

AUCTION: CITY LOTS

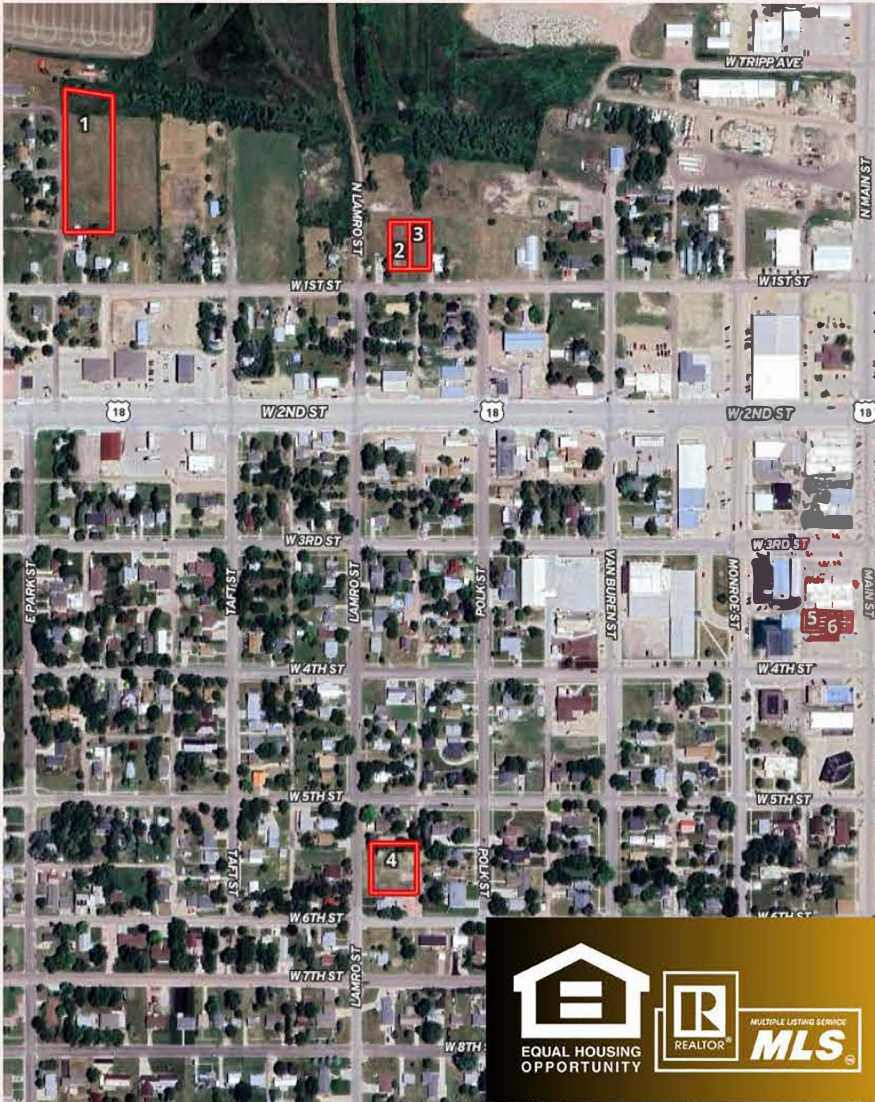


Live Auction Only

SEPTEMBER 9, 2024

MONDAY @ 1:00 PM

At City Hall (325 S Monroe Street, Winner)



Parcel 1: 48070315
1st Street, 146' X 555'

Parcel 2: 48070114
1st Street, 60' X 140'

Parcel 3: 48070113
1st Street, 60' X 140'

Parcel 4: 48024110
Lamro Street, 150' X 140'

Parcel 5: 48011808
Main Street, 25' X 140'

Parcel 6: 48011809
Main Street, 25' X 140'



shippyrealty.com
granauctions.com



Taxpayer Information	
Deed Holder	CITY OF WINNER
Mailing Address	
325 S MONROE #118	WINNER SD57580
Property Address	
Address	
Section - Township - Range	

48.07.03.15



Parcel Information			
Additional Owners	Legal Description	Deeded Acres	0
	N435.1' OF LOT E, NORTHWEST ADDITION WINNER CITY	\$ Per Acre	
		Tax District	48592

Assessor Information	
Year	
2024	
NAD	\$17,739
	\$0
	\$0
	\$0
	\$0
Total	\$17,739

Deed: **CITY OF WINNER**
 Contract:
 CID#:
 DBA:
 MLS:

Map Area: **Winner-R**
 Route:
 Tax Dist: **[EMPTY]**
 Plat Page:
 Subdiv: **[NONE]**

Checks/Tags:
 Lister/Date:
 Review/Date:
 Entry Status: **Inspected**

D / Rural / Exempt

Legal: N435.1' OF LOT E,NORTHWEST ADDITIONWINNER CITY

Land													
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres						
FF Main	146.00	146.00	555.00	555.00	0.00								
Sub Total						81,030.00	1.860						
Grand Total						81,030.00	1.860						

Street	Utilities	Zoning	Land Use
FF Main	None	None	Not Applicable

Sales				Building Permits				Values				
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Full & True		
									Ag			
									NA			
									OO			
									Exempt			
									Total			

Prepared By:
Jacob T. Morris, PE
DeWild Grant Reckert & Associates Company
1300 S Highline Avenue
Sioux Falls, SD 57110
Phone (605)339-4157

SANITARY SEWER EASEMENT

THIS EASEMENT is granted this ____ day of _____, 20____, by the City of Winner of 325 S. Monroe Street, Suite #118, Winner, SD 57580 being the current Owner of the below described real estate near the City of Winner, Tripp County, SD to the City of Winner, South Dakota (City).

WHEREAS, the City will construct and maintain sanitary sewer over, under, and upon the land belonging to the Owner, and the Owner will cooperate with the City in the construction of said sanitary sewer to its mutual benefit.

NOW THEREFORE, in consideration of the construction and maintenance of said sanitary sewer by the City, the Owner grants to the City the perpetual right and easement to construct, maintain, and repair said sanitary sewer over, under, and upon a permanent sanitary sewer easement as described in the following:

Sanitary Sewer Easement – A 6,507 +/- SF parcel located in Lot “E” in the Northwest Addition to the Townsite of Winner, Tripp County, South Dakota, less the South 140 feet of Lot “E”; as shown on Exhibit A.

This grant is subject to the following conditions:

1. The sanitary sewer shall be constructed in a good and workmanlike manner, and all disturbed area shall be restored to a finished grade similar to that now existing, per plans and specifications.
2. The City will save the Owner harmless from any claims for damage arising out of the construction and maintenance of the sanitary sewer.
3. The Owner will maintain the surface area of the easement following construction. The Owner will keep the easement area clear of any structure, debris, trees, shrubs, or landscaping whatsoever.
4. The Owner will keep sanitary sewer manholes and respective castings at surface grade and accessible to the City.

IN WITNESS WHEREOF the Owner has executed this easement this ____ day of _____, 20____.

City of Winner, South Dakota

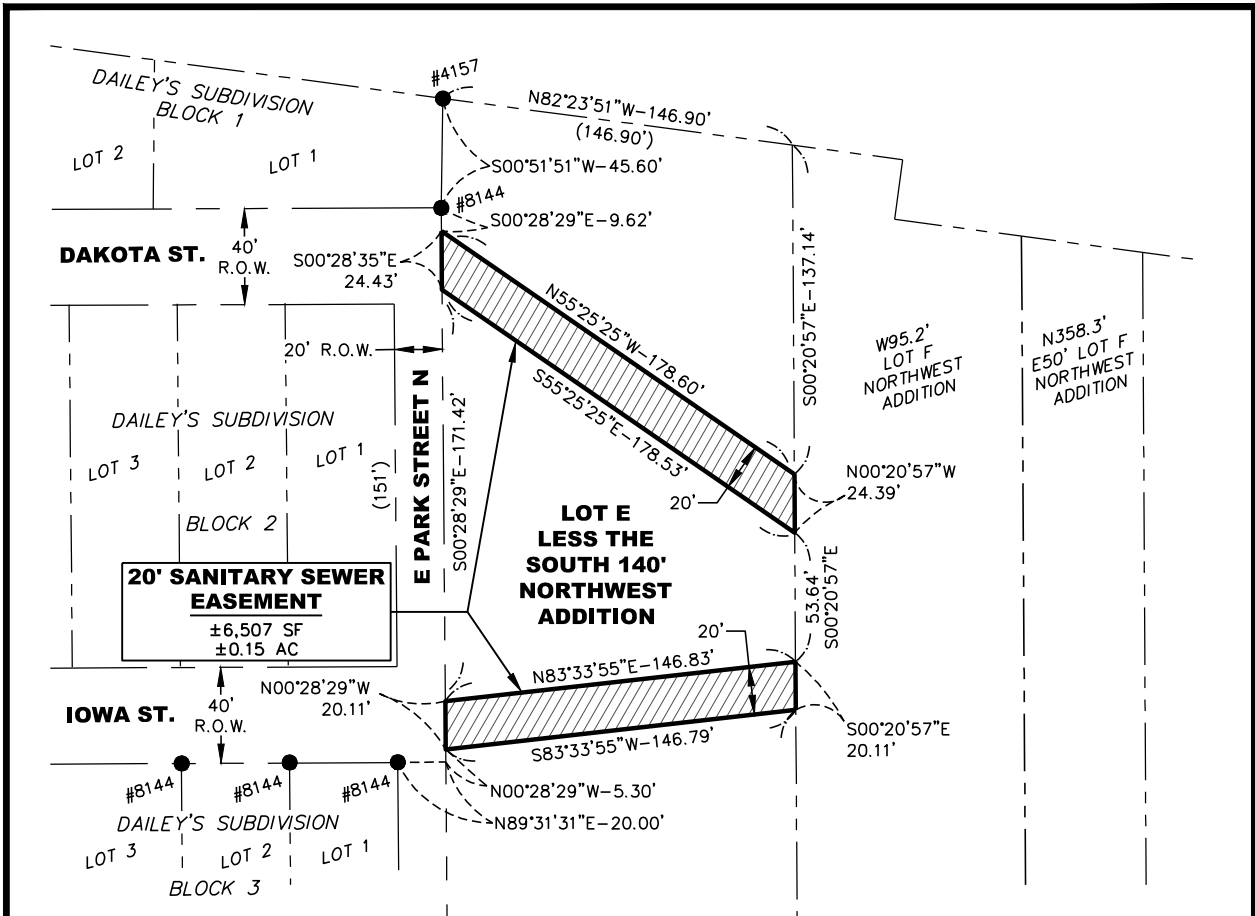
(Owner)
Brad Schramm, Mayor

STATE OF SOUTH DAKOTA)
 :SS
COUNTY OF _____)

On this the ____ day of _____, 20____, before me, the undersigned officer, personally appeared Brad Schramm, Mayor of the City of Winner, South Dakota, known to me or satisfactorily proven to be the persons described in the foregoing instrument, and acknowledged that they executed the same in the capacity therein stated and for the purposes therein contained.

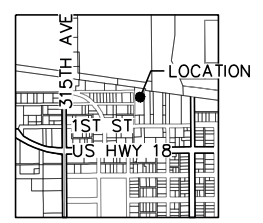
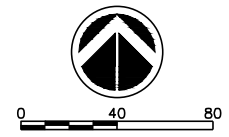
In witness whereof, I hereunto set my hand and official seal.

Notary Public - State of South Dakota
My Commission Expires: _____



LEGEND

- - EXISTING EASEMENT LINE
- - PROPERTY LINE
- - RIGHT OF WAY LINE
- - CENTER LINE
- - SECTION LINE
- - QUARTER LINE
- - SIXTEENTH LINE
- PERMANENT EASEMENT
- FOUND MONUMENT
- FOUND SECTION CORNER
- (100.00') - PREVIOUSLY PLATTED DIMENSION



LEGAL DESCRIPTION OF GRANTOR'S LAND
 LOT "E" IN THE NORTHWEST ADDITION TO THE TOWNSHIP OF WINNER, TRIPP COUNTY, SOUTH DAKOTA, LESS THE SOUTH 140 FEET OF LOT "E".

I HEREBY CERTIFY THAT THIS EASEMENT EXHIBIT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF SOUTH DAKOTA.

OWNER INFORMATION
 CITY OF WINNER
 325 S MONROE STREET, SUITE #118
 WINNER, SD 57580

BY _____ 8/01/24
 JOSHUA R. VANDERWERF, LS #10958 (DATE)

KEY MAP
 WINNER, SD



Project Manager: JRV
 Designer: JRV
 Project Number: 674010.10
 Phone: (605) 339-4157

**PERMANENT
 SANITARY SEWER
 EASEMENT
 EXHIBIT "A"**

**CITY OF WINNER, SD
 SANITARY SEWER
 WINNER, SD**

Taxpayer Information

Deed Holder
CITY OF WINNER A SD MUNICIPAL CORP

Mailing Address
325 S. MONROE STREET, STE 118
WINNER SD57580

Property Address

Address
418 WEST 1ST
Section - Township - Range

48.07.01.14



Parcel Information

Additional Owners	Legal Description LOT 14, A SUBDIV. OF LOT B, BLOCK 1, NORTH WEST ADDN,WINNER CITY	Deeded Acres	0
		\$ Per Acre	
		Tax District	48592

Assessor Information

		Year
		2024
	NAD	\$4,500
		\$0
		\$0
		\$0
		\$0
	Total	\$4,500

418 WEST 1ST,

Deed:
Contract:
CID#:
DBA:
MLS:

Map Area: **Winner-R**
Route:
Tax Dist: **[EMPTY]**
Plat Page:
Subdiv: **[NONE]**

Checks/Tags:
Lister/Date:
Review/Date:
Entry Status: **Inspected**

D / Urban / Residential

Legal: LOT 14, A SUBDIV. OFLOT B, BLOCK 1,NORTH WESTADDN,WINNER CITY

Land													
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres						
FF Main	50.00	50.00	140.00	140.00	0.00								
Sub Total						7,000.00	0.161						
Grand Total						7,000.00	0.161						

Street	Utilities	Zoning	Land Use
FF Main	None	None	Not Applicable

Sales				Building Permits					Values				
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Full & True			
									Ag				
									NA	\$3,000			
									OO				
									Exempt				
									Total	\$3,000			

Taxpayer Information

Deed Holder
CITY OF WINNER

Mailing Address

325 S MONROE #118
WINNER SD57580

Property Address

Address
414 WEST 1ST

Section - Township - Range

48.07.01.13



Parcel Information

Additional Owners	Legal Description	Deeded Acres	0
	LOT 13, A SUBDIV. OF	\$ Per Acre	
	LOT B, BLOCK 1,NORTH- WEST ADDN WINNER CITY	Tax District	48592

Assessor Information

		Year
		2024
NAD		\$5,400
		\$0
		\$0
		\$0
		\$0
Total		\$5,400

414 WEST 1ST,

Deed: CITY OF WINNER

Map Area: Winner-R

Checks/Tags:

Contract:

Route:

Lister/Date:

CID#:

Tax Dist: [EMPTY]

Review/Date:

DBA:

Plat Page:

Entry Status: Inspected

MLS:

Subdiv: [NONE]

D / Rural / Exempt

Legal: LOT 13, A SUBDIV. OFLOT B, BLOCK1,NORTH- WEST ADDNWINNER CITY

Land

Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres									
FF Main	60.00	60.00	140.00	140.00	0.00											
Sub Total						8,400.00	0.193									
Grand Total						8,400.00	0.193									

Street

Utilities

Zoning

Land Use

FF Main	None	None	Not Applicable	Not Applicable
----------------	------	------	----------------	----------------

Sales

Building Permits

Values

Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Full & True			
									Ag				
									NA				
									OO				
									Exempt				
									Total				

Taxpayer Information

Deed Holder
CITY OF WINNER A SD MUNICIPAL CORP

Mailing Address
325 S. MONROE STREET, STE 118
WINNER SD57580

Property Address

Address
518 LAMRO
Section - Township - Range

48.02.41.10



Parcel Information

Additional Owners	Legal Description LOTS 8-9-10, BLOCK 41 FIRST ADDITION WINNER CITY	Deeded Acres 0 \$ Per Acre Tax District 48592
--------------------------	--	--

Assessor Information

		Year
		2024
NAD		\$19,500
		\$0
		\$0
		\$0
		\$0
Total		\$19,500

518 S LAMRO STREET, WINNER

Deed: CITY OF WINNER
 Contract:
 CID#:
 DBA:
 MLS:

Map Area: Winner-R
 Route: 000-000-000
 Tax Dist: [EMPTY]
 Plat Page:
 Subdiv: [NONE]

Checks/Tags:
 Lister/Date:
 Review/Date:
 Entry Status:

D / Urban / Residential

Legal: Lots 8-9-10, Block 41, First Addition, Winner City

Land													
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres						
FF Main	150.00	150.00	140.00	140.00	0.00								
Sub Total						21,000.00	0.482						
Grand Total						21,000.00	0.482						

Street	Utilities	Zoning	Land Use
FF Main	None	None	Not Applicable

Sales				Building Permits				Values				
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Full & True		
									Ag			
									NA	\$20,750		
									OO			
									Exempt			
									Total	\$20,750		

Notes:

Prepared By:
Jacob T. Morris, PE
DeWild Grant Reckert & Associates Company
1300 S Highline Avenue
Sioux Falls, SD 57110
Phone (605)339-4157

UTILITY EASEMENT

THIS EASEMENT is granted this ____ day of _____, 20____, by the City of Winner of 325 S. Monroe Street, Suite #118, Winner, SD 57580 being the current Owner of the below described real estate near the City of Winner, Tripp County, SD to the City of Winner, South Dakota (City).

WHEREAS, the City will construct and maintain sanitary sewer, electrical power lines and equipment, and water main over, under, and upon the land belonging to the Owner, and the Owner will cooperate with the City in the construction of said drainage intakes and storm sewer to its mutual benefit.

NOW THEREFORE, in consideration of the construction and maintenance of said sanitary sewer, electrical power lines and equipment, and water main by the City, the Owner grants to the City the perpetual right and easement to construct, maintain, and repair said sanitary sewer, electrical power lines and equipment, and water main over, under, and upon a permanent utility easement as described in the following:

Utility Easement – A 1,500 +/- SF parcel described as the East Ten Feet (E10') of Lots Eight (8), Nine (9), and Ten (10), Block Forty-one (41), First Addition to the City of Winner, Tripp County, South Dakota.

This grant is subject to the following conditions:

1. The sanitary sewer, electrical power lines and equipment, and water main shall be constructed in a good and workmanlike manner, and all disturbed area shall be restored to a finished grade similar to that now existing, per plans and specifications, and seeded to grass.
2. The City will save the Owner harmless from any claims for damage arising out of the construction and maintenance of the sanitary sewer, electrical power lines and equipment, and water main.
3. The Owner will maintain the surface area of the easement following construction. The Owner will keep the easement area clear of any structure, debris, trees, shrubs, or landscaping whatsoever and not impede surface drainage or drainage flow paths.

IN WITNESS WHEREOF the Owner has executed this easement this ____ day of _____, 20____.

City of Winner, South Dakota

(Owner)
Brad Schramm, Mayor

STATE OF SOUTH DAKOTA)
 :SS
COUNTY OF _____)

On this the ____ day of _____, 20____, before me, the undersigned officer, personally appeared Brad Schramm, Mayor of the City of Winner, South Dakota, to me or satisfactorily proven to be the persons described in the foregoing instrument, and acknowledged that they executed the same in the capacity therein stated and for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public - State of South Dakota
My Commission Expires: _____

Taxpayer Information

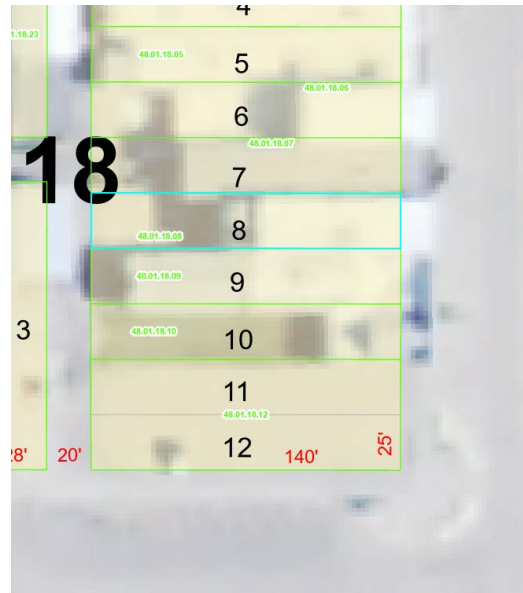
Deed Holder
CITY OF WINNER A SD MUNICIPAL CORP

Mailing Address
325 S. MONROE STREET, STE 118
WINNER SD57580

Property Address

Address
329 MAIN
Section - Township - Range

48.01.18.08



Parcel Information

Additional Owners	Legal Description LOT 8, BLOCK 18, ORIGINAL WINNER CITY	Deeded Acres 0 \$ Per Acre Tax District 48592
--------------------------	--	--

Assessor Information

		Year
		2024
NADC		\$7,000
		\$0
		\$0
		\$0
		\$0
Total		\$7,000

329 MAIN, Deed: CITY OF WINNER Map Area: Winner-C/I Checks/Tags:
 Contract: Route: Lister/Date:
 CID#: Tax Dist: [EMPTY] Review/Date:
 DBA: Plat Page: Entry Status: Inspected
 MLS: Subdiv: [NONE]

D / Urban / Commercial
 Legal: LOT 8, BLOCK 18, ORIGINAL WINNER CITY

Land													
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres						
FF Main	25.00	25.00	140.00	140.00	0.00								
Sub Total						3,500.00	0.080						
Grand Total						3,500.00	0.080						

Street	Utilities	Zoning	Land Use
FF Main	None	None	Not Applicable

Sales				Building Permits				Values				
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Full & True		
									Ag			
									NA	\$32,209		
									OO			
									Exempt			
									Total	\$32,209		

Notes:

Prepared By:
Jacob T. Morris, PE
DeWild Grant Reckert & Associates Company
1300 S Highline Avenue
Sioux Falls, SD 57110
Phone (605)339-4157

UTILITY EASEMENT

THIS EASEMENT is granted this ____ day of _____, 20____, by the City of Winner of 325 S. Monroe Street, Suite #118, Winner, SD 57580 being the current Owner of the below described real estate near the City of Winner, Tripp County, SD to the City of Winner, South Dakota (City).

WHEREAS, the City will construct and maintain sanitary sewer, electrical power lines and equipment, and water main over, under, and upon the land belonging to the Owner, and the Owner will cooperate with the City in the construction of said drainage intakes and storm sewer to its mutual benefit.

NOW THEREFORE, in consideration of the construction and maintenance of said sanitary sewer, electrical power lines and equipment, and water main by the City, the Owner grants to the City the perpetual right and easement to construct, maintain, and repair said sanitary sewer, electrical power lines and equipment, and water main over, under, and upon a permanent utility easement as described in the following:

Utility Easement – A 500 +/- SF parcel described as the West Ten (W10') Feet of Lots Eight (8) and Nine (9), Block Eighteen (18) of the Original Townsite of Winner, Tripp County, South Dakota, as set out in Book 1 of Plats on page 1.

This grant is subject to the following conditions:

1. The sanitary sewer, electrical power lines and equipment, and water main shall be constructed in a good and workmanlike manner, and all disturbed area shall be restored to a finished grade similar to that now existing, per plans and specifications, and seeded to grass.
2. The City will save the Owner harmless from any claims for damage arising out of the construction and maintenance of the sanitary sewer, electrical power lines and equipment, and water main.
3. The Owner will maintain the surface area of the easement following construction. The Owner will keep the easement area clear of any structure, debris, trees, shrubs, or landscaping whatsoever and not impede surface drainage or drainage flow paths.

IN WITNESS WHEREOF the Owner has executed this easement this ____ day of _____, 20____.

City of Winner, South Dakota

(Owner)
Brad Schramm, Mayor

STATE OF SOUTH DAKOTA)
 :SS
COUNTY OF _____)

On this the ____ day of _____, 20____, before me, the undersigned officer, personally appeared Brad Schramm, Mayor of the City of Winner, South Dakota, to me or satisfactorily proven to be the persons described in the foregoing instrument, and acknowledged that they executed the same in the capacity therein stated and for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public - State of South Dakota
My Commission Expires: _____

Taxpayer Information

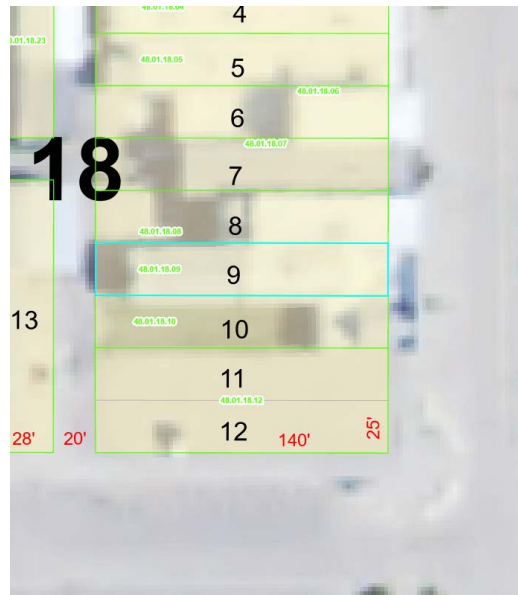
Deed Holder
CITY OF WINNER A SD MUNICIPAL CORP

Mailing Address
325 S. MONROE STREET, STE 118
WINNER SD57580

Property Address

Address
333 MAIN
Section - Township - Range

48.01.18.09



Parcel Information

Additional Owners	Legal Description LOT 9, BLOCK 18, ORIGINAL WINNER CITY	Deeded Acres	0
		\$ Per Acre	
		Tax District	48592

Assessor Information

		Year
		2024
NADC		\$7,000
		\$0
		\$0
		\$0
		\$0
Total		\$7,000

333 MAIN, Deed: CITY OF WINNER Map Area: Winner-C/I Checks/Tags:
 Contract: Route: Lister/Date:
 CID#: Tax Dist: [EMPTY] Review/Date:
 DBA: Plat Page: Entry Status: Inspected
 MLS: Subdiv: [NONE]

D / Urban / Commercial
 Legal: LOT 9, BLOCK 18, ORIGINAL WINNER CITY

Land													
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres						
Tiered SF													
Tier 1						3,500.00	0.080						
Subtotal						3,500.00	0.080						
Grand Total						3,500.00	0.080						

Street	Utilities	Zoning	Land Use
Tiered SF	None	Not Applicable	Not Applicable

Sales				Building Permits				Values				
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Full & True		
									Ag			
									NA	\$16,868		
									OO			
									Exempt			
									Total	\$16,868		

Notes:

Prepared By:
Jacob T. Morris, PE
DeWild Grant Reckert & Associates Company
1300 S Highline Avenue
Sioux Falls, SD 57110
Phone (605)339-4157

UTILITY EASEMENT

THIS EASEMENT is granted this ____ day of _____, 20____, by the City of Winner of 325 S. Monroe Street, Suite #118, Winner, SD 57580 being the current Owner of the below described real estate near the City of Winner, Tripp County, SD to the City of Winner, South Dakota (City).

WHEREAS, the City will construct and maintain sanitary sewer, electrical power lines and equipment, and water main over, under, and upon the land belonging to the Owner, and the Owner will cooperate with the City in the construction of said drainage intakes and storm sewer to its mutual benefit.

NOW THEREFORE, in consideration of the construction and maintenance of said sanitary sewer, electrical power lines and equipment, and water main by the City, the Owner grants to the City the perpetual right and easement to construct, maintain, and repair said sanitary sewer, electrical power lines and equipment, and water main over, under, and upon a permanent utility easement as described in the following:

Utility Easement – A 500 +/- SF parcel described as the West Ten (W10') Feet of Lots Eight (8) and Nine (9), Block Eighteen (18) of the Original Townsite of Winner, Tripp County, South Dakota, as set out in Book 1 of Plats on page 1.

This grant is subject to the following conditions:

1. The sanitary sewer, electrical power lines and equipment, and water main shall be constructed in a good and workmanlike manner, and all disturbed area shall be restored to a finished grade similar to that now existing, per plans and specifications, and seeded to grass.
2. The City will save the Owner harmless from any claims for damage arising out of the construction and maintenance of the sanitary sewer, electrical power lines and equipment, and water main.
3. The Owner will maintain the surface area of the easement following construction. The Owner will keep the easement area clear of any structure, debris, trees, shrubs, or landscaping whatsoever and not impede surface drainage or drainage flow paths.

IN WITNESS WHEREOF the Owner has executed this easement this ____ day of _____, 20____.

City of Winner, South Dakota

(Owner)
Brad Schramm, Mayor

STATE OF SOUTH DAKOTA)
 :SS
COUNTY OF _____)

On this the ____ day of _____, 20____, before me, the undersigned officer, personally appeared Brad Schramm, Mayor of the City of Winner, South Dakota, to me or satisfactorily proven to be the persons described in the foregoing instrument, and acknowledged that they executed the same in the capacity therein stated and for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public - State of South Dakota
My Commission Expires: _____