarantee of absolute fee simple marketable title to the property. It is recommended that the purchaser of a county quit claim deed pursue a quiet title action in order to acquire marketable title to the property (see SDCL Chapter 43-30, title standards 26-01 and 26-02).

Bidding will begin at the minimum bid. Purchase price of the property along with a \$30.00 recording fee plus transfer fees shall be paid in full by the purchaser on the day of the sale.

A title search prior to purchase at the prospective buyer's expense is strongly recommended.

Property offered by public auction is as follows:

LEGAL DESCRIPTION:

	<u>RECORD</u>	<u>MINIMUM BID</u>
<u>EUREKA CITY</u>		
6 th Street – Lot 10 Block 3 College Addition Eureka City	#7774	\$300
<u>GREENWAY VILLAGE</u>		
Lot 3 Block 4 Greenway Village	#8740	\$100
Lot 5 Block 4 Greenway Village	#8742	\$100
Lot 7 Block 4 Greenway Village	#8783	\$100
<u>LEOLA CITY</u>		
1306 Moulton Street – East 10' of Lot 7 and Lot 8 Block 1 Hardenbrook Add. Leola City	#6975	\$300
1001 Moulton Street – (Lot 2B); Lot 3 Block 3 HOHM Park 1 st Add. Leola City	#7135	\$300
Corner of Mason and Hwy 10 – Lots 1 & 2 Block 1 Grimes Addition Leola City	#7225	\$300

<u>LEGAL DESCRIPTION:</u>	<u>RECORD</u>	<u>MINIMUM BID</u>
<u>WETONKA TOWN</u>		
301 Main Street – Lots 1 through 18 Block 9 Original Plat Wetonka Town	#6686	\$200
Lot 18 Block 10 Original Plat Wetonka Town	#6691	\$200
Block 11 Original Plat to Wetonka Town	#6693	\$200

A title search prior to purchase at the prospective buyer's expense is strongly recommended.
McPherson County Abstract and Title, Steve & Wanda Berndt 605-439-3614 or 605-437-2222.

Auction Date: October 3rd, 2023 beginning at 9:10AM
In the 1st Floor Rotunda of the McPherson County Courthouse
706 Main Street, Leola, SD 57456

McPherson County Auditor: (605) 439-3314
mcphersonaud@valleytel.net

McPherson County Treasurer: (605) 439-3544
mcphersontre@valleytel.net

Property Owner	Eureka City - Legal Description	Property Address	Record #	Minimum Bid
Mildred Job ETAL	Lot 10 Block 3 College Addition Eureka City	6th Street	7774	\$ 300

Property Owner	Greenway Village - Legal Description	Property Address	Record #	Minimum Bid
Deborah Warax	Lot 3 Block 4 Greenway Village		8740	\$ 100
Jorge Huitzil	Lot 5 Block 4 Greenway Village		8742	\$ 100
Daywatch	Lot 7 Block 4 Greenway Village		8783	\$ 100

Property Owner	Leola City - Legal Description	Property Address	Record #	Minimum Bid
Gabe Outtrim	East 10' of Lot 7 and Lot 8, Block 1 Hardenbrook Addition Leola City	1306 Moulton St.	6975	\$ 300
Colleen Lakefield	(Lot 2B); Lot 3 Block 3 HOHM Park 1st Add. Leola City	1002 Moulton St.	7135	\$ 300
Gordon Vogel	Lots 1 & 2 Block 1 Grimes Addition Leola City		7225	\$ 300

Property Owner	Wetonka Town - Legal Description	Property Address	Record #	Minimum Bid
John Pendry	Lots 1 Through 18 Block 9 Original Plat Wetonka Town	301 Main Street	6686	\$ 200
Ivor & Alice Pendry JT	Lot 18 Block 10 Original Plat Wetonka Town		6691	\$ 200
Jeannie Calder	Block 11 Original Plat Wetonka Town		6693	\$ 200

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Bidding on each parcel will start at the minimum bid - a title search prior to purchase at the prospective buyer's expense is strongly recommended

Purchase price of the property along with a \$30.00 recording fee plus transfer fees shall be paid in full by the purchaser on the day of the sale.