

AUCTION

FRIDAY SEPTEMBER 11TH AT 10:30 AM

RANCH STYLE HOME WITH 36 X 48 STEEL SPAN HEATED SHOP ON .99 ACRES IN TURKEY RIDGE SOUTH DAKOTA – 1949 CHEVY 4100 TRUCK – 99 CHEVY EXPRESS VAN – GOLF CART AC WD TRACTOR – MOWERS – HOUSEHOLD – GUNS – GLASSWARE

OWNER:

**LEO & ADELINE
SCHEMP**



208 N Broadway, Marion SD

web: wiemanauction.com

phone: 800-251-3111

fax: 605-648-3102

“WE SELL THE EARTH AND EVERYTHING ON IT!”

**RANCH STYLE HOME WITH 36 X 48 STEEL SPAN HEATED SHOP ON .99 ACRES IN TURKEY RIDGE
SOUTH DAKOTA – 1949 CHEVY 4100 TRUCK – 99 CHEVY EXPRESS VAN – GOLF CART
AC WD TRACTOR – MOWERS – HOUSEHOLD – GUNS – GLASSWARE AT AUCTION**

As we have moved to Sioux Falls, we will offer our home and personal property for sale at public auction located at 44585 US Hwy. 18 Turkey Ridge, SD on:

FRIDAY SEPTEMBER 11TH

10:30 A.M.

REAL ESTATE SOLD FIRST

It is our privilege to offer this well kept and clean acreage located that offers an updated home, heated shop building, nestled in the scenic Turkey Ridge Valley surrounded by mature trees.

LEGAL: Outlot P and Lot 3 of Outlot K in the SE ¼ of Section 1, 97-55 Turner County, SD.

- 1951 Ranch style home that in 1990 had a large addition added that creates a total of 1280 sq ft of living area on the main floor, 1056 sq ft dry concrete block basement that has a finished family room.
- The home has updated custom built wood cabinetry, new shingles installed in 2013, B-Y rural water, and new drainfield installed in 2008. Large Evergreen, shade & fruit trees and all new Pella windows installed in 1990.
- Outbuildings include 36 X 48 insulated & heated shop with bathroom, 8 X 12 lawn shed, (2) 10 X 14 storage sheds, 12 X 32 single stall garage with large garden spot.
- Current Assessed Value is \$105,100 with annual Real Estate Taxes of \$1,186.75.
- Please visit web site or contact auctioneers for a buyers packet that contains the property disclosure, rooms sizes, and other pertinent information.

TO VIEW THE PROPERTY: To set-up a private showing contact auctioneers at 800-251-3111 or visit our web site www.wiemanauktion.com for pictures and a buyers packet.

TERMS: Cash sale with 15% non-refundable down payment auction day with the balance on or before October 12th 2015. Warranty deed to be granted with the cost split 50-50 between buyer and seller. Taxes to be prorated to the date of possession. Auctioneers represent the sellers only. Come check out all this property has to offer.

Auction Note: Real estate sells first. Truck, van, tractor & guns will sell at 1:30 p.m. Lunch on grounds.

LEO & ADELIN SCHEMPP – OWNERS

605-327-3420

Wieman Land & Auction Co. Inc.
Marion, SD 800-251-3111
Rich & Gary Wieman Brokers

Dale Strasser
Closing Attorney
605-925-7745

**LEO & ADELINE SCHEMPP
AUCTION
ADDITIONAL INFORMATION**

ROOM SIZES:

FRONT ENTRY 4 ½ X 7 ½
KITCHEN: 10 X 14
DINNING ROOM: 10 ½ X 10 ½
LIVING ROOM: 16 X 14 ½
3-SEASON ROOM: 10 X 16
BATHROOM/UTILITY: 10 X 11
FAMILY ROOM: 13 X 13 (COULD BE PASS THRU BEDROOM)
SEWING ROOM: 6 X 12 WITH BUILT IN STORAGE
MASTER BEDROOM: 14 X 16 LARGE CLOSET
MASTER ¾ BATH: 6 X 7 STAND UP SHOWER

BASEMENT:

15 ½ X 17 FINISHED REC ROOM
BALANCE OF BASEMENT IS UNFINISHED USED AS STORAGE

1000-GAL. PROPANE TANK IS OWNED SUPPLIES HOUSE & SHOP AND WILL TRANSFER WITH DEED

APPLIANCES INCLUDED IN THE SALE

MAYTAG SIDE X SIDE FRIDGE
WHIRLPOOL 30" STOVE
WHIRLPOOL MICROWAVE
MAYTAG DISH WASHER

(WASHER & DRYER TO BE SOLD SEPARATE)



SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

(This disclosure shall be completed by the seller. This is a disclosure required by law. If you do not understand this form, seek legal advice.)

Seller Leo L. Schempp & Adeline E. Schempp Property Address 44585 US Hwy 18 Hurley SD 57036

This Disclosure Statement concerns the real property identified above situated in the City of Hurley
County of Turner, State of South Dakota.

THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH § 43-4-38. IT IS NOT A WARRANTY OF ANY KIND BY THE SELLER OR ANY AGENT REPRESENTING ANY PARTY IN THIS TRANSACTION AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PARTIES MAY WISH TO OBTAIN.

Seller hereby authorizes any agent representing any party in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property.

IF ANY MATERIAL FACT CHANGES BEFORE CONVEYANCE OF TITLE TO THIS PROPERTY, THE SELLER MUST DISCLOSE SUCH MATERIAL FACT WITH A WRITTEN AMENDMENT TO THIS DISCLOSURE STATEMENT.

I. LOT OR TITLE INFORMATION

1. When did you purchase or build the home? 1990

If the answer is yes to any of the following, please explain under additional comments or on an attached separate sheet.

2. Were there any title problems when you purchased the property? Yes ___ No

3. Are there any recorded liens or financial instruments against the property, other than a first mortgage?
Yes ___ No

4. Are there any unrecorded liens or financial instruments against the property, other than a first mortgage; or have any materials or services been provided in the past one hundred twenty days that would create a lien against the property under chapter 44-9? Yes ___ No Unknown ___

5. Are there any easements which have been granted in connection with the property (other than normal utility easements for public water and sewer, gas and electric service, telephone service, cable television service, drainage, and sidewalks)? Yes ___ No Unknown ___

6. Are there any problems related to establishing the lot lines/boundaries? Yes ___ No Unknown ___

7. Do you have a location survey in your possession or a copy of the recorded plat? If yes, attach a copy.
Yes ___ No Unknown ___

8. Are you aware of any encroachments or shared features, from or on adjoining property (i.e. fences, driveway, sheds, outbuildings, or other improvements)? Yes ___ No

9. Are you aware of any covenants or restrictions affecting the use of the property in accordance with local law? If yes, attach a copy of the covenants and restrictions. Yes ___ No

10. Are you aware of any current or pending litigation, foreclosure, zoning, building code or restrictive covenant violation notices, mechanic's liens, judgments, special assessments, zoning changes, or changes that could affect your property?
Yes ___ No

11. Is the property currently occupied by the owner? Yes No ___

12. Does the property currently receive the owner occupied tax reduction pursuant to SDCL 10-13-39? Yes No ___

13. Is the property currently part of a property tax freeze for any reason? Yes ___ No Unknown ___

14. Is the property leased? Yes ___ No

15. If leased, does the property use comply with local zoning laws? Yes ___ No ___

16. Does this property or any portion of this property receive rent? Yes ___ No

If yes, how much \$ ___ and how often ___ ?

17. Do you pay any mandatory fees or special assessments to a homeowners' or condominium association?
 Yes ___ No
 If yes, what are the fees or assessments? \$ ___ per ___ (i.e. annually, semi-annually, monthly)
 Payable to whom: _____ For what purpose? _____
18. Are you aware if the property has ever had standing water in either the front, rear, or side yard more than forty-eight hours after heavy rain? Yes ___ No
19. Is the property located in or near a flood plain? Yes ___ No Unknown ___
20. Are wetlands located upon any part of the property? Yes ___ No Unknown ___
21. Are you aware of any private transfer fee obligations, as defined pursuant to § 43-4-48, that would require a buyer or seller of the property to pay a fee or charge upon the transfer of the property, regardless of whether the fee or charge is a fixed amount or is determined as a percentage of the value of the property?
 Yes ___ No Unknown ___
 If yes, what are the fees or charges? \$ _____ per _____ (i.e. annually, semi-annually, monthly)

II. STRUCTURAL INFORMATION

If the answer is yes to any of the following, please explain under additional comments or on an attached separate sheet.

1. Are you aware of any water penetration problems in the walls, windows, doors, basement, or crawl space? Yes ___ No
2. What water damage related repairs, if any, have been made? none
 If any, when? _____
3. Are you aware if drain tile is installed on the property? Yes ___ No
4. Are you aware of any interior cracked walls or floors, or cracks or defects in exterior driveways, sidewalks, patios, or other hard surface areas? Yes No ___
 What related repairs, if any, have been made? _____
5. Are you aware of any roof leakage, past or present? Yes ___ No
 Type of roof covering: asphalt Age: 2013
 What roof repairs, if any, have been made, when and by whom? _____
 Describe any existing unrepaired damage to the roof: none
6. Are you aware of insulation in:
 the ceiling/attic? Yes No ___ the walls? Yes No ___ the floors? Yes ___ No
7. Are you aware of any pest infestation or damage, either past or present? Yes ___ No
8. Are you aware of the property having been treated for any pest infestation or damage?
 Yes ___ No If yes, who treated it and when? _____
9. Are you aware of any work upon the property which required a building, plumbing, electrical, or any other permit?
 Yes ___ No If yes, describe the work: _____
 Was a permit obtained? Yes ___ No ___ Was the work approved by an inspector? Yes ___ No ___
10. Are you aware of any past or present damage to the property (i.e. fire, smoke, wind, floods, hail, or snow)?
 Yes No ___ If yes, describe hail damage in 2012 fixed roof in 2013
 Have any insurance claims been made? Yes No ___ Unknown ___
 Was an insurance payment received? Yes No ___ Unknown ___
 Has the damage been repaired? Yes No ___ If yes, describe in detail: _____
11. Are you aware of any problems with sewer blockage or backup, past or present? Yes ___ No
12. Are you aware of any drainage, leakage, or runoff from any sewer, septic tank, storage tank, or drain on the property into any adjoining lake, stream, or waterway? Yes ___ No If yes, describe in detail:

III. SYSTEMS/UTILITIES INFORMATION

	None/Not Included	Working	Not Working
1. 220 Volt Service		✓	
2. Air Exchanger	✓		
3. Air Purifier	✓		
4. Attic Fan	✓		
5. Burglar Alarm & Security System	✓		
6. Ceiling Fan		✓	
7. Central Air (Electric)		✓	
8. Central Air - Water Cooled	✓		
9. Cistern	✓		
10. Dishwasher		✓	
11 Disposal		✓	
12. Doorbell		✓	
13. Fireplace	✓		
14 Fireplace Insert	✓		
15. Garage Door/Opener Control(s)		✓	
16. Garage Wiring		✓	
17. Heating System		✓	
18. Hot Tub, Whirlpool, and Controls	✓		
19. Humidifier	✓	✓	
20 Intercom	✓		
21. Light Fixtures		✓	
22. Microwave/Hood		✓	
23. Plumbing and Fixtures		✓	
24. Pool and Equipment	✓		
25. Propane Tank 1000-gal. owned	✓	✓	
26. Radon System	✓		
27 Sauna	✓		
28. Septic/Leaching Field		✓ new in 2008	drains north of house
29. Sewer Systems/Drains		✓	
30. Smoke/Fire Alarm		✓	
31. Solar House - Heating	✓		
32. Sump Pump(s)		✓	
33. Switches and Outlets		✓	
34. Underground Sprinkler and Heads	✓		
35. Vent Fan		✓	
36. Water Heater (Electric or Gas)		✓	
37. Water Purifier	✓		
38. Water Softener - Leased or Owned	✓		
39. Well and Pump never used in 20 years	✓	✓	
40. Wood Burning Stove	✓		

IV. HAZARDOUS CONDITIONS

Are you aware of any existing hazardous conditions of the property and are you aware of any tests having been performed?

	Existing Conditions		Tests Performed	
	Yes	No	Yes	No
1 Methane Gas		✓		✓
2 Lead Paint		✓		✓
3 Radon Gas (House)		✓		✓
4 Radon Gas (Well)		✓		✓
5 Radioactive Materials		✓		✓
6 Landfill, Mineshaft		✓		✓
7 Expansive Soil		✓		✓
8 Mold		✓		✓
9 Toxic Materials		✓		✓
10. Urea Formaldehyde Foam Insulations		✓		✓
11. Asbestos Insulation		✓		✓
12. Buried Fuel Tanks		✓		✓
13. Chemical Storage Tanks		✓		✓
14. Fire Retardant Treated Plywood		✓		✓
15. Production of Methamphetamines		✓		✓

If the answer is yes to any of the questions above, please explain in additional comments or on an attached separate sheet.

V. MISCELLANEOUS INFORMATION

- 1. Is the street or road located at the end of the driveway to the property public or private? Public Private
- 2. Is there a written road maintenance agreement? Yes ___ No
If yes, attach a copy of the maintenance agreement.
- 3. When was the fireplace/wood stove/chimney flue last cleaned? n/a
- 4. Within the previous twelve months prior to signing this document, are you aware of any of the following occurring on the subject property?
 a. A human death by homicide or suicide? Yes ___ No
If yes, explain: _____
 b. Other felony committed against the property or a person on the property? Yes ___ No
If yes, explain: _____
- 5. Is the water source (select one) public or ___ private? B-y Rural water
- 6. If private, what is the date and result of the last water test? _____
- 7. Is the sewer system (select one) ___ public or private?
- 8. If private, what is the date of the last time the septic tank was pumped? Not since installed A 2008
- 9. Are there broken window panes or seals? Yes No ___
If yes, specify: northeast corner of the house is cracked.
- 10. Are there any items attached to the property that will not be left, such as: towel bars, mirrors, swag lamps and hooks, curtain rods, window coverings, light fixtures, clothes lines, swing sets, storage sheds, ceiling fans, basketball hoops, mail boxes, etc. Yes ___ No
If yes, please list _____
- 11. Are you aware of any other material facts or problems that have not been disclosed on this form?
Yes ___ No ___ If yes, explain: _____

VI. ADDITIONAL COMMENTS (ATTACH ADDITIONAL PAGES IF NECESSARY)

CLOSING SECTION

The Seller hereby certifies that the information contained herein is true and correct to the best of the Seller's information, knowledge, and belief as of the date of the Seller's signature below. If any of these conditions change before conveyance of title to this property, the change will be disclosed in a written amendment to this disclosure statement.

<u>Leo Schamp</u>		<u>Adeline E Schamp</u>	<u>7-22-15</u>
Seller	Date	Seller	Date

THE SELLER AND THE BUYER MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND INSPECTIONS OF THE PROPERTY TO OBTAIN A TRUE REPORT AS TO THE CONDITION OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN ANY CONTRACT OF SALE AS NEGOTIATED BETWEEN THE SELLER AND THE BUYER WITH RESPECT TO SUCH PROFESSIONAL ADVICE AND INSPECTIONS.

I/We acknowledge receipt of a copy of this statement on the date appearing beside my/our signature(s) below. Any agent representing any party to this transaction makes no representations and is not responsible for any conditions existing in the property.

_____	_____	_____	_____
Buyer	Date	Buyer	Date

SELLER'S DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (initial)

LLS (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

Known Lead-based paint and/or lead-based paint hazards are present in the housing (explain).

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

LLS (b) Records and reports available to the seller (check one below):

Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

_____ (c) Purchaser has received copies of all information listed above.

_____ (d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

_____ (e) Purchaser has (check on below):

Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

_____ (f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance

Certification of Accuracy

The following parties have reviewed the information above and certify to the best of their knowledge, that the information provided by the signatory is true and accurate.

<u>Leo S Schemp</u>	<u>7-22-15</u>		
Seller	Date	Buyer	Date
<u>Arbeling E Schemp</u>	<u>7-22-15</u>		
Seller	Date	Buyer	Date
<u>[Signature]</u>	<u>7-22-15</u>		
Agent	Date	Agent	Date