

AUCTION

TUESDAY, SEPTEMBER 20TH AT 10:00 A.M.

**94.57 ACRES MINNEHAHA CO. IMPROVED LAND
W/ 3 BEDROOM RANCH STYLE HOME**



OWNER:

CLAIR E. EIGEN



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!"

**94.57 ACRES MINNEHAHA CO. IMPROVED LAND
w/ 3 BEDROOM RANCH STYLE HOME
AUCTION**

Due to health reasons, I will sell the following farm at auction at 45752 – 253rd Street, or from Humboldt SD, 5 miles North on Hwy 19 and ½ mile East on North Side on

TUESDAY, SEPTEMBER 20TH 10:00 AM

Experience country living at its best on 94.57 acres improved with 3 bedroom ranch style home with attached double garage. This spacious home was new in 2000 and boasts 1568 sq ft of living area, handicap accessible, extra housing eligibility and lots of wildlife. The floor plan includes kitchen with oak built in cabinets, large dining area, 13' x 21' living room with large bay window and front entrance, 9' x 13' den/office, main floor utility room with washer & dryer hookups, master bedroom w/ ¾ bathroom, 2 bedrooms and a full bathroom. It has a full basement that is unfinished but roughed in for a 4th bedroom with egress window, full bathroom, large family/rec room and furnace room with forced air LP gas furnace and central air, 200 amp electrical service and rural water. This home features include oak woodwork, vinyl permanent siding, attached 26' x 28' double garage with 2 overhead doors and is located in the West Central School District. It has a 32' x 57' Pole Shed for livestock and storage. There is 12.32 acres tillable currently in alfalfa and the balance in pasture with a flowing creek that passes through this tract. This tract has excellent grass and good location, only ½ mile off Hwy 19. The annual real estate taxes are \$1983.51.

To View This Property: Open Houses Wednesday, August 31, 5:30 – 7:30 and Thursday, September 8, 5:30 – 7:30 or call Wieman Land & Auction Co., Inc. at 800-251-3111.

Legal: The W ½ of the SE ¼ and the West 8 rods of the SE ¼ of the SE ¼ and the W ½ of the NE ¼ except the North 2299.15' of Section 15-103-52, Minnehaha County, South Dakota

Terms: Cash Sale with a 10% nonrefundable downpayment the day of the sale and the balance on October 21, 2016. Title insurance will be utilized with cost split 50/50 between buyer and seller. Warranty Deed will be provided. Full possession granted upon final settlement. The 2016 Real Estate Taxes will be prorated to possession date. Sold subject to confirmation by the owner. Wieman Land & Auction Co. is representing the seller in this transaction. For buyer info packet, video and pictures, visit our website: www.wiemanauktion.com or call 800-251-3111.

**CLAIR E. EIGEN, OWNER
605-363-3595**

Wieman Land & Auction Co.
Rich & Gary Wieman, Brokers
Kevin, Mike, Derek & Ryan Wieman
and Ron Leitheiser, Assoc. Brokers
Marion SD 800-251-3111
Website: www.wiemanauktion.com

Dale L. Strasser
Attorney At Law
Freeman SD
605-925-7745
Closing Agent






United States
Department of
Agriculture

Minnehaha County, South Dakota



- Common Land Unit**
-  Rangeland
 -  Tract Boundary
 -  Cropland
 -  PLSS

- Wetland Determination Identifiers**
-  Restricted Use
 -  Limited Restrictions
 -  Exempt from Conservation Compliance Provisions



2016 Program Year

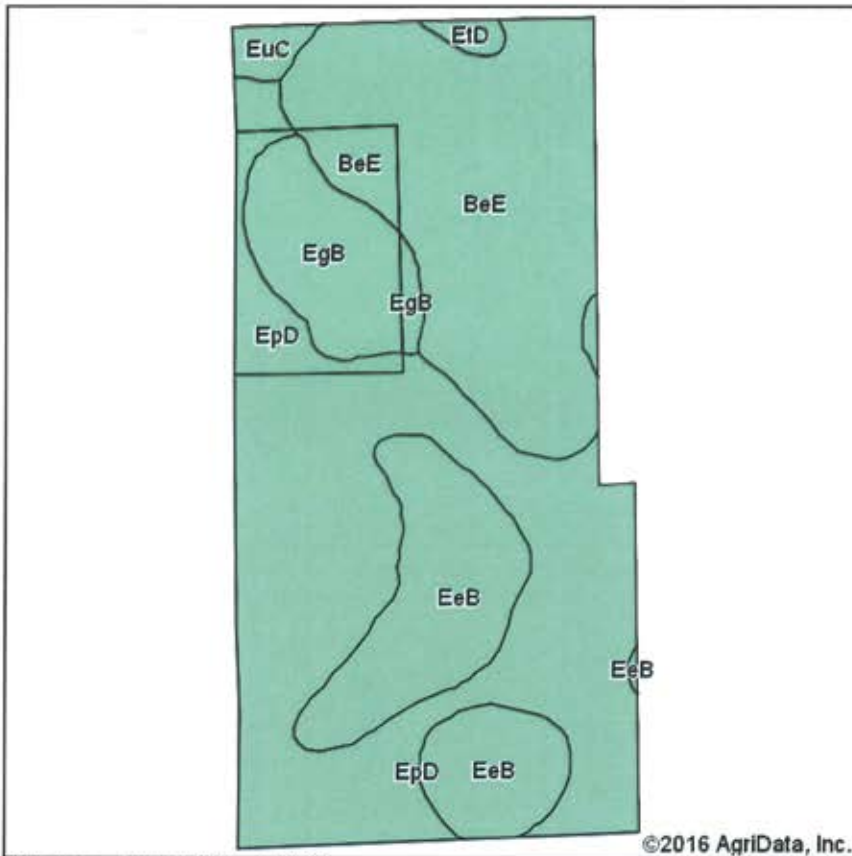
Map Created May 20, 2016

Farm **8773**

15-103-52

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

Soils Map



State: **South Dakota**
 County: **Minnehaha**
 Location: **15-103N-52W**
 Township: **Clear Lake**
 Acres: **94.69**
 Date: **7/19/2016**



Soils data provided by USDA and NRCS.

Area Symbol: SD099, Soil Area Version: 18

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
EpD	Ethan-Betts loams, 9 to 15 percent slopes	41.55	43.9%	Vle	33	2.3	23	32	3.4	19	28	11	18
BeE	Betts-Ethan loams, 15 to 40 percent slopes	27.72	29.3%	Vlle	16	0.9	5	4	0.4	3	5	1	4
EeB	Egan-Ethan-Trent complex, 1 to 6 percent slopes	15.79	16.7%	Ile	81	4.1	50	87	9.2	51	63	31	39
EgB	Egan-Wentworth-Trent silty clay loams, 1 to 6 percent slopes	7.89	8.3%	Ile	87	4.3	53	93	9.9	54	67	35	42
EuC	Ethan-Egan complex, 6 to 9 percent slopes	1.09	1.2%	IVe	61	3.2	39	64	6.7	37	49	23	31
EID	Ethan-Clarno loams, 9 to 15 percent slopes	0.65	0.7%	Vle	39	2.6	27	40	4.2	24	34	14	21
Weighted Average					40.9	2.4	24.9	38.5	4.1	22.8	30.6	13.6	19.6

Area Symbol: SD099, Soil Area Version: 18

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

SOUTH DAKOTA
MINNEHAHA



United States Department of Agriculture
Farm Service Agency

FARM : 8773

Prepared : Jul 21, 2016

Crop Year : 2016

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : CLAIR E EIGEN
Farms Associated with Operator : 46-099-8773
CRP Contract Number(s) : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
94.69	12.32	12.32	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FAV/WR History	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	12.32	0.00	0.00	No	No	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP

NOTES

Tract Number : 11691

Description : W2SE4 15-103-52

FAV/WR History : No

BIA Unit Range Number :

HEL Status : HEL determinations not completed for all fields on the tract

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : CLAIR E EIGEN, JANICE R EIGEN

Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
94.69	12.32	12.32	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	12.32	0.00	0.00	0.00	0.00	

DCP Crop Data

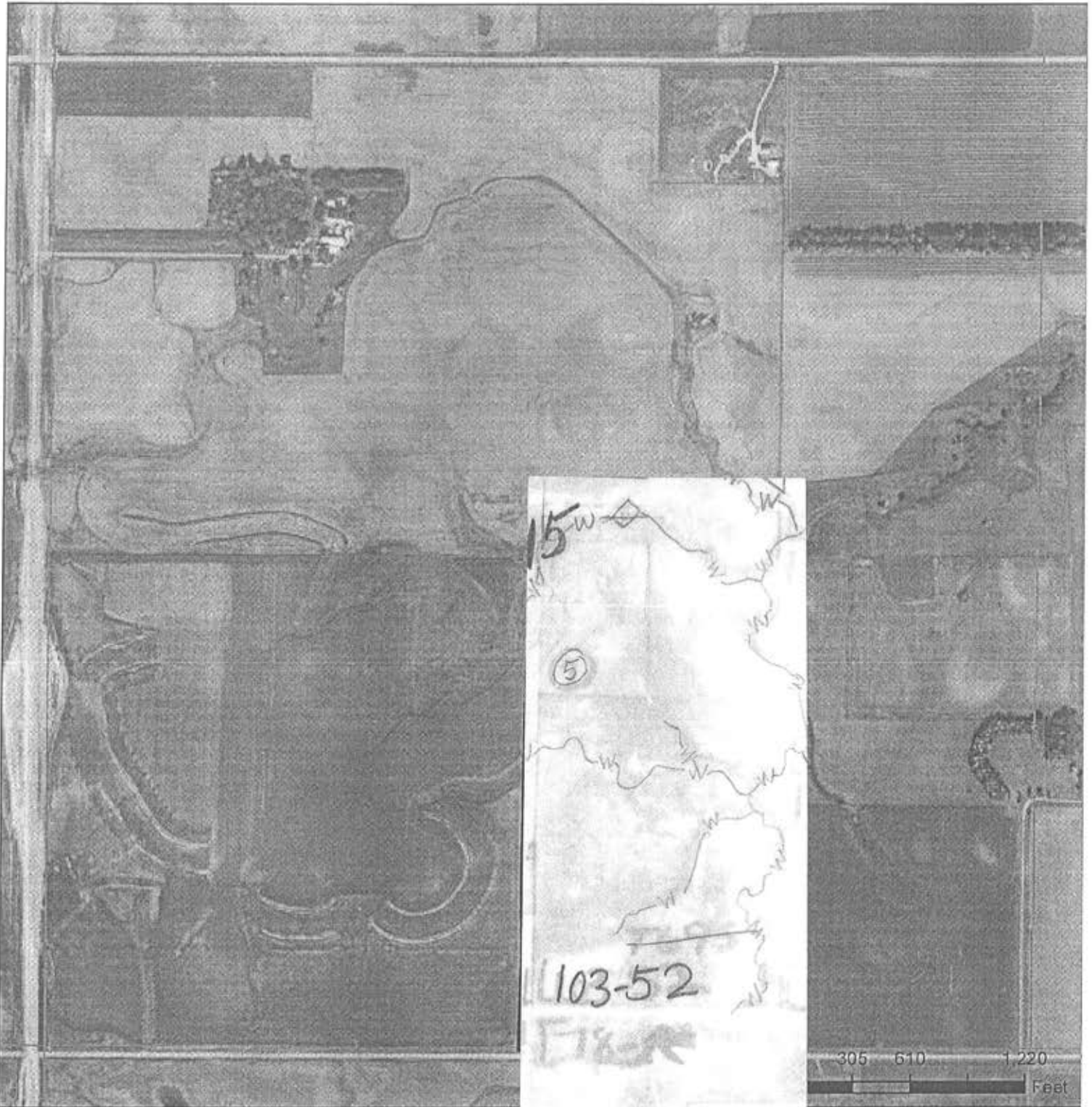
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield

NOTES



United States
Department of
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Minnehaha County, South Dakota



- Common Land Unit**
- Rangeland
 - Tract Boundary
 - Cropland
 - PLSS

- Wetland Determination Identifiers**
- Restricted Use
 - Limited Restrictions
 - Exempt from Conservation Compliance Provisions

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Wetland Inventory Only
Not Certified Wetland
Determination

2016 Program Year

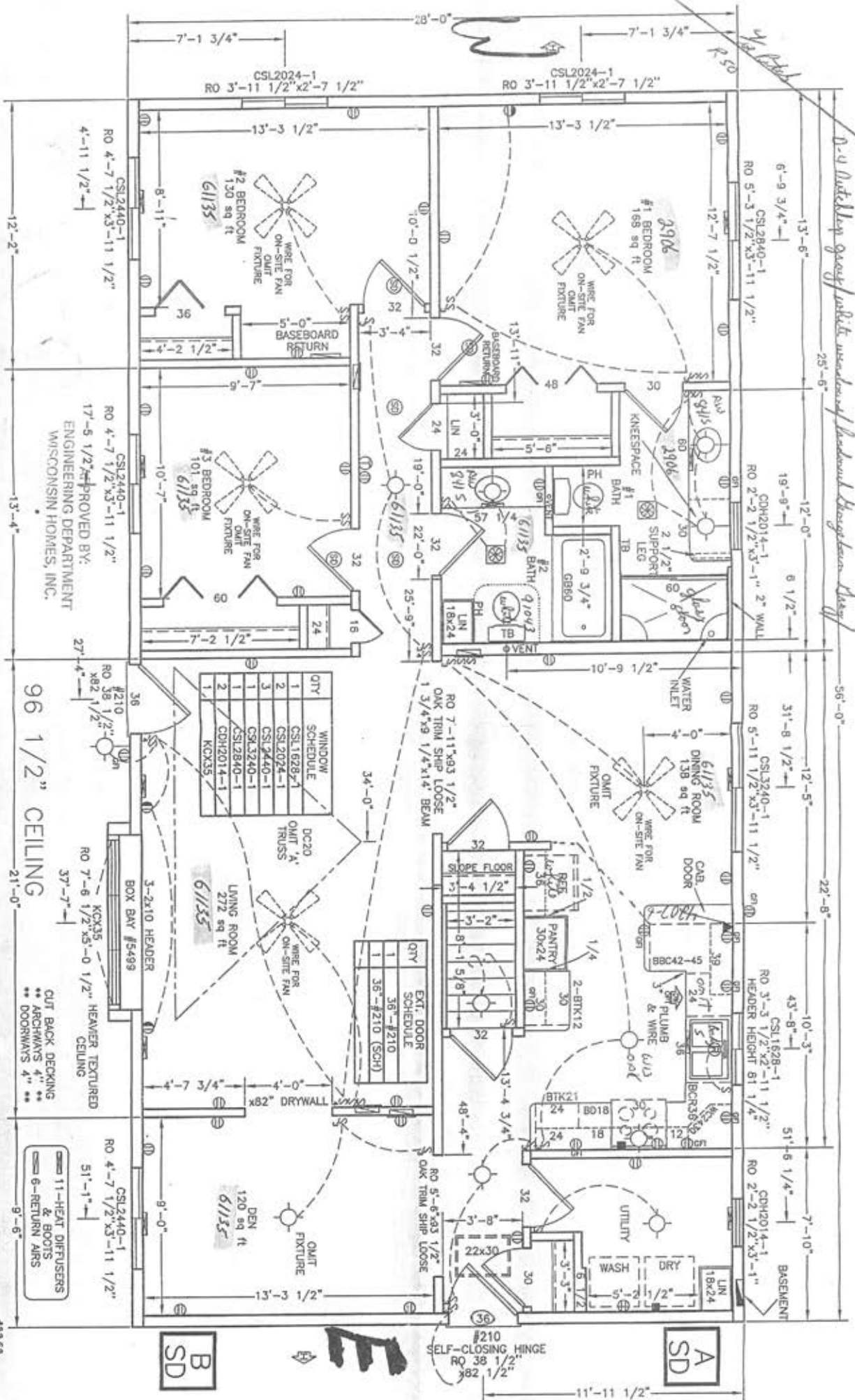
Map Created March 23, 2016

Farm 8773

15-103-52

is not represent a legal survey or reflect actual y. The producer accepts the data 'as is' and any user's reliance on this data outside FSA Programs.

0-4 Utility gray walls, woodwork, bathroom, kitchen, living



96 1/2" CEILING

CUT BACK DECKING
ARCHWAYS 4"
DOORWAYS 4"

11-HEAT DIFFUSERS & BOOTS
6-RETURN AIRS

WISCONSIN HOMES, INC.
425 N. MILWAUKEE
MILWAUKEE, WI 53449

MODEL: 2856 3800M PARK RIDGE
DESCRIPTION: FLOOR PLAN

DEALER: FACTORY HOME CENTER
CUST: EIGEN

SCALE: 1/4"=1'-0"
DATE: 2/4/00
REVISED: 5/2/00

DRAWN BY: RW/RB/DW
CITY/STATE: HUMBOLT, SD

DWG NO. **AB9717** (A1)

GARAGE ON-SITE

#3363

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 Clair E. Eigen Property Address 45752-253rd

This Disclosure Statement concerns the real property identified above situated in the City of _____
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? 2000

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 ___ on North part of property

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? none that we can see
5. Are you aware of any roof leakage, past or present? Yes ___ No
 Type of roof covering: asphalt Age: 2000
 What roof repairs, if any, have been made, when and by whom? NA
 Describe any existing unrepaired damage to the roof: NA
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:
Vested Drainage Rights have been filed.

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	
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	
26. Radon System	X		
27 Sauna	X		
28. Septic/Leaching Field		X	
29. Sewer Svstems/Drains		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 or Gas</u>		X	
37. Water Purifier	X		
38. Water Softener - Leased or Owned	X		
39. Well and Pump	X		
40. Wood Burning Stove	X		

Leased Agri Energy

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? NA
- 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? never
- 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>Blair E. Eigen</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

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