

AUCTION

THURSDAY AUGUST 11TH AT 7:00 PM

8.33 ACRES BROOKFIELD TWP. MCCOOK COUNTY WITH 1999 LIBERTY 3-BEDROOM HOME GREAT TREES WITH QUIET SETTING DETACHED GARAGE AT AUCTION



OWNER:

ELAINE PAINTER



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"

**8.33 ACRES BROOKFIELD TWP. McCOOK COUNTY WITH 1999 LIBERTY 3-BEDROOM HOME
GREAT TREES WITH QUIET SETTING DETACHED GARAGE AT AUCTION**

As I have purchased a home in Sioux Falls and will be moving I will offer the following real estate for sale at 24719 448th Ave. Montrose, SD. Located from Montrose on Hwy. 38 go 3-miles west turn north on 448th Ave go 6 ½ miles north west side of the road or from Orland, SD (south of Madison) go 3-miles west, 6 ½ south west side of the road on:

**THURSDAY AUGUST 11TH
7:00 P.M.**

It is our privilege to offer this improved acreage that offers a quiet country setting and is ½ mile off an oil road. The property has thick and established tree grove, rural water, and enough space for horses or other outdoor hobbies. Seller is motivated to sell so come out to any of the upcoming open houses.

LEGAL: Tract 1 of Painter's Add in the NE ¼ of Section 24, 105-54 McCook County, South Dakota.

- 1999 Liberty 1749 sq. ft. manufactured home on full concrete basement with 4-egress windows and rough in plumbing for basement bathroom.
- Floor plan with room sizes available in buyer's packet. Home resingled in 2012. Great open floor plan with family room with LP gas fireplace, 2 ½ -main floor bathrooms and main floor laundry.
- Property has a detached 24 X 24 two stall garage with new roof and all other buildings were tore down and removed in the spring of 2016.
- Taxes are estimated to be \$1,275.00 annually.

TO INSPECT THE PROPERTY: We invite you to the following open houses on Tuesday July19th and 26th from 5:00 to 7:00 P.M. or by appointment by calling auctioneers at 800-251-3111. For buyers packet with pictures, floor plan and other info please visit www.wiemanauktion.com

TERMS: Cash sale with 10% (non-refundable) down payment auction day with the balance on or before September 12, 2016. Warranty deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Taxes prorated to the date of possession. Property will be sold subject to owner's approval and all easements, restrictions and reservations of record. See you auction day!

**ELAINE PAINTER – OWNER
605-951-1034**

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

ELAINE PAINTER ACREAGE AUCTION
24719 448TH AVE
MONTROSE, SD

ADDITIONAL INFORMATION

ALL APPLIANCES IN THE HOME ARE INCLUDED IN THE SALE PRICE. THEY INCLUDE:

- BLACK REFRIDGERATOR
- GAS 30" STOVE
- BLACK DISHWASHER
- TOP LOAD WASHER AND DRYER

500 GAL. LP TANK IS OWNED AND WILL ALSO TRANSFER WITH THE PROPERTY.

AT PRESENT THERE IS .52 ACRES ENROLLED IN CRP. SELLER WILL PURCHASE THE PROPERTY OUT OF THE CRP PROGRAM. SEE ATTACHED SURVEY FOR CRP. INCLUDES STRIP OF LAND NORTH OF TREES AND TRIANGLE PIECE SOUTH OF HOUSE.

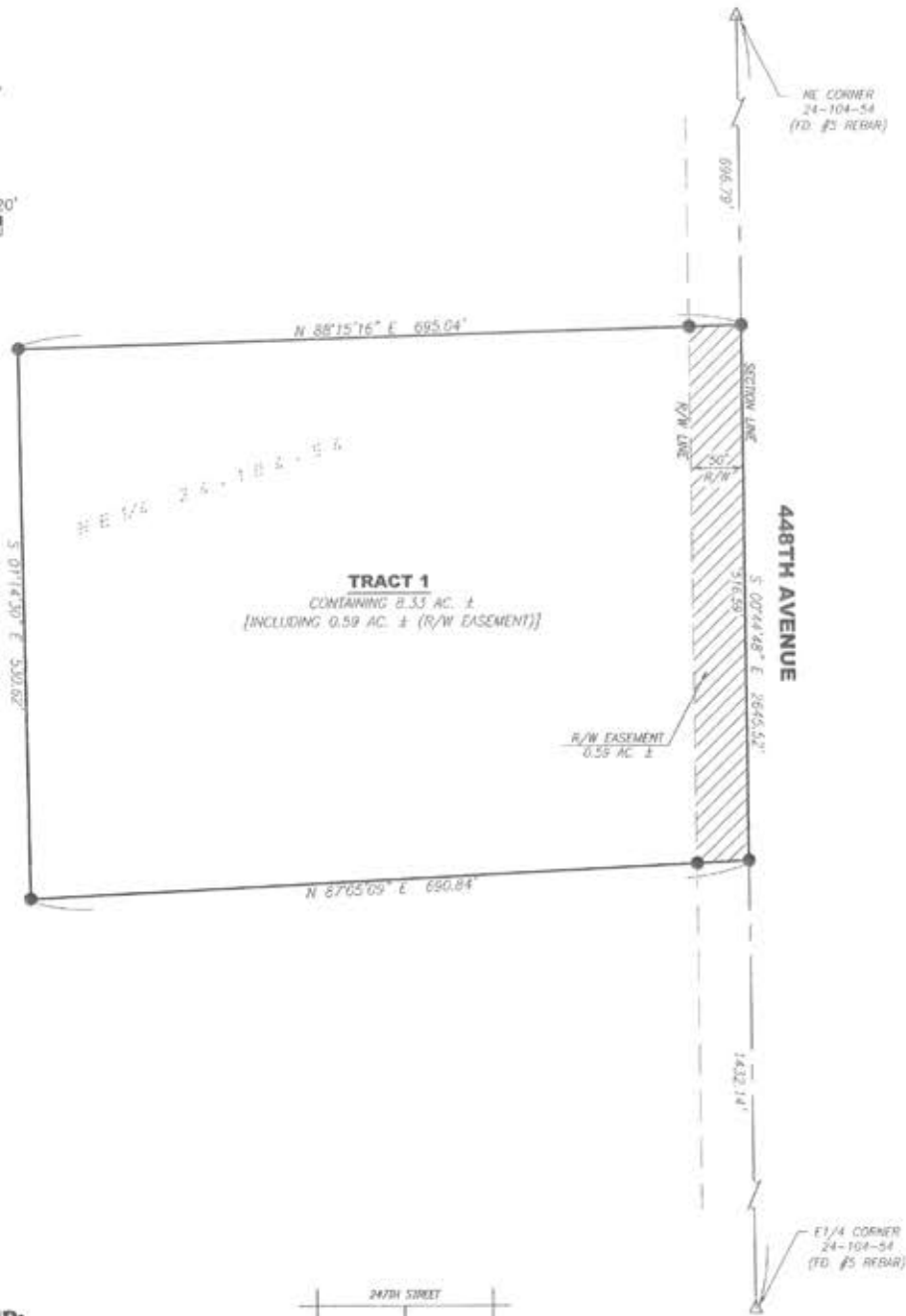
NEW BUYER WILL BE RESPONSIBLE FOR ALL BOUNDARY LINE FENCES IF NEEDED. SELLER OWNS THE PROPERTY SURROUNDING THE ACREAGE.

BASEMENT OF THE HOME IS UNFINISHED HAS SUPPORT WALL DOWN THE CENTER AND 4-EGRESS WINDOWS. BASEMENT HAS A ROUGH IN FOR A BATHROOM AND A LIFT STATION FOR SEWAGE. BASEMENT IS TILED WITH SUMP PUMP.



TRACT 1 OF PAINTER'S ADDITION

IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 104 NORTH,
RANGE 54 WEST OF THE 5TH PRINCIPAL MERIDIAN, MCCOOK COUNTY, SOUTH DAKOTA



TRACT 1
CONTAINING 0.55 AC. ±
[INCLUDING 0.59 AC. ± (R/W EASEMENT)]

R/W EASEMENT
0.59 AC. ±

448TH AVENUE

- LEGEND:**
- SET 5/8" REBAR W/CAP #B145
 - FD. MONUMENT
 - △ SECTION CORNER (AS NOTED)
 - (R) RECORD INFORMATION
 - AC. ACRES
 - S.F. SQUARE FEET
 - U.E. UTILITY EASEMENT
 - A.E. ACCESS EASEMENT
 - D.E. DRAINAGE EASEMENT
 - R/W RIGHT-OF-WAY
 - R.M.C. RECORDS OF MCCOOK COUNTY
 - N.T.S. NOT TO SCALE
 - EASEMENT LINE
 - PREVIOUSLY PLATTED PROPERTY LINE



AREA MAP N.T.S.
SECTION 24, T104N, R54W
5TH P.M.



PREPARED BY:



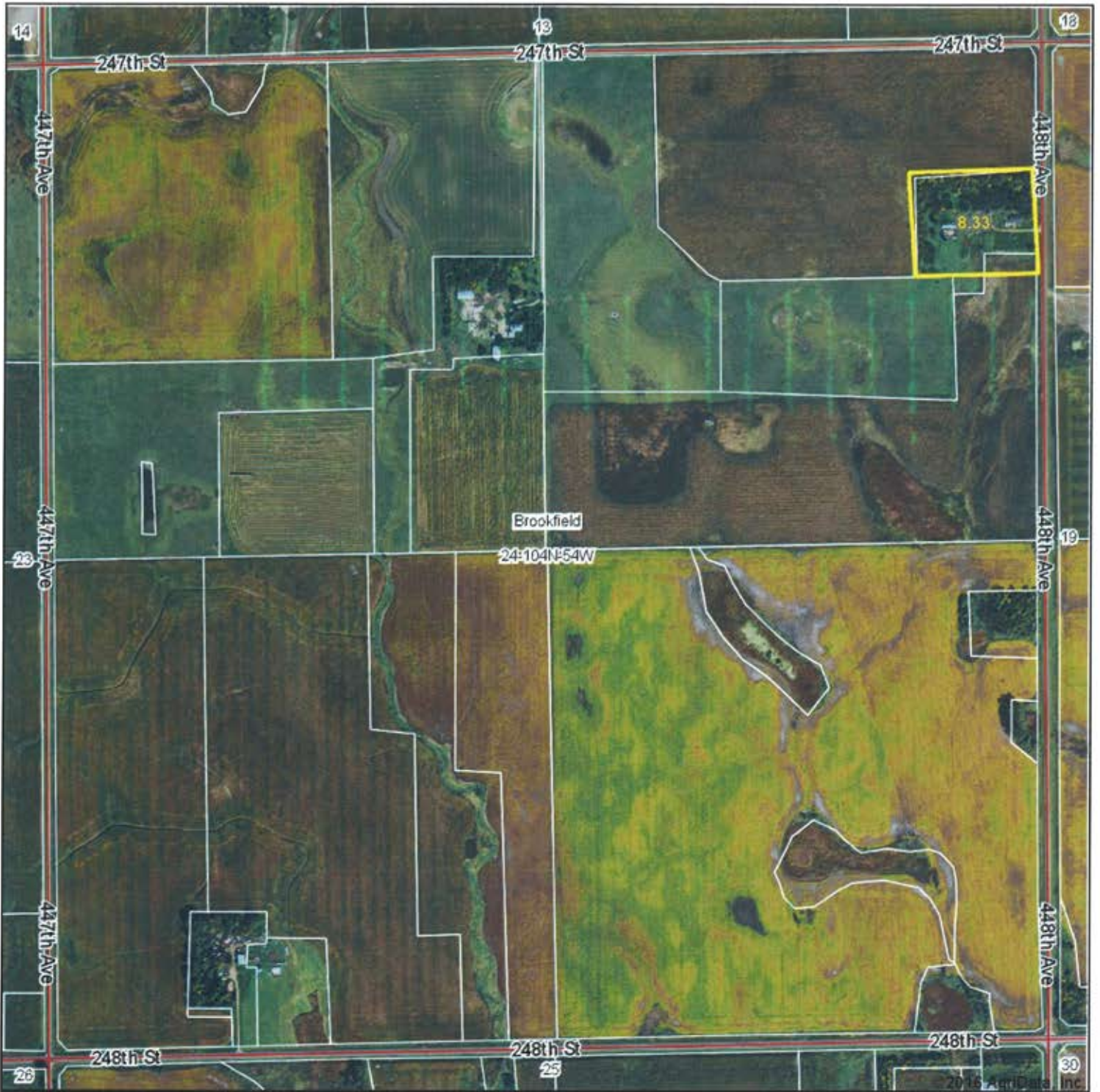
Land Surveying and GPS Consulting
211 E. 14th Street Suite 100
Sioux Falls, South Dakota 57104
Phone: (605) 339-8901 FAX: (605) 274-8951

NOTES:
BASIS OF BEARINGS IS UTM-ZONE 14

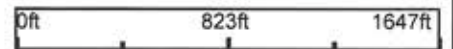
THIS PLAT WAS PREPARED WITHOUT THE
BENEFIT OF A TITLE COMMITMENT.

EASEMENTS OF RECORD WERE NOT
RESEARCHED AND ARE NOT SHOWN ON
THE PLAT.

Aerial Map



map center: 43° 47' 48.2, 97° 15' 33.03



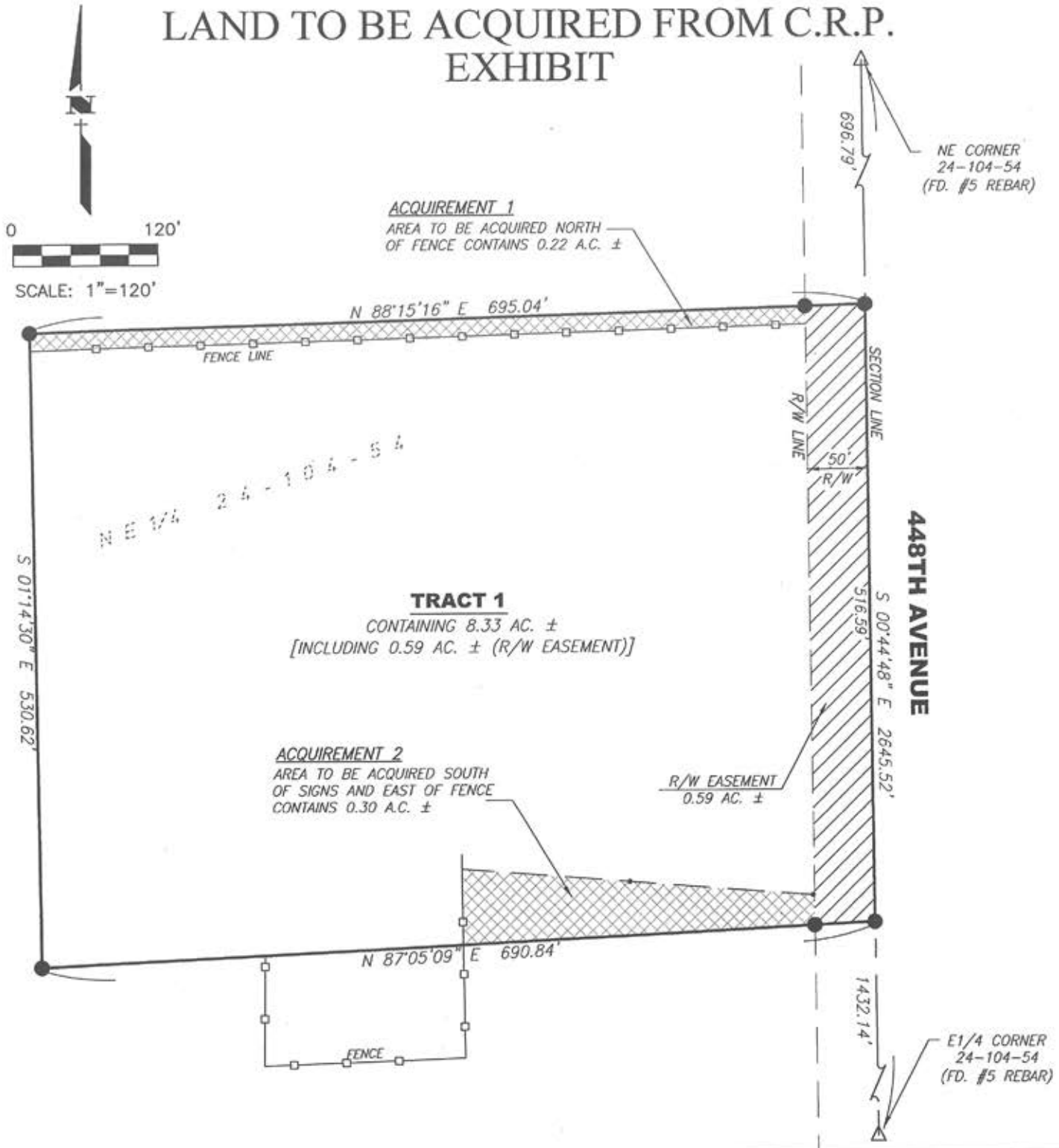
24-104N-54W
McCook County
South Dakota



7/5/2016

Maps Provided By:
**surety**
CUSTOMIZED ONLINE MAPPING
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LAND TO BE ACQUIRED FROM C.R.P. EXHIBIT



LEGAL DESCRIPTION:

TRACT 1 OF PAINTER'S ADDITION IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 104 NORTH, RANGE 54 WEST OF THE 5TH PRINCIPAL MERIDIAN, MCCOOK COUNTY, SOUTH DAKOTA.

NOTES:
1. BASIS OF BEARINGS IS UTM-ZONE 14

PREPARED BY:



Land Surveying and GPS Consulting
211 E. 14th Street Suite 100
Sioux Falls, South Dakota 57104

Phone: (605) 339-8901 FAX: (605) 274-8951

DRAWN BY: JEB	APPROVED BY: EDM	DATE: 06/23/16	PROJECT NO. 16-404	SHEET 1 OF 1
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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 Elaine Painter Property Address 24719 448th Avenue
Montrose SD 57048

This Disclosure Statement concerns the real property identified above situated in the City of Montrose
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? 1999

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? no damage to repair
 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: 2012
 What roof repairs, if any, have been made, when and by whom? resealed skylight in kitchen
 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 _____
 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 - <u>Electric</u>		✓	
8. Central Air - Water Cooled	✓		
9. Cistern	✓		
10. Dishwasher		✓	
11 Disposal	✓		
12. Doorbell	✓		
13. Fireplace	✓	✓ LP GAS	
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		✓	
26. Radon System	✓	✓	500 gal. owned tank
27 Sauna	✓		
28. Septic/Leaching Field		✓	
29. Sewer Svstms/Drtiins		✓	
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 <u>Electric</u> 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? NDRE
- 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? Spring of 2015
- 9. Are there broken window panes or seals? Yes No ___
If yes, specify: 1-bedroom window in the south east corner
- 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.

Elaine Kunter 6/27/16 _____
 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.

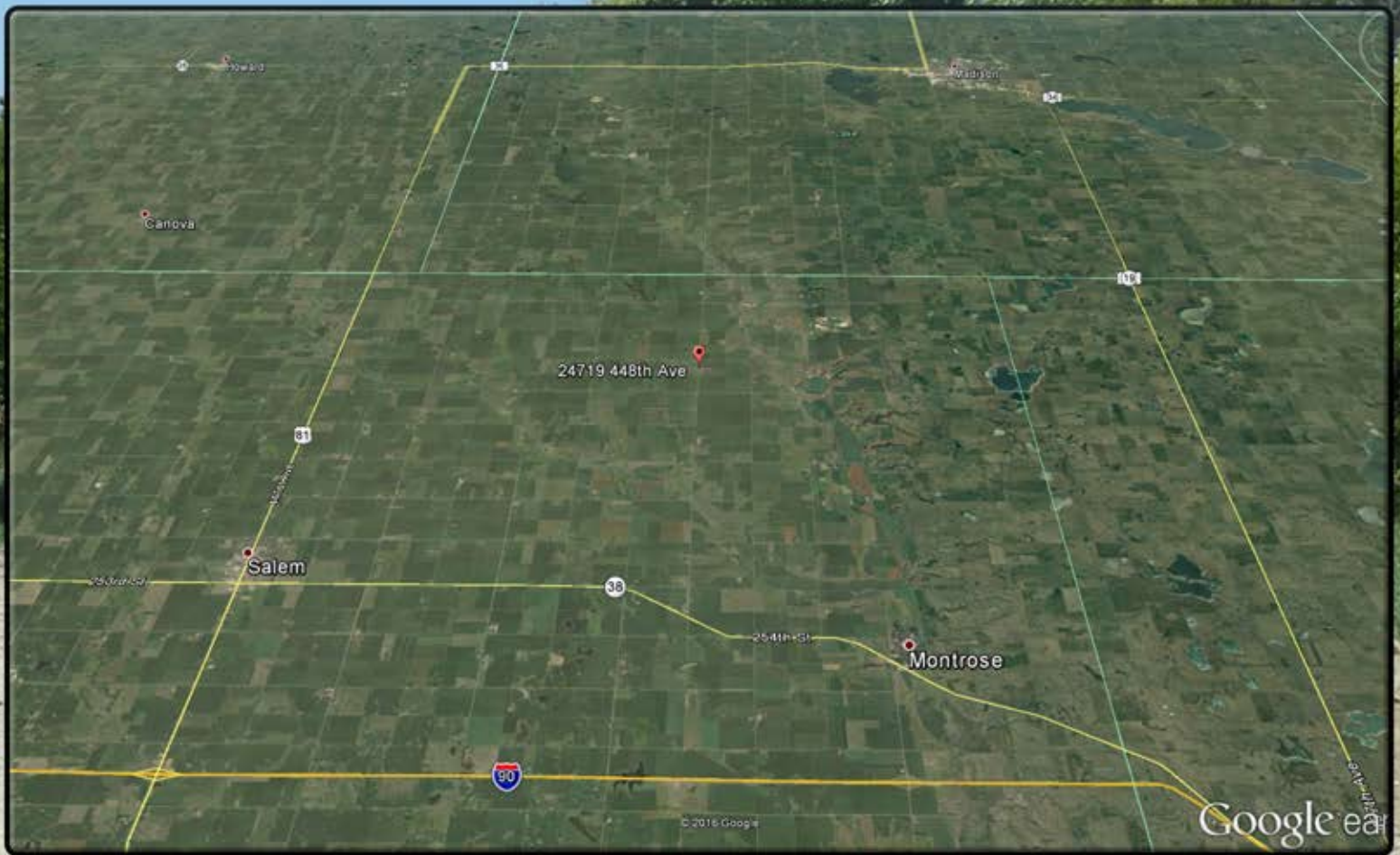
I/We acknowledge receipt of a copy of this statement on the date appearing beside my/our signature(s) below. Any agent representing any party to this transaction makes no representations and is not responsible for any conditions existing in the property.

 Buyer Date Buyer Date

AUCTION

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