

AUCTION

SATURDAY JUNE 25TH AT 11:00 AM

40-ACRE HUNTERS PARADISE ACREAGE WITH
1997 RANCH STYLE 3-BEDROOM HOME
AWESOME TREES - 32 X 60 SHOP/STORAGE SHED



OWNER:

PHILLIP & DOROTHY RISNES



44628 SD Hwy 44, Marion SD

web: wiemanauction.com

phone: 800-251-3111

fax: 605-648-3102

"WE SELL THE EARTH AND EVERYTHING ON IT!"

**40-ACRE HUNTERS PARADISE ACREAGE WITH 1997 RANCH STYLE 3-BEDROOM HOME
AWESOME TREES – 32 X 60 SHOP/STORAGE SHED**

As we have decided to downsize, we will offer the following acreage and personal property for sale at public auction at 26643 461st Ave. Hartford, SD or from the Wall Lake Oil on Hwy. 42 go 2-miles west, 1 ¼ south west side of the road on:

SATURDAY JUNE 25TH

11:00 A.M

REAL ESTATE SOLD FIRST

It is our privilege to offer this unique property that has been developed over the past 21-years into a wildlife or hunters dream property with ample habitat for deer along with mature cedar trees to attract and maintain pheasants. A man-made dam that backs up water to support waterfowl habitat, and a bonus feature is the property borders Public Hunting Land on the south side. The home consists of a 1997 Ranch Style 3-bedroom home with 1763 sq ft main floor with full finished basement, 3-stall garage, and heated shop and storage building. This home was constructed to be an energy efficient home that is easy to heat and cool with a great floor plan. If you have been searching for an acreage that offers a secluded setting within 10-miles of Sioux Falls come check this property out at any of the upcoming open houses.

LEGAL: The SE ¼ of the NE ¼ of Section 30, 101-51 Minnehaha County, SD

- 1997 Enercept Home with awesome floor plan, 3-main floor bedrooms and 2-bathrooms, full finished basement, vinyl siding, heat pump, and LP Gas furnace.
- Floorplan of the home along with original blueprint is available on our web site or found in the buyers packet
- Annual taxes \$3,044.80. This tract is zoned A1 and is in the West Central School District
- Property has Rural Water, 32 X 60 shop storage building with ½ heated and cooled. Great trees and a park-like yard that you have to see in person.
- Land is not presently enrolled in any programs. New buyer could enroll the property in CRP, CREP, or would make a great pasture for horses or livestock. Lots of potential and endless possibilities.
- Please visit our web-site for pictures or additional information on this property

BROKER PARTICIPATION: Broker participation will be offered on this sale please contact auctioneers for more details.

TO INSPECT THE PROPERTY: We invite you to inspect the property at the following open houses on Thursday & Friday June 2nd & 3rd from 5:00 to 7:00 p.m. and on Thursday & Friday June 9th & 10th from 5:00 to 7:00 or by appointment.

TERMS: Cash sale with 15% (non-refundable) down payment with the balance on or before July 25th 2016. Warranty deed to be granted with cost of title insurance split 50-50 between buyer and seller. Taxes to be prorated to the date of possession. Property will be sold subject to owners approval, and all easements, restrictions, and reservations of record. Come check out this property no disappointments!!

Auctioneers Note: Real estate sells first, then personal property. Everything clean and nice. No disappointments. Lunch & porta-pots on grounds. For pictures visit www.wiemauction.com

PHILLIP & DOROTHY RISNES – OWNER

605-941-9162

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

PHILLIP & DOROTHY RISNES
26643 461ST AVE
HARTFORD, SD 57033

ADDITIONAL INFORMATON

CONSTRUCTION ON THE HOME BEGAN IN 1995 AND WAS COMPLETED IN 1997. SEE ATTACHED BUILDING PLANS FOR FLOOR LAYOUT AND ROOM SIZES. ENERCEPT HOMES ARE KNOWN FOR THE ENERGY EFFICIENCY. BASEMENT IS A FULL 9' IN DEPTH. BASEMENT HAS NEVER HAD WATER PROBLEMS. NO SUMP PUMP. DRAIN TILE SYSTEM IS SELF DRAINING TO THE NORTH NO CONCERNS OF PUMP FAILURE OR ELECTRICITY GOING OUT!!

HOME HAS A LP GAS FURNACE ALONG WITH ELECTRIC HEAT PUMP FOR HEATING & COOLING. OWNERS ALSO INSTALLED A NEW AIRE AIR EXCHANGER.

32 X 60 SHOP/STORAGE SHED

BUILT IN 2000. HAS 32 X 30 SHOP WITH LP GAS FURNACE AND WINDOW AC. REMAINING PORTION IS UNFINISHED WITH GRAVEL FLOOR.

UTILITIES ON THE PROPERTY:

MCWS RURAL WATER BILL AVERAGES \$40/MONTH

SIOUX VALLEY ELECTRIC BILL AVERAGES \$125/MONTH

PROPANE TANKS: INCLUDES A 500 GAL. TANK FOR HOME AND 250 GAL. FOR SHOP

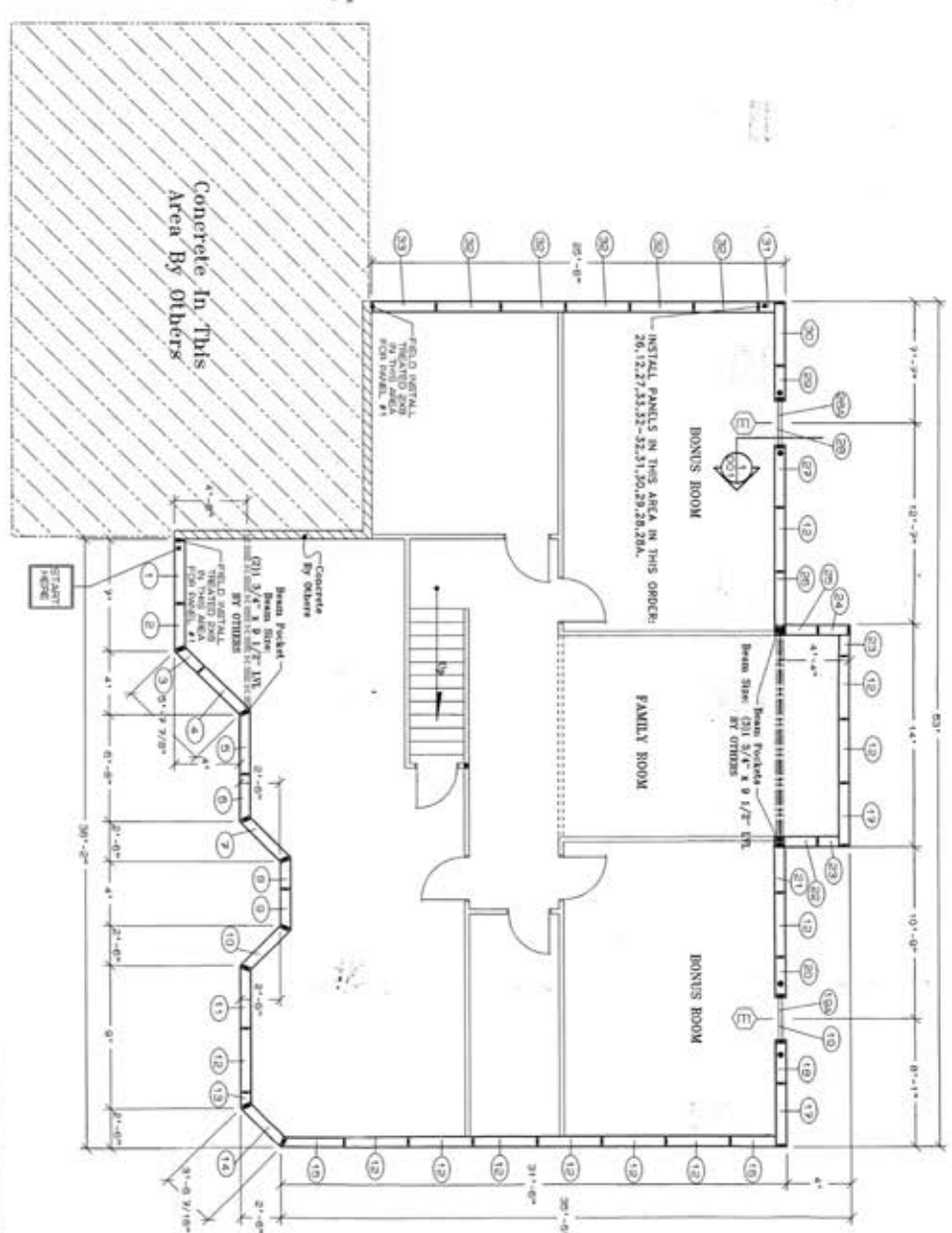
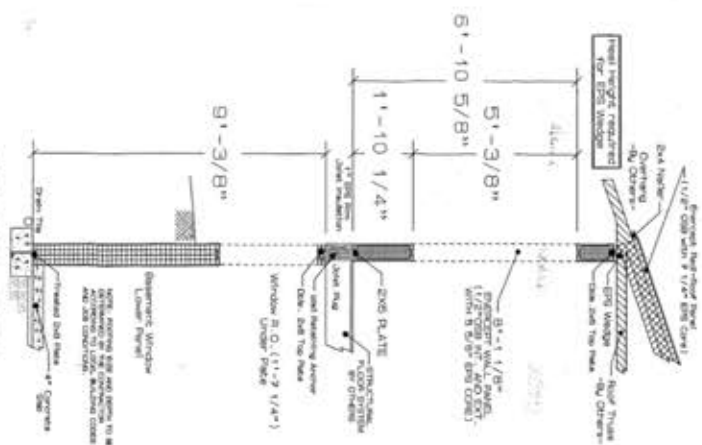
OWNERS FILL HOUSE TANK 1 TIME A YEAR

AT PRESENT THE LAND IS NOT RENTED AND HAS NEVER BEEN IN ANY PROGRAMS FOR THE PAST 21-YEARS. NEW BUYER IF THEY ELECT COULD MAKE INTO PASTURE OR ENROLL THE PROPERTY IN ANY PROGRAMS OFFERED BY THE NRCS OR GF&P. OWNERS WANTED TO PROMOTE NATURAL HABITAT AND ENJOYED WATCHING ALL THE WILDLIFE CALL THIS PROPERTY HOME OVER THE YEARS.

METHOD OF SALE

THE PROPERTY WILL BE OFFERED BY A LUMP SUM AND WILL NOT BE SOLD BY THE ACRE. PROPERTY IS TAXED AND ACCESSED AS 40-ACRES AND QUALIFIES FOR THE AG-EXCEPTION. NO SURVEYS WILL BE COMPLETED. BUYER WILL BE PURCHASING FROM BOUNDARY LINE TO BOUNDARY LINE.





Concrete In This Area By Others

VERTICAL ELECTRICAL CHASE

NOTE: ALL DIMENSIONS ARE BENCH MARKING DIMENSIONS USING 3 1/2\"/>

NOTE: ALL DIMENSIONS ARE BENCH MARKING DIMENSIONS USING 3 1/2\"/>

Don't let a question become a problem!
Please, call before you call (1-800-658-3503)

Not before construction on your new Enercept project, Enercept Inc. strongly suggests a full understanding of the ENERCEPT CONSTRUCTION GUIDE. Also, any area's in question should be addressed before construction begins.

EVERY EFFORT HAS BEEN MADE TO ASSURE THE QUALITY OF THE CONSTRUCTION. ENERCEPT INC. ACCEPTS NO RESPONSIBILITY TO CHECK AND VERIFY ALL DIMENSIONS, SIZES AND SEPARATIONS. THE CLIENT SHALL VERIFY ALL DIMENSIONS AND ACTUAL CONDITIONS. NOTIFY THE DESIGN BEFORE PROCEEDING.

ENERCEPT INC. ASSUMES NO RESPONSIBILITY FOR THE USE OF THIS MANUAL IN LOCAL JURISDICTIONS WHERE LOCAL CODES OR REGULATIONS VARY FROM THE NATIONAL CODES. ENERCEPT INC. ACCEPTS NO RESPONSIBILITY FOR THE CONSTRUCTION, DESIGN, AND/OR LOCAL BUILDING OFFICIALS TO COMPLY WITH ALL LOCAL CODES AND REGULATIONS FOR LOCAL CONDITIONS PRIOR TO CONSTRUCTION.

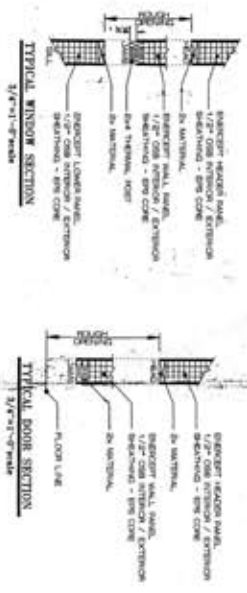
| DOOR AND WINDOW SCHEDULE | | | |
|--------------------------|---------------|------------|---------|
| CITY | R.O. SIZE | MATERIAL | MARKING |
| 1 | 6'-0" x 7'-0" | 1/2" GLASS | EW17 |
| M | | | |

NOTE: THE TOP OF ALL WINDOW R.O.'S WILL BE LOCATED UNDER THE TOP PLATES.

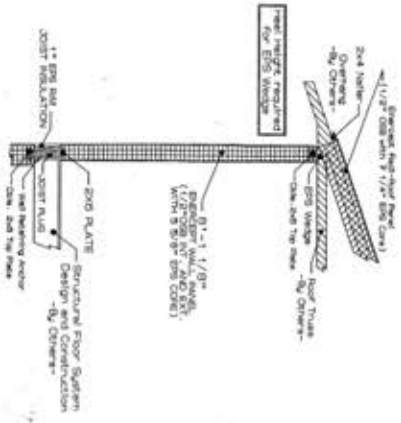


Basement Level Floor Layout for Phil & Dorothy Risnes Residence

SEND DRAWINGS TO:
Phil & Dorothy Risnes
308 3rd Ave
Brandon, MS 39005
Tel: 601-555-5555
Fax: 601-555-5555

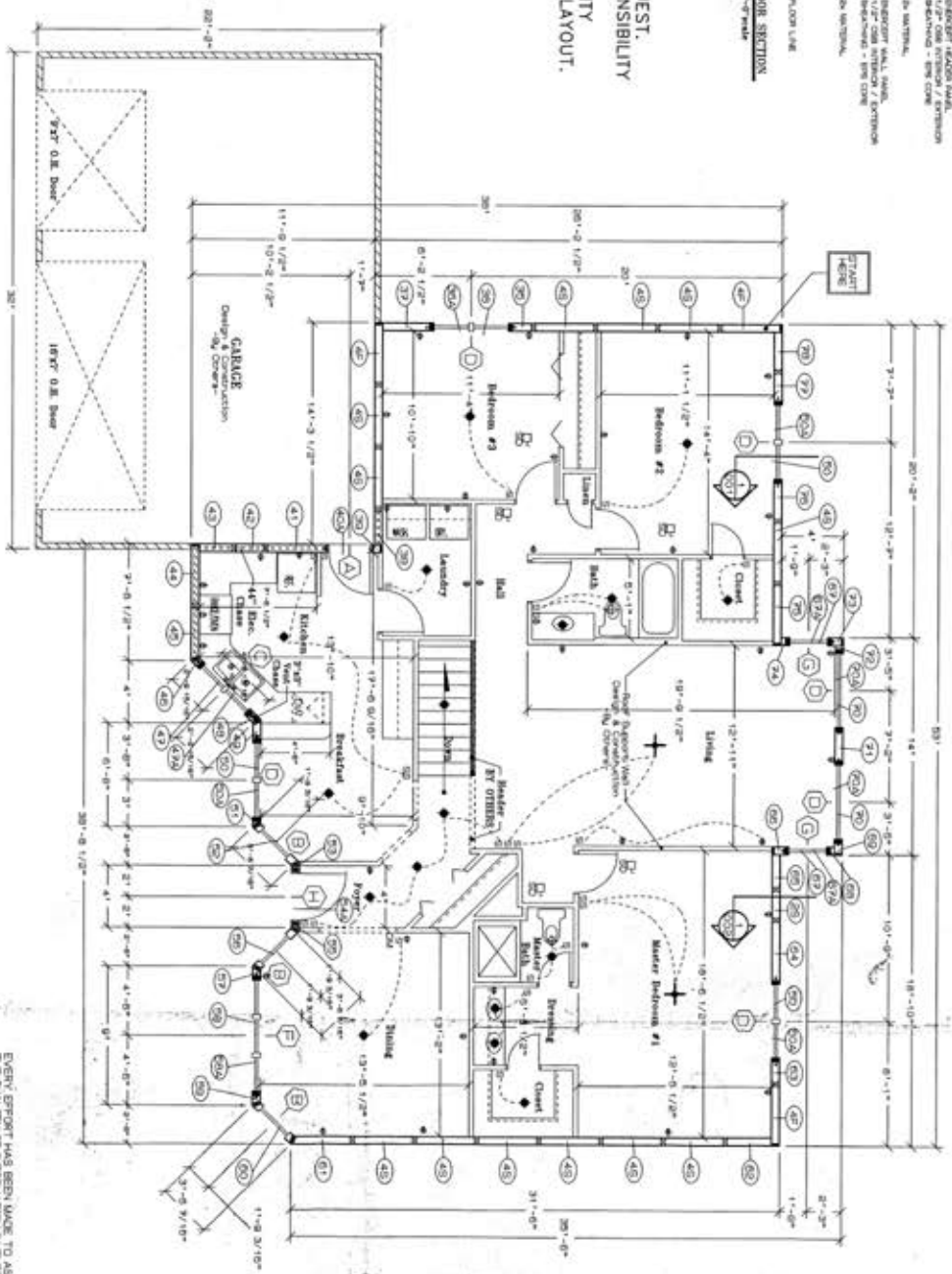


NOTE: THE FOLLOWING ELECTRICAL LAYOUT HAS BEEN SUPPLIED AT THE OWNERS REQUEST. ELECTRICAL REQUIREMENTS ARE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR. ENERCEPT INC. WILL TAKE NO RESPONSIBILITY AS TO THE ELECTRICAL REQUIREMENTS OR LAYOUT. ELECTRICAL MUST MEET REQUIRED CODES.



| QTY | DESCRIPTION | UNIT | QTY |
|-----|-------------------|-------------|-----|
| 1 | 2x4 STUDS | LINEAR FOOT | 100 |
| 1 | 1/2" GYPSUM BOARD | SQ. YD. | 100 |
| 1 | 2x6 STUDS | LINEAR FOOT | 100 |
| 1 | 1/2" GYPSUM BOARD | SQ. YD. | 100 |
| 1 | 2x4 STUDS | LINEAR FOOT | 100 |
| 1 | 1/2" GYPSUM BOARD | SQ. YD. | 100 |
| 1 | 2x6 STUDS | LINEAR FOOT | 100 |
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| 1 | 1/2" GYPSUM BOARD | SQ. YD. | 100 |
| 1 | 2x6 STUDS | LINEAR FOOT | 100 |
| 1 | 1/2" GYPSUM BOARD | SQ. YD. | 100 |

NOTE: THE TOP OF ALL DOOR AND WINDOW OPENINGS WILL BE LOCATED 0'-10" TO 0'-8" ABOVE FLOOR LEVEL UNLESS OTHERWISE SPECIFIED.



ALL STRUCTURE WALL, DESIGN AND CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR.

ENERCEPT WALL ANGLE, HANG AND/OR CONSTRUCTION CHASE SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR.

VERTICAL ELECTRICAL CHASE SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR.

BEAR BATTERY POINT SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR.

3" x 3" JAIL CHASE SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR.

ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED SHALL BE IN FEET AND INCHES. DIMENSIONS SHALL BE TO THE FACE OF THE MEMBER UNLESS OTHERWISE SPECIFIED.

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Don't let a question become a problem !!
 Please, CALL before you call (410-600-658-3303)

ENERCEPT HAS BEEN MADE TO ASSURE THE QUALITY OF INFORMATION IN THESE PLANS. IT IS THE OWNERS/CONTRACTORS RESPONSIBILITY TO CHECK AND VERIFY ALL DIMENSIONS AND/OR ACTUAL CONDITIONS BEFORE THE DESIGNER BEFORE PROCEEDING.

NOTE: THE DESIGNER IS NOT RESPONSIBLE FOR THE QUALITY OF THE INFORMATION PROVIDED BY THE OWNER/CONTRACTOR. THE DESIGNER IS NOT RESPONSIBLE FOR THE QUALITY OF THE INFORMATION PROVIDED BY THE OWNER/CONTRACTOR. THE DESIGNER IS NOT RESPONSIBLE FOR THE QUALITY OF THE INFORMATION PROVIDED BY THE OWNER/CONTRACTOR.

ENERCEPT, INC.
 SUBMERGED BUILDING SYSTEMS
 3150 5TH AVE SE WATERTOWN, SD 58001
 605-660-2202

Main Level Floor Layout
 for Phil & Dorothy Risnes
 Residence

SEND DRAWINGS TO:
 Phil or Dorothy Risnes
 308 3rd Ave.
 Brandon, SD 57005
 PH: 605-562-6147

DATE: 9-7-05
 SCALE: 1/4" = 1'-0"

Aerial Map



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Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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30-101N-51W
Minnehaha County
South Dakota

map center: 43° 31' 17.97, 96° 59' 59.52

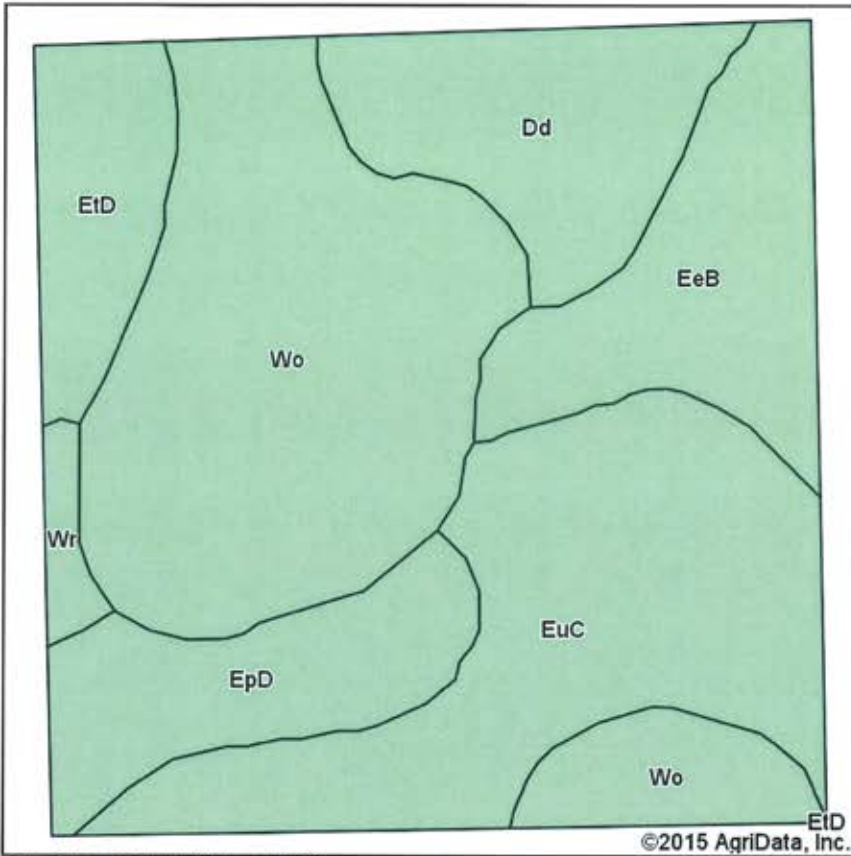
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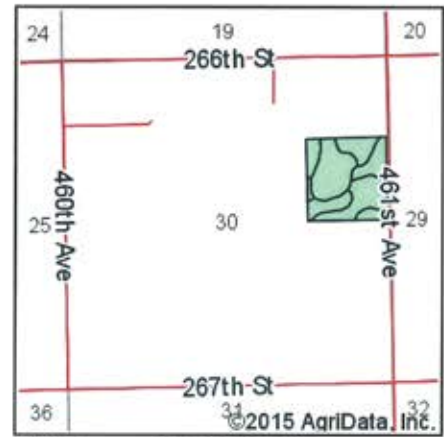
10/9/2015

Field borders provided by Farm Service Agency as of 5/21/2008.

Soil Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Minnehaha**
 Location: **30-101N-51W**
 Township: **Wall Lake**
 Acres: **39.54**
 Date: **10/9/2015**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2015 www.AgriDataInc.com



Area Symbol: SD099, Soil Area Version: 17

| Code | Soil Description | Acres | Percent of field | Non-Irr Class *c | Productivity Index | Alfalfa hay | Barley | Corn | Corn silage | Grain sorghum | Oats | Soybeans | Winter wheat |
|-------------------------|--|-------|------------------|------------------|--------------------|-------------|-------------|-------------|-------------|---------------|-------------|-------------|--------------|
| Wo | Worthing silty clay loam, 0 to 1 percent slopes | 13.27 | 33.6% | Vw | 30 | | 5 | 30 | 3.2 | 18 | 7 | 11 | 1 |
| EuC | Ethan-Egan complex, 6 to 9 percent slopes | 8.65 | 24.4% | IVe | 61 | 3.2 | 39 | 64 | 6.7 | 37 | 49 | 23 | 31 |
| EeB | Egan-Ethan-Trent complex, 1 to 6 percent slopes | 4.97 | 12.6% | Ile | 81 | 4.1 | 50 | 87 | 9.2 | 51 | 63 | 31 | 39 |
| Dd | Davison-Crossplain clay loams, 0 to 2 percent slopes | 4.52 | 11.4% | IIw | 76 | 2.7 | 40 | 82 | 8.7 | 48 | 50 | 28 | 30 |
| EpD | Ethan-Betts loams, 9 to 15 percent slopes | 3.90 | 9.9% | Vle | 33 | 2.3 | 23 | 32 | 3.4 | 19 | 28 | 11 | 18 |
| EID | Ethan-Clarno loams, 9 to 15 percent slopes | 2.66 | 6.7% | Vle | 39 | 2.6 | 27 | 40 | 4.2 | 24 | 34 | 14 | 21 |
| Wr | Worthing-Davison complex, 0 to 2 percent slopes | 0.57 | 1.4% | Vw | 57 | 1.4 | 21 | 53 | 5.6 | 31 | 25 | 18 | 14 |
| Weighted Average | | | | | 50.5 | 2 | 26.4 | 52.6 | 5.6 | 30.9 | 33.4 | 18.7 | 19.6 |

Area Symbol: SD099, Soil Area Version: 17

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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 Phillip + Dorothy Risnes Property Address 26643 461st Ave

This Disclosure Statement concerns the real property identified above situated in the City of Hartford
County of Minnehaha, 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? 1997

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? n/a
 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: 19 yrs 1997
 What roof repairs, if any, have been made, when and by whom? _____
 Describe any existing unrepaired damage to the roof: few shingles blew off in wind storm and are being replaced.
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 _____
 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 ___
Line was plugged removed blockage approx. 3-4 yrs ago
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 <i>simpli-safe</i> | | ✓ | |
| 6. Ceiling Fan | | ✓ | |
| 7. Central Air <i>Electric</i> | | ✓ | |
| 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 <i>owned 500 gal + 300 gal.</i> | | ✓ | |
| 26. Radon System | ✓ | | |
| 27. Sauna | ✓ | | |
| 28. Septic/Leaching Field | | ✓ | |
| 29. Sewer Svstcms/Drtiins | | ✓ | |
| 30. Smoke/Fire Alarm | | ✓ | |
| 31. Solar House - Heating | ✓ | | |
| 32. Sump Pump(s) | ✓ | | <i>gravity fed drain + 1/2 self draining</i> |
| 33. Switches and Outlets | | ✓ | |
| 34. Underground Sprinkler and Heads | ✓ | | |
| 35. Vent Fan | | ✓ | |
| 36. Water Heater <i>Electric</i> or Gas | | ✓ | |
| 37. Water Purifier | ✓ | | |
| 38. Water Softener - Leased or Owned | ✓ | | |
| 39. Well and Pump | ✓ | | |
| 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.

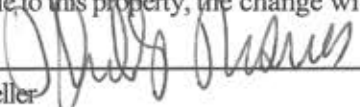
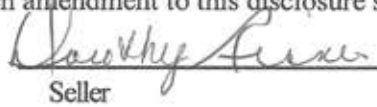
V. MISCELLANEOUS INFORMATION

- 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?
- 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? Summer of 2013
- 9. Are there broken window panes or seals? Yes ___ No
If yes, specify: _____
- 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>5-12-16</u> |  | <u>5-12-16</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 |

AUCTION

SATURDAY JUNE 25TH AT 11:00 AM



TERMS: Cash sale with 15% (non-refundable) down payment with the balance on or before July 25th 2016. Warranty deed to be granted with cost of title insurance split 50-50 between buyer and seller. Taxes to be prorated to the date of possession. Property will be sold subject to owners approval, and all easements, restrictions, and reservations of record. Come check out this property no disappointments!!