

AUCTION

WEDNESDAY AUGUST 10TH AT 10:30 AM

**18.93 ACRES IMPROVED ACREAGE - TRACTORS -
MACHINERY - MOWERS - ATV - TOOLS - SHOP MISC. -
ANTIQUES - MISC. - HOUSEHOLD**



OWNER:

RANDY L. KLOCKMAN



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!"

**18.93 ACRES IMPROVED ACREAGE – TRACTORS – MACHINERY – MOWERS –
ATV – TOOLS – SHOP MISC. – ANTIQUES – MISC. – HOUSEHOLD
AT AUCTION**

To be held at the acreage located at 44432 – 261st Street, Canistota SD, from NW corner of Canistota, go 1
Mile West on Oil Road - 261st Street on

WEDNESDAY, AUGUST 10TH 10:30 AM

REAL ESTATE SELLS FIRST

PERSONAL PROPERTY 11:00 AM

Lunch by Lutheran Church Preschool

REAL ESTATE

The real estate consists of 18.93 Acres, improved with 2 Bedroom Ranch Style Home and Outbuildings. The improvements include a 1966 ranch style 2 bedroom home (1120 sq ft) with full poured basement and attached 24' x 24' 2 stall garage. The house has spacious kitchen w/ wood cabinets, large living room, master bedroom, 2nd bedroom or utility room with washer & dryer hookups, full bathroom w/ handicap shower (updated in 2013, cost \$11,000.), plus lots of storage. The basement has large family room, extra bedroom (not legal) plus lots of storage. The home has a new steel roof, in 2015, but needs some updating, painting, carpet, etc. The septic system-drain field also needs some updating. A great country setting, located on oil road, only 1 mile to Canistota. Outbuildings include a UBC Machine Shed, 40' x 90', like new; a metal pole shed storage – shop 45' x 45' with 2 overhead doors, plus rural water, a well not used in years, and shelterbelt on north – west sides. This acreage has approximately 16 acres in cropland and hay, the balance in building site and trees. Come check this acreage out! Family owned since 1956.

LEGAL: S ½ SE ¼ SW ¼ except Lots H-1 and H-2 in 28-102-54, Canistota Township, McCook County, South Dakota

TERMS: Cash sale with 15% downpayment on sale day and the balance on September 10, 2016 with possession. Warranty title to be given, and owner's title insurance utilized with costs split equally to buyer-seller. The taxes to be pro-rated. Sold subject to the owner's confirmation. Come ready to buy with your financial arrangements made.

OPEN HOUSE: Monday, July 25th 6:30 – 8:30 PM and Thursday, August 4th 6:30 – 8:30 PM

TRACTORS – MOWERS – MACHINERY – ATT. – ATV

1957 Oliver Super 77 Gas Tractor, WF, Hydraulics – good tin, new 12.4 x 38 tires – runs good; 2003 NH TC45D MFD Tractor, Cab with heat, Hydro, 3 pt, 2 Hyd, with NH 16LA Loader w/ bucket – bale spear, 1600 Hrs – sharp; Buehler 7' 3 pt Finish Mower, nice; Lorenz 7' Snowblower 3 pt – mint; 1957 IHC 450 LP Gas Tractor, WF, 2 pt, LPTO, good TA, runs good; 1950 IHC Model M Gas, NF, runs; 1953 IHC Super C Tractor, NF, 2 pt hitch, 1 Owner; attachment for IHC Super C, all 2 pt; 2 Row Planter; 2 Row Cultivator, 7' Mower, Spring Tooth, Carryall; Cub Cadet 1250 Riding Mower, Hydro 38" Mower; Cub Cadet 125 Hydro w/ Mower and snowblower (motor OH in 2012) 1 Owner; 2013 Kawasaki Mule 600 Side by Side ATV, 2WD w/ Sun Roof, Dump Box, 242 Hrs – Mint; Pickup Box 2 Wheel Trailer; Dearborn 6' 3 pt Blade; NH 55 Side Rake; Flatbed w/ JD Gear; JD RWA 13' Tandem Disk; (2) IHC Narrow Fronts; 2 pt to 3 pt arms; A Frame Wagon Hoist; NH #66 PTO Square Baler; Phoenix 30 gal Lawn Sprayer, 12 Volt; 20 Gal ATV Hand Sprayer; Agri Fab 38" Lawn Sweeper; 2 – 2 Wheel Lawn Trailers; 2 old flatbeds w/ gears; assorted iron – salvage; wire winder;

TOOLS – SHOP ITEMS – FARM MISC.

4 Hp Magna Force Air Compressor; Stationary 50 Gal Air Compressor 3 Hp (pump needs work); Old Drill Press on Wheels; Sears Table Saw; Forney 220 Welder; Craftsman Bench Grinder; Pedestal Grinder; Chop Saw; Bench Grinder on Stand; Thread Cutter Set; Sickle Grinder; Tire Changer; assorted hand tools; Air ½" Wrench; assorted wood and metal shelving units; 560 gal gas tank w/ stand; 275 gal fuel tank w/ stand; old contractors

tool trailer; steel fence posts; 250 gal LP tank on trailer; weed eater; bars – farm tools; Jeri Mower; Whirly Mower; 220 Volt Cable; wood ext ladder; asstd step ladders; wheelbarrow; new 75 gal fuel tank w/ pump; 60 gal fuel tank w/ pump; greasers; Shumaker 6-12 volt charger; oil – additives; bolts – farm misc.; chains; land measurer wheels; used lumber; air tank; skill saw; hyd jack; 2 revolving display racks; 5 gal buckets; B-D electric chain saw; Oxygen Acetylene Tank – Torch – Cart; Weed Burner; Hand Sprayer; Hardware items; 3 garden tillers (front tine); Toro 5 Hp 21" Snowblower; animal trap; Hi Tran Oil; 55,30, 15 gal barrels; Pressure Washer; used tires; parts galore! Shop Vac; New Barn Windows; Sliding Door Hardware;

2 STORAGE BUILDINGS – AUTO – TRAILER

(2) 8' X 12' Lawn Equipment Storage Sheds with wood floors (to be moved in 30 days); 2000 Olds Bravada 4 Dr, 4x4 w/ 125,000 Miles; 1999 DCT 16' Tandem Axle Flatbed – Bumper Hitch;

ANTIQUES – PRIMITIVES – OLD FARM ITEMS

Meat Saw and Cleaver; Wood and Metal Chicken Nests; Yard Gate; Double Rinse Tubs; Oak Library Table; Oak Lamp Table; Oak Chairs; Wood Wardrobe; Glass Butter Churn; old games; old bowling set – kids; Trunk; Wicker Flower Stand; Dry Sink; asst toys; 2 Lawn Windmills; 2 Avery Jacks; Model A Ford Wheels – Radiator – Trunk – Doors; Wood Cabinet; SS Milker; Jars; Incubator; Bolt Racks; Slings; License; Boiler; Duroc Hog Sign; Nutrena Feed Sign; Coaster Wagon; Gas-Oil Pails; Horse Potato Planter; Horse Cultivator; 8 Bottle Oil Case w/ 5 Oil Bottles; Pitcher Pump; Drive Belts; Buzz Saw Tractor, mtd; Pulleys; Fly Wheel Air Pump; Floor Lamp; Tall Wood Cabinet – Glass Doors; Plane – Brace – Bits; Hand Feed Grinder; old Sunbeam Wood – Coal Furnace; CI Windmill Weight Horse; 1848 Springfield Muzzle Loader Gun; Asst of Sheet Music; MARCS Mechanical Toy; more to be found!

HOUSEHOLD ITEMS

2016 Frigidaire 2 Dr refrigerator 19 CF (5 months old) white; Tappan 30" Electric Stove, avocado; Kenmore Auto Washer & LP Gas Dryer; Coldspot 15 CF Freezer; 2 chest of drawers; storage cabinet; metal desk; stereo setup; pictures; games; Christmas items; card table – chairs; kitchen table w/ 4 roller chairs; lift chair; meat slicer; Maytag Wringer Washer; LP gas 40" range; LP Gas Refrigerator; queen size bed – complete; older furniture; many, many boxes of usual household items – some old – some surprises! Shop Bench w/ drawers; Yard Umbrellas; Misc. Boxes;

Note: This is a large offering (several generations). Very interesting items. 2 rings may be utilized. Come prepared! For pictures, visit www.wiemanauktion.com

RANDY L. KLOCKMAN, OWNER

605-999-9497 after 6:00 PM

Wieman Land & Auction Co., Inc.

Gary – Rich Wieman, Brokers

Kevin, Mike & Derek Wieman and

Ron Leitheiser, Assoc. Brokers

Marion SD 800-351-3111

KLOCKMAN IMPROVED ACREAGE INFORMATION

Location Address: 44432 – 261st Street Canistota SD
Acres: 18.93 Total

Home built in 1966 started, completed in 1967

Harold and Ed Schmidt (Marion SD – builders)

1120 Sq Ft 28' x 40' plus 24' x 24' Attached Double Garage with openers

Full Powered Basement 1120 Sq Ft, Very Good, Has Sump Pump

Home has Marathon 85 Gal Electric Water Heater, Electric Circuit Breaker Service, LP Gas, Hot Water Heat and Central Air

Note: 500 Gal LP Tank is owned, stays with home. The septic system – drain field needs updating. This acreage has a well, but not used in 20+ years. Rural water used 100% of the time.

HOME ROOM SIZES "APPROXIMATE"

Kitchen: 13'8" x 17' with wood cabinets, SS Sink
Living Room: 13'6" x 18'6" w/ Front Door – plus picture window
NW Master Bedroom: 12'10" x 13'5" w large closet, carpeted
NE Bedroom or Utility Room: 9'7" x 13' (has washer-dryer hookup, plus cedar lined closet)
Large Hall Linen Closet, plus China Display Area
Full Bathroom: Remodeled in 2013 w/ handicap accessible shower – plus storage

Home has new steel roof put on in 2015

New Front Deck – Ramp Area

Basement has large family room w/ LP Space Heater

1 Bedroom (not legal)

Kitchen Area, plus large utility-storage area

Home had vinyl siding and newer garage doors

Very comfortable, well built home

OUTBUILDINGS

1996 Metal Pole Shed – Storage – Shop 45' x 45' x 14' 2 Overhead Doors, has electricity

2004 UBC 40' x 90' x 14' Metal Pole Machine Shed: 1 Walk Door; 1 – 20' x 14' Tall and 1 – 15' x 14' Tall Sliding Doors (like new)

Nice Shelterbelt on north and west sides

Note: Refrigerator, Stove, Washer-Dryer, Freezer and other major appliances not included. To be sold on the auction. Acreage sells first at 10:30 AM.

Taxes: 2015 Taxes due 2016 \$1358.26 **2015 Assessed Value:** \$115,251. **Zoned:** AGC

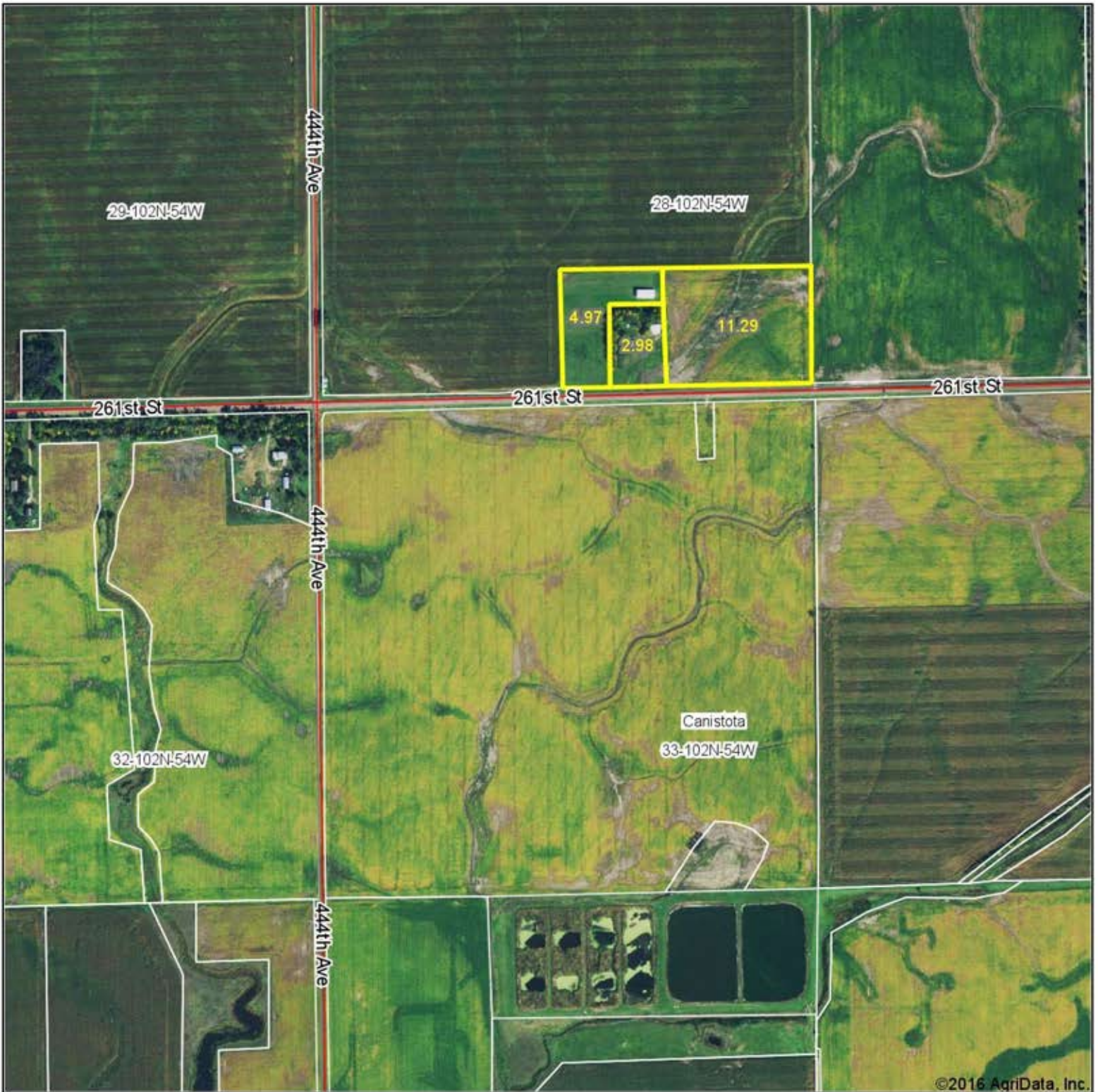
Open House: Monday, July 25th 6:30 – 8:30 PM and Thursday, August 4th 6:30 – 8:30 PM

RANDY L. KLOCKMAN
605-999-9497 after 6:00 PM

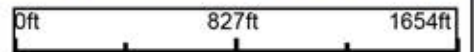
Wieman Land & Auction Co.
800-251-3111
Marion SD
www.wiemanauktion.com

Representative, Gary Wieman
605-660-0529

Aerial Map



map center: 43° 35' 56.46, 97° 19' 22.56



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2016 www.AgriDataInc.com

33-102N-54W
McCook County
South Dakota



7/12/2016

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)

KK (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. *As THIS Home WAS Built in the 1960s They maybe Lead Based Paint Present - But No KNOWN HAZARDS*

RK (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)

SW (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.

[Signature] Seller _____ Date _____ Buyer _____ Date _____

Seller _____ Date _____ Buyer _____ Date _____

[Signature] Agent _____ Date 6-29-16 Agent _____ Date _____

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 Randy Klockman Property Address 44432-261st Canistota SD.

This Disclosure Statement concerns the real property identified above situated in the City of _____
County of McCook, 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? 2009?

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 ___? REDACTED

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? _____
 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: steel Age: 2015
 What roof repairs, if any, have been made, when and by whom? _____

Describe any existing unrepaired damage to the roof: _____

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 on shingles & Deck
 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 ___
might need to replace septic tank & drain field
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:
Dry well for septic tank pumps into ditch

III. SYSTEMS/UTILITIES INFORMATION

	None/Not Included	Working	Not Working
1. 220 Volt Service		X	
2. Air Exchanger	X		
3. Air Purifier	X		
4. Attic Fan	X		
5. Burglar Alarm & Security System	X		
6. Ceiling Fan	X		
7. Central Air- Electric		X	
8. Central Air - Water Cooled	X		
9. Cistern	X		
10. Dishwasher	X		
11 Disposal	X		
12. Doorbell		X	
13. Fireplace	X		
14 Fireplace Insert	X		
15. Garage Door/Opener Control(s)		X	Not Working
16. Garage Wiring		X	
17. Heating System		X	
18. Hot Tub, Whirlpool, and Controls	X		
19. Humidifier	X		
20 Intercom	X		
21. Light Fixtures		X	
22. Microwave/Hood		X	
23. Plumbing and Fixtures		X	
24. Pool and Equipment	X		
25. Propane Tank		X	500 gallon Tank stays
26. Radon System	X		
27 Sauna	X		
28. Septic/Leaching Field		X	works but might need work
29. Sewer Svstems/Drtiins		X	
30. Smoke/Fire Alarm	X		
31. Solar House - Heating	X		
32. Sump Pump(s)		X	
33. Switches and Outlets		X	
34. Underground Sprinkler and Heads	X		
35. Vent Fan		X	
36. Water Heater - <u>Electric</u> or Gas		X	
37. Water Purifier	X		
38. Water Softener - Leased or Owned	X		
39. Well and Pump	X		not used in many years
40. Wood Burning Stove	X		

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		X		X
2. Lead Paint	X			X
3. Radon Gas (House)		X		X
4. Radon Gas (Well)		X		X
5. Radioactive Materials		X		X
6. Landfill, Mineshaft		X		X
7. Expansive Soil		X		X
8. Mold		X		X
9. Toxic Materials		X		X
10. Urea Formaldehyde Foam Insulations		X		X
11. Asbestos Insulation		X		X
12. Buried Fuel Tanks		X		X
13. Chemical Storage Tanks		X		X
14. Fire Retardant Treated Plywood		X		X
15. Production of Methamphetamines		X		X

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? ~~2010~~ never
- 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? 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? ?
- 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)

Possible problems with drain field on septic tank

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.

<input checked="" type="checkbox"/> Randy Klohn	6-29-16	_____	_____
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.

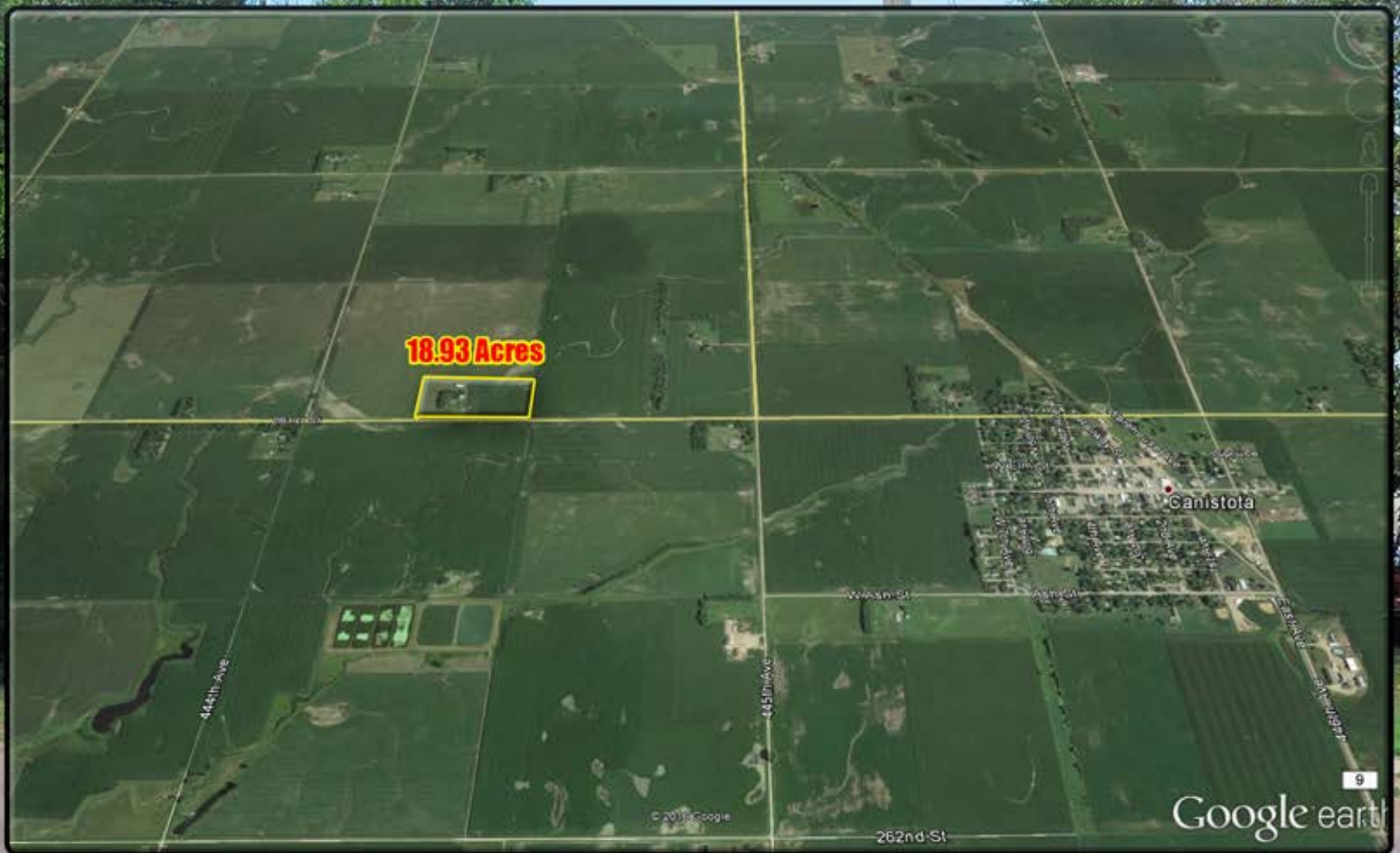
I/We acknowledge receipt of a copy of this statement on the date appearing beside my/our signature(s) below. Any agent representing any party to this transaction makes no representations and is not responsible for any conditions existing in the property.

_____	_____	_____	_____
Buyer	Date	Buyer	Date

AUCTION

WEDNESDAY AUGUST 10TH AT 10:30 AM

**18.93 ACRES IMPROVED ACREAGE - TRACTORS -
MACHINERY - MOWERS - ATV - TOOLS - SHOP MISC. -
ANTIQUES - MISC. - HOUSEHOLD**



Terms: Cash sale with 15% downpayment on sale day and the balance on September 10, 2016 with possession. Warranty title to be given, and owner's title insurance utilized with costs split equally to buyer-seller. The taxes to be pro-rated. Sold subject to the owner's confirmation. Come ready to buy with your financial arrangements made.