

AUCTION

THURSDAY SEPTEMBER 8TH AT 10:30 A.M.

SOLD AT ABSOLUTE AUCTION

40-ACRES ZISKOV TOWNSHIP YANKTON COUNTY LAND

RANCH STYLE 3-BEDROOM HOME – 50 X 120 STEEL SPAN MACHINE SHED

AWESOME TREES – 3-TRACTORS – HOBBY FARM EQUIPMENT



OWNER:

RICHARD GENSCHE ESTATE



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-ACRES ZISKOV TOWNSHIP YANKTON COUNTY LAND
RANCH STYLE 3-BEDROOM HOME – 50 X 120 STEEL SPAN MACHINE SHED
AWESOME TREES – 3-TRACTORS – HOBBY FARM EQUIPMENT – SOLD AT ABSOLUTE AUCTION**

After the death of my husband, I will offer the following real estate and farm equipment at ABSOLUTE AUCTION located at 43137 305TH St. Lesterville, SD or from Utica, SD go 3-miles west, 1-mile south, ½ mile west on the south side of the road on:

**THURSDAY SEPTEMBER 8TH
10:30 A.M.
REAL ESTATE SOLD FIRST**

It is our privilege to offer this unique property that offers a quiet country setting that is just minutes from Yankton. Large mature evergreen trees and secluded setting with enough acres for livestock or horses. Tons of potential, endless possibilities. Come take a look!

LEGAL: The NE ¼ of the NW ¼ of Section 15, 94-57 Yankton County, South Dakota.

- 1952 Ranch Style 3-bedroom home with 1700+ sq ft on the main and basement level. Attached 24 X 28 garage.
- 50 X 120 slant wall steel span machine shed with full cement floor, built in 1976.
- 30 X 64 hog/storage barn with cement floor, 40 X 64 livestock barn, 3300 bushel storage bin
- 16-acres in trees and building site, 1.75 acres in corn, 19.82 acres in hayland
- Property has a newer 1000' well with cistern and pressure system.
- Buyer to receive full possession at closing

TO INSPECT THE PROPERTY: Open houses will be held on Friday August 19th & Thursday Aug. 25th from 5:00 to 7:00 p.m. or by appointment with auctioneers. Buyers packet available at www.wiemanauktion.com or contact auctioneers

TERMS: Cash sale with 15% (non-refundable) down payment auction day with the balance on or before October 10th, 2016. Owners title insurance to be used with the cost split 50-50 between buyer and seller. Seller to pay all of the 2016 taxes in full. Warranty deed to be granted. Come prepared to buy!

TRACTORS – FARM EQUIPMENT

1966 Case 930 D. tractor, shows 4875-hrs, 18.4 X 34 rears, cab, Dual 320 Loader Bucket & Grapple; 1965 Case 730 D. tractor, NF, 15.5 X 38 tires shows 3787 hrs; 1966 Ford 4000 gas, 3pt. hrs unknown; Ford 6' tiller 3pt; Ford 3pt blade; MF 6-wheel rake; Brady 2RW stalk chopper; 6' rotary mower rebuilt; MH 13' drill on steel; MF 11' 3pt chisel; IHC 480 tandem disk 15'; IHC 4RW planter; NI 324 2RW picker stored inside, NI 324 picker for parts; IHC pull type 9' sickle mower rebuilt head; 7' 3pt sickle mower; Hmde. 7 X 16 tandem axle flatbed trailer; 6 X 10 tilt bed trailer; 300 gal. 2-wheel sprayer; 3pt. sprayer; road drag; bale spear; 16' wood flatbed and gear; 3-section drag;

TOOLS – FARM MISC

Pipe wrenches; battery charger; hand tools, shovels; Poulan Chain Saw; various ladders; pto shafts; 15" tires; garden hose; gas cans; sump pump; drills; 5-hsp. Electric motor; tri-plex wire; pressure washer; FH pto pump; cylinders; Murray 18hsp 46" deck mower; log chains; shelving; handy-man jack; (2) 300 gal. OH fuel tanks; fencing supplies; other items

**RICHARD GENSCH ESTATE - OWNER
ALICE GENSCH – OWNER
605-660-0025**

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

**GENSCH LAND AUCTION
ADDITIONAL INFORMATION**

ROOM SIZES OF THE HOME

MAIN FLOOR

10.5 X 11.5 MASTER BEDROOM
9 X 10 BEDROOM
8.5 X 13.5 BEDROOM
5 X 8 FULL BATHROOM
11.5 X 19.5 LIVING ROOM
13 X 16 KITCHEN BIRCH CABINETRY

BASEMENT

13 X 28 FAMILY ROOM
GAS FIREPLACE, FULL SIZE WET BAR
¾ BATHROOM
UTILITY ROOM
BALANCE STORAGE AREA

PROPERTY HAS A FUNCTIONAL WELL THAT WAS DUG IN 2005 AND IS APPROX. 795' DEEP. WELL PUMPS TO A CISTERN UP ON THE HILL SOUTH OF GREEN OPEN FRONT SHED AND PRESSURE TANK AND VALVES ARE FOUND INSIDE. NO RURAL WATER ON PROPERTY.

STOVE AND REFRIDGERATOR ARE INCLUDED WITH THE PROPERTY ALONG WITH A 1000 GAL. LP TANK.

PROPERTY HAS A THICK AND ESTABLISHED TREE GROVE ALONG WITH SEVERAL MATURE EVERGREEN TREES NEAR THE HOME.

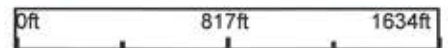
CORN PLANTED TO THE NORTH OF THE HOME AND BUILDINGS WILL BE HARVESTED BY THE SELLERS.



Aerial Map



map center: 42° 57' 33.73, 97° 33' 58.04

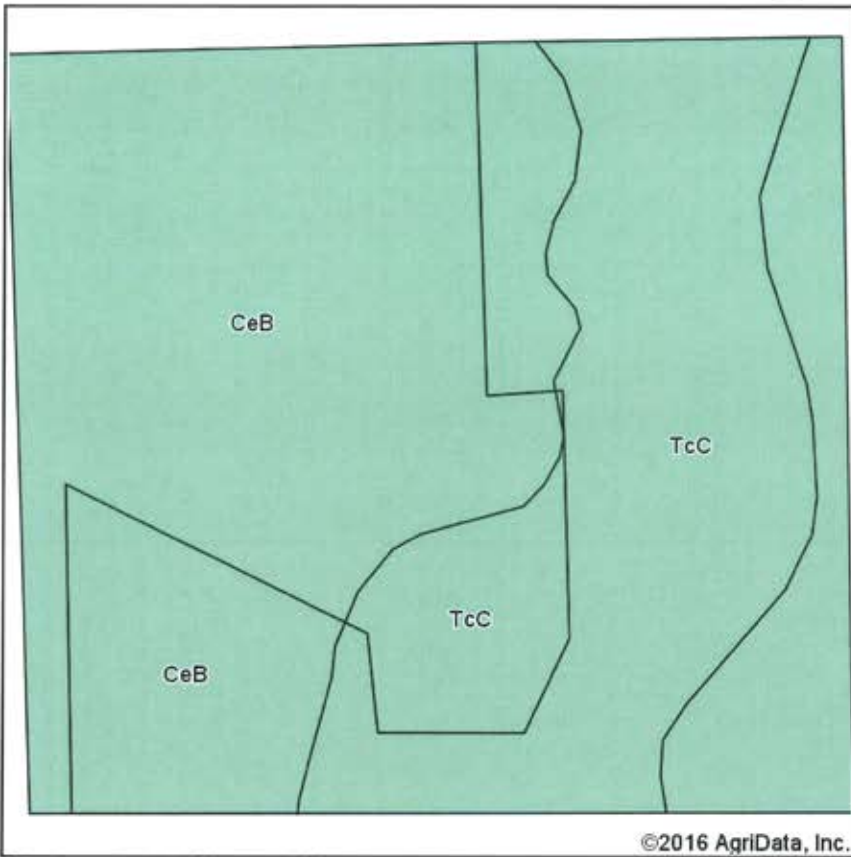


15-94N-57W
Yankton County
South Dakota



8/5/2016

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Yankton**
 Location: **15-94N-57W**
 Township: **West Yankton**
 Acres: **36.94**
 Date: **8/5/2016**



Area Symbol: SD135, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Alfalfa hay	Corn	Grain sorghum	Oats	Soybeans
CeB	Clarno-Bonilla loams, 1 to 6 percent slopes	24.01	65.0%	Ile	80	3.1	72	54	75	27
TcC	Thurman-Ethan complex, 2 to 9 percent slopes	12.93	35.0%	IVe	47	1.3	50		30	
Weighted Average					68.4	2.5	64.3	35.1	59.2	17.5

Area Symbol: SD135, 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 Richard + Alice Gensch Property Address 43137 305th St.

This Disclosure Statement concerns the real property identified above situated in the City of Lesteruille
County of Yankton, 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? 2-4-11

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? _____
 If any, when? _____
3. Are you aware if drain tile is installed on the property? Yes ___ No ___ Unknown
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: unknown
 What roof repairs, if any, have been made, when and by whom? _____
 Describe any existing unrepaired damage to the roof: nlq
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 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		✓	owned 1000-gal. tank
26. Radon System	✓		
27 Sauna	✓		
28. Septic/Leaching Field		✓	
29. Sewer Svstems/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 or Gas</u>		✓	
37. Water Purifier		✓	
38. Water Softener - <u>Leased or Owned</u>		✓	
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? never tested well
- 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 2016
- 9. Are there broken window panes or seals? Yes No ___
If yes, specify: All over the home
- 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>Alice Bensch</u>	<u>7-25-16</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

THURSDAY SEPTEMBER 8TH AT 10:30 A.M.

SOLD AT ABSOLUTE AUCTION

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