



*Gladys Estate &
Wilton "HOOCH" Schilling*

RETIREMENT — AUCTION —

REAL ESTATE • FARM EQUIPMENT • VEHICLES • TOOLS
HOUSEHOLD • PERSONAL PROPERTY



**THE BEST REAL ESTATE
NEAR AKASKA, SD
NOW SELLING!**



FRIDAY, SEPTEMBER 25, 2026 | 10:00 AM

*Real Estate LIVE & ONLINE (HIBID) 11:00 AM –
Equipment to Follow*



102 Haynes Ave, Akaska, South Dakota
Live & Online Bidding

FOR PROPERTY VIEWING OR AUCTION INFORMATION:

Randy Ulmer SD License #: 13467

701- 535-1611

LIVE & ONLINE BIDDING
— ULMERAUCTION.COM —



Gladys Estate & Wilton "HOOCH" Schilling

RETIREMENT AUCTION

**23±
ACRES
OFFERED IN
7 PARCELS**

*Bid on Individual Parcels
or the Entire Property
Package –
The Highest Overall
Bid Wins!*

REAL ESTATE • FARM EQUIPMENT • VEHICLES • TOOLS • HOUSEHOLD • PERSONAL PROPERTY

PARCELS OFFERED INDIVIDUALLY & AS ONE COMPLETE PACKAGE

A rare opportunity to purchase an incredible property package located on the east side of Akaska, South Dakota. This offering features approximately 23± acres (pending final survey) with a comfortable country home, exceptional outbuildings, development opportunities, highway-access parcels, farm equipment, vehicles, tools, household items, and personal property from the Gladys Estate & Wilton "Hooch" Schilling Retirement Auction.

The real estate will be offered as Parcels #1 through #7 individually, giving buyers the opportunity to purchase the tract that best fits their needs. After all individual parcels have been offered, the entire property package will then be offered together as one complete package.



The final sale will be determined by whichever method brings the highest overall purchase price, individual parcels or the entire property sold together.

This unique offering provides endless possibilities including residential living, recreational use, agricultural opportunities, commercial development, and investment potential.

Located near a highly desirable fishing and hunting destination, this is a rare opportunity to own a versatile property package with tremendous potential.



COMPLETE ESTATE & RETIREMENT AUCTION OFFERING

Along with the real estate, buyers will have the opportunity to purchase a large selection of farm machinery, tools, household items, appliances, vehicles, and personal property from the Gladys Estate & Wilton "Hooch" Schilling Retirement Auction.

The auction will feature a wide variety of items including:

- | | |
|---|-------------------------------------|
| ✓ Farm machinery and equipment | ✓ Household furniture |
| ✓ Tractors, implements, and attachments | ✓ Appliances |
| ✓ Vehicles and recreational items | ✓ Kitchen items and collectibles |
| ✓ Shop tools and equipment | ✓ Outdoor equipment |
| ✓ Hand tools and power tools | ✓ Miscellaneous farm and shop items |

Whether you are looking for equipment to add to your farming operation, tools for your shop, household items, or unique finds, this auction will offer something for everyone.



SEPTEMBER 25, 2026 | 10:00 AM AUCTION BEGINS
11:00 AM REAL ESTATE LIVE & ONLINE | EQUIPMENT TO FOLLOW

102 HAYNES AVE AKASKA, SOUTH DAKOTA

LIVE & ONLINE BIDDING! ULMERAUCTION.COM

UA ULMER AUCTION



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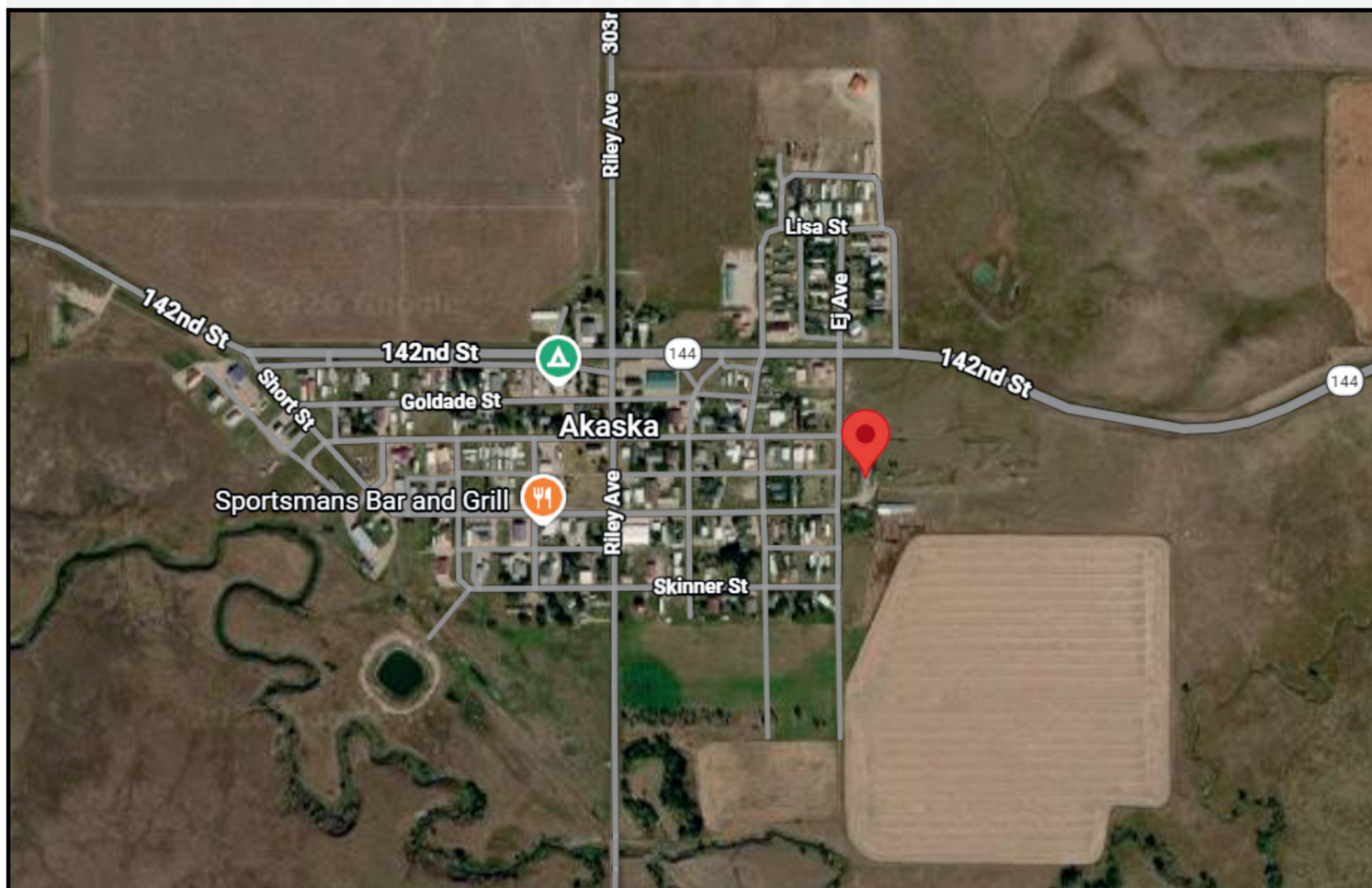
REAL ESTATE • FARM EQUIPMENT • VEHICLES • TOOLS • HOUSEHOLD • PERSONAL PROPERTY



Real Estate Location

East Side of Akaska, South Dakota

Conveniently located near town with excellent
access, visibility, and future development opportunities.



LIVE & ONLINE BIDDING
ULMERAUCTION.COM

— YOUR AUCTION STARTS HERE. —

PARCEL #1

COUNTRY HOME & EXCEPTIONAL OUTBUILDINGS

APPROX. 4.3 ACRES PENDING SURVEY

This well-maintained country property features a cozy home with numerous updates and an impressive lineup of quality outbuildings.

HOME FEATURES

- Original home built approximately 1925
- Basement side walls updated in 1981
- New shingles installed late 2023
- Siding, east mudroom addition, attached garage, furnace, and central air installed in 1991
- Rural water connected in 1986
- Sewer line completed in 1962
- Fiber optic internet installed within the last 10 years
- Propane furnace
- Seller owns 50% of propane tank
- New hot water heater installed March 2025

MAIN FLOOR

- Nice kitchen with stove and dishwasher included
- Large family room
- Master bedroom
- Front mudroom
- Large garage mudroom area
- Laundry room conveniently located nearby
- Large closets
- Half bath near mudroom
- Full bathroom near kitchen

UPPER LEVEL

- Three bedrooms
- One half bath

BASEMENT

- Solid cinder block construction
- Excellent concrete floors
- Half bathroom
- Great storage and workspace potential



OUTBUILDINGS



ATTACHED DOUBLE GARAGE

- 30' x 30'
- Insulated
- Concrete floor



WHITE STORAGE SHED

- 18' x 34'
- Tin roof and siding
- Electricity
- Concrete floor
- 12' wide x 10' tall overhead door



YELLOW STEEL SHOP

- 40' x 100' x 12'
- Steel frame construction
- Concrete floor
- Electricity
- Walk-in door
- 20' x 12' sliding door
- Excellent condition



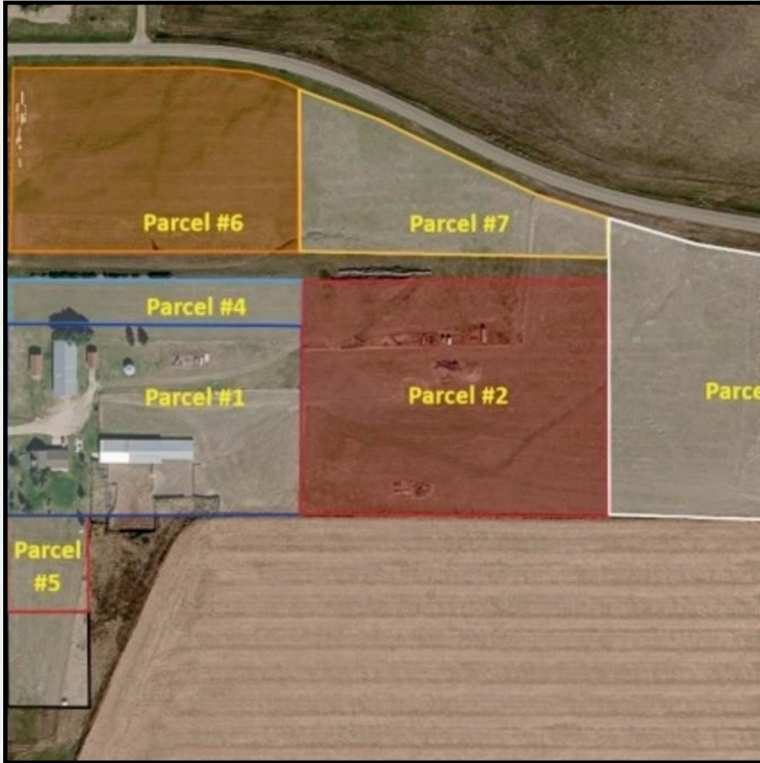
EAST WORKSHOP

- 16' x 26' x 9'
- Insulated
- Finished interior
- Electricity
- Concrete floor
- 10' wide x 8' tall overhead door
- Great working shop



LARGE POLE BUILDING

- Main building approximately 40' x 110'
- Additional section approximately 35' x 50'
- Approximate total length of 170'
- Electricity
- Outstanding storage capacity



PARCEL #2

BACK PASTURE ACREAGE

APPROX. 5.4 ACRES PENDING SURVEY

Located between Parcel #1 and Parcel #3,
this parcel is mostly surrounded by barbed wire fencing.

GREAT OPPORTUNITY TO:

- Add acreage to the farmstead
- Build your dream home
- Create additional development opportunities

Being the largest parcel offered on sale day,
this tract provides excellent potential.



PARCEL #3

SCENIC BUILDING SITE

APPROX. 5 ACRES PENDING SURVEY

Located farthest from town, this beautiful parcel
offers a unique opportunity.

FEATURES:

- State Highway access
- Higher elevation overlooking town
- Excellent building site
- Ties together well with Parcels #1 and #2

*A great location to build your dream home
or enjoy additional acreage.*





PARCEL #4

DEVELOPMENT OPPORTUNITY

APPROX. 1 ACRE PENDING SURVEY

One of the closest parcels to town.

FEATURES:

- Located north of the farmstead
- Great development potential
- Excellent opportunity for future growth in Akaska



PARCEL #5

RECREATIONAL CABIN SITE

APPROX. 0.6 ACRES PENDING SURVEY

The smallest parcel offered but full of opportunity.

FEATURES:

- Gravel road access
- Located south of the farmstead
- Great location for a fishing cabin, hunting cabin, or weekend getaway





PARCEL #6

PREMIER INVESTMENT OPPORTUNITY

APPROX. 4 ACRES PENDING SURVEY

One of the Best Investment Opportunities Offered!

FEATURES:

- Located beside town
- State Highway access
- Excellent visibility
- Ideal commercial development location
- Great opportunity near a popular fishing and hunting destination

A rare opportunity to invest in the future growth of Akaska!



PARCEL #7

HIGHWAY FRONTAGE OPPORTUNITY

APPROX. 2.3 ACRES PENDING SURVEY

FEATURES:

- State Highway access
- Great visibility
- Excellent location for business or development
- Opportunity to add additional farm acreage





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WALWORTH CO. TREASURER

PO BOX 325
SELBY, SD 57472
(605) 649-7737

07/06/2026

Parcel Information for Bill #: 2026— 1—5610

Record #: 3963

TAXPAYER:

Prop Addr: 102 S HAYNES

Title:

Legal: TOWN OF AKASKA OUTLOTS
AKASKA OUTLOTS N 1160 EXC E 89' OF THE S 359' &
S 618.6 X 228.1 OF OUTLOT 1

- 1 - 0 - 0

School: 62-5

Acres / Lots: 5.34

	Tax Amt.	Int Due	Adv/Cert	TOTAL DUE	Date Pd	Treas#
1st Half:	789.37	.00	.00	.00	03/27/2026	1481
2nd Half:	789.37	.00	.00	789.37		0
Totals:	1,578.74			789.37		
				***** Interest *****		
				Thru: 07/06/2026		

Total	AG	NA-Z	OO	M-OO	NA	M
Valuation:	0	0	82210	0	50678	0
Total Tax:	.00	.00	863.78	.00	714.96	.00

WALWORTH CO. TREASURER

PO BOX 325
SELBY, SD 57472
(605) 649-7737

07/06/2026

Parcel Information for Bill #: 2026— 1—5660

Record #: 6711

TAXPAYER:

Also:

Prop Addr:

Title:

Legal: 121-77 LIBERTY
N 801' OF W 1312' OF E2NW4 LYING S OF HWY
2-121-77

2 - 121 - 77 2 - 0

School: 62-5

Acres / Lots: 18.69

	Tax Amt.	Int Due	Adv/Cert	TOTAL DUE	Date Pd	Treas#
1st Half:	97.61	.00	.00	.00	03/27/2026	1482
2nd Half:	97.61	.00	.00	97.61		0
Totals:	195.22			97.61		
				***** Interest *****		
				Thru: 07/06/2026		

Total	AG	NA-Z	OO	M-OO	NA	M
Valuation:	34125	0	0	0	0	0
Total Tax:	196.22	.00	.00	.00	.00	.00

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AUCTION TERMS & CONDITIONS

- **0% Online Buyer Premium**
- Real Estate selling according to auction terms
- Successful bidders will receive an invoice emailed to the registered email address within 24 hours after auction completion
- A **10% non-refundable down payment** is due the day of sale upon execution of the purchase agreement
- Down payment payable to **Ulmer Auction**
- Closing to occur within **30 days** of auction date
- Closing costs split between buyer and seller
- **2026 real estate taxes paid by seller**
- Ulmer Auction Service LLC is representing the seller



EQUIPMENT & PERSONAL PROPERTY TERMS

All equipment, vehicles, tools, household items, and personal property are sold:

AS IS, WHERE IS

No guarantees or warranties expressed or implied.

All sales are final.

Buyers are encouraged to inspect items prior to bidding
and call with any questions regarding the auction.

MORE INFO:

Randy Ulmer
701-535-1611



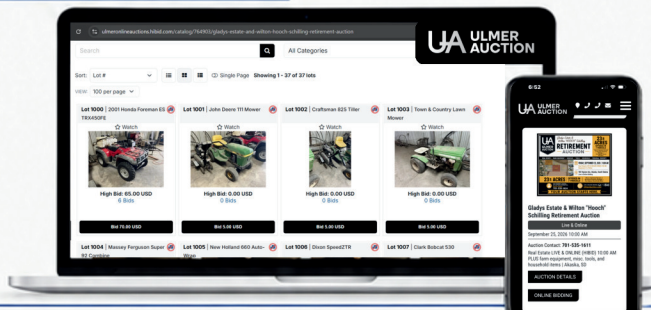
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BID ON INDIVIDUAL PARCELS OR THE ENTIRE PROPERTY PACKAGE
THE HIGHEST OVERALL BID WINS!



**SMALL TOWN
INTEGRITY**

Honest. Dependable.
Straightforward.



**GLOBAL
REACH**

Bidders in all
50 states and
20+ countries.



**EXPERIENCED
TEAM**

Knowledgeable
professionals here
to serve you.



**PROVEN
RESULTS**

Successful auctions
for over 50 years
and counting.

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