

Real Estate & Personal Property Auction

115 E. 5th St., Fulton, SD



Well Located One Owner 3+ Bedroom Ranch Style Home with Attached Garage & 31'x48' Pole Building Situated on a Large Corner Lot in Fulton, SD! Additionally, this Auction will have Personal Property Consisting of a 2013 Chev. Impala LT Sedan w/ only 19,500 Miles, Allen 36" Power Trowels, Monarch Masonry Mixer, Bill Jax & Universal Scaffolding, Walk Behind Floor Saw, Antiques, Household, Lawn & Garden Items & Much More!



suttonauction.com

We will offer the following Real Estate at Personal Property at Public Auction located at 115 E. 5th St., Fulton, SD (Jct. of N. Spencer Ave & E. 5th St). From Fulton, SD Post Office – 3 Blocks North on Main Ave, then ½ Block E. on 5th St.

SATURDAY DECEMBER 13, 2025

SALE TIMES: 10:00 AM on Real Estate with Personal Property to Begin at Approx. 10:30 AM

OPEN HOUSE DATES: Sunday November 30 from 1:00-3:00 PM or Sunday December 7th from 1:00-3:00 PM or by Appointment Arranged with the Auctioneers

ANNA T. BARTSCHER, Owner

TERRY HAIAR – RE & Pers. Property Auctioneer – Alexandria, SD – ph. 605-239-4626

CHUCK SUTTON – Auctioneer & Land Broker – Sioux Falls, SD – ph. 605-336-6315

JARED SUTTON, CAI – Auctioneer & RE Broker Assoc. – Flandreau, SD – ph. 605-864-8527

Clerk: Sutton Auction Service, LLC

The Real Estate being offered consists of a very nice one-owner 3+ Bedroom Ranch Style Home w/ Attached Garage & 30'x48' Pole Building situated on a corner lot in Fulton, SD. The main level of the home has an entrance off the garage to a main floor mudroom area/laundry area with Maytag Washer & Dryer as well as small office room. Off the garage entry/mudroom area is a nice kitchen with oak cabinets, Maytag Refrigerator & Dish Washer, & GE Elec. Stove with Broan Range. Adjacent to the kitchen is a dining area which has a rear Andersen Sliding Patio Door to a large attached wooden deck, & also adjacent to the dining room is a Living Room with a large Andersen Picture Window, Electric Fireplace, & a front entry. The main level of the home has a full bathroom with Tub-Shower, as well as 3 main floor bedrooms with closets.

The home also has a full basement with a living room with Andersen Egress Window, & basement bedroom (No Egress Window) with a large storage closet. The lower level of the home also has storage/utility room which has a ¾ bath with stool, sink & shower. The home is serviced with 200 Amp. Breaker Elec. Service, a Heil High Efficiency LP Gas Furnace, AO Smith 50 Gal. Elec. HW Heater, existing septic system, & a leased 500 gallon LP tank. Additionally, water is provided through Davison-Hanson Rural Water. The attached garage on the home is approximately 26'x28', is insulated & heated with a Reznor LP Hanging Furnace, OH Door w/ Opener, and has front & rear walk doors.

What is especially noteworthy about this property, is the additional 31'x48' Shop/Storage Building w/ full concrete floor situated on the property. This building has a 13'x27' Heated Shop Room with a Reznor hanging LP Furnace & OH Door w/ Elec. Opener, and the remainder of the building is open cold storage with a second OH door. Another added benefit to this property is that the home has a Briggs & Stratton PP22 LP Backup Generator which is less than 2 years old, & will pass with the property at no additional cost.

According to County Assessors' information the home was constructed in 1996 & is estimated to have approximately 1400 finished Sq. Ft. on the main level of the home & an additional 700 finished Sq. Ft. on the lower level. Additionally, county information indicates that the storage building was constructed in 2002. The 2024 RE Taxes payable in 2025 on this property were \$2,290.02. If you are in the market for a very nice home & a property which also features additional shop/storage space, make plans to inspect this property & be in attendance at this auction!

LEGAL DESC.: Lots 15 Thru 18 in Block 6, Orig. Plat in the Town of Fulton, Hanson County, SD

TERMS: A 5% non-refundable earnest money payment sale day & the balance on or before January 30, 2026 with possession. Marketable Title will be conveyed and owners title insurance provided with the cost of the owner's policy divided 50-50 between the buyer and seller. A title company closing fee will be divided 50-50 between the buyer & seller. All of the 2024 RE taxes payable in 2025 will be paid by the seller and based on current tax amount future taxes will be prorated to date of closing. This property is sold in "AS IS" condition with no contingencies whatsoever, and is sold subject to existing easements, restrictions, reservations or highways of record, if any, as well as any or all applicable zoning ordinances. Information contained herein is deemed to be correct but is not guaranteed. The RE licensees in this transaction are acting as agents for the seller. This property is sold subject to confirmation of the owner. To inspect the home, attend the open houses or contact the Auctioneers for a showing. **Broker Participation Welcome, with a 2% commission payable to a licensed SD RE Broker who properly pre-registers and represents a successful purchaser at the auction and that meets the prescribed criteria for Broker Participation.**

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**"Successful Auctions Don't Just
Happen . . . They're Planned!"**

