

McCook County

**ONLINE ONLY
ESTATE AUCTION**

Home is located at:
621 4th Ave, Canistota SD



Monday, August 3rd @ 4PM



PO BOX 148
44628 SD HWY 44, MARION SD
PHONE: 800-251-3111
WEB: WIEMANAUCTION.COM

"WE SELL THE EARTH AND EVERYTHING ON IT!"

**3 BEDROOM 2 STORY HOME W/ ATTACHED GARAGE IN CANISTOTA SD
AUCTION**

As I have moved to Assisted Living, I will sell my home at auction on Wiemanbid2buy online only!
The home is located at 621 – 4th Ave or 1 ½ blocks north of the school in Canistota SD on

MONDAY, AUGUST 3RD BIDDING CLOSSES @ 4:00 PM

The real estate consists of a fixer upper 3 Bedroom, 2 Story home with attached 14 x 27 single garage. The floor plan includes an outstanding foyer entrance with fancy oak open stairway, pocket doors and oak flooring, living room, dining room, ½ bathroom, and kitchen with built-in cabinets. Appliances will stay with the home. The second floor has 3 bedrooms with closets, full bathroom and walkout to second floor deck. This is a 110 year old home that has some updating but the roof is leaking and needs a lot of handyman touches. It has a full basement with natural gas forced air furnace with central air, 14 x 27 attached drive through single garage, and 12 x 20 storage garage in backyard. The household items that are left in the home after sale day will become property of the new buyer. The home is being sold in “AS IS WHERE IS” condition.

TO VIEW THE PROPERTY: Open Houses Monday, July 20th 3:30 – 5:30 and Tuesday, July 28th 3:30 – 5:30.

LEGAL: Lot 4 and the North 15’ of Lot 5 in Block 6 of Outlot C, City of Canistota, McCook County, South Dakota

TERMS: Cash Sale with \$2500. nonrefundable downpayment within 24 hours of completion of the auction and the balance on or before August 17, 2020. A Warranty Deed will be provided. Title Insurance will be utilized with cost split 50/50 between buyer and seller. Possession granted upon final settlement. Buyer to pay second half of the 2019 RE Taxes and all of the 2020 RE Taxes. Sold subject to confirmation by the POA. Wieman Land & Auction Co. is representing the seller in this transaction. No buyer’s contingencies will be allowed. Be prepared to buy!! Visit www.wiemanauktion.com or www.wiemanbid2buy for buyer info packet and pictures. If you need help bidding, contact Wieman Land & Auction Co. at 605-648-3111

DOROTHY NEUBERGER, OWNER

TRISH ROSKELAND, POA

605-661-7961

Wieman Land & Auction Co., Inc.

Marion SD 800-251-3111

Rich, Kevin, Mike, Ryan & Derek Wieman

and Nate Timmermans, Auctioneers-Brokers

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)

X PR (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).

This house is old enough that it will have lead based in it, or it or around it.

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(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)

X RDW (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.

X Patricia Roshel POA 7-10-20

Seller _____ Date _____ Buyer _____ Date _____

Seller RDW _____ Date 7-10-20 Buyer _____ Date _____

Agent _____ Date _____ 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 Dorothy Neuberger / Trish Roskeland POA Property Address 621-4th Ave

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

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 § 43-448, 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, sidewalls, 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: _____ Age: _____
 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: _____
 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- Electric			
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			
26. Radon System			
27 Sauna			
28. Septic/Leaching Field			
29. Sewer Systems/Drains			
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 - Electric 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?

	Existence 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? _____
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? _____
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.

Patricia Roselund ^{PG#} 7-10-20

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.

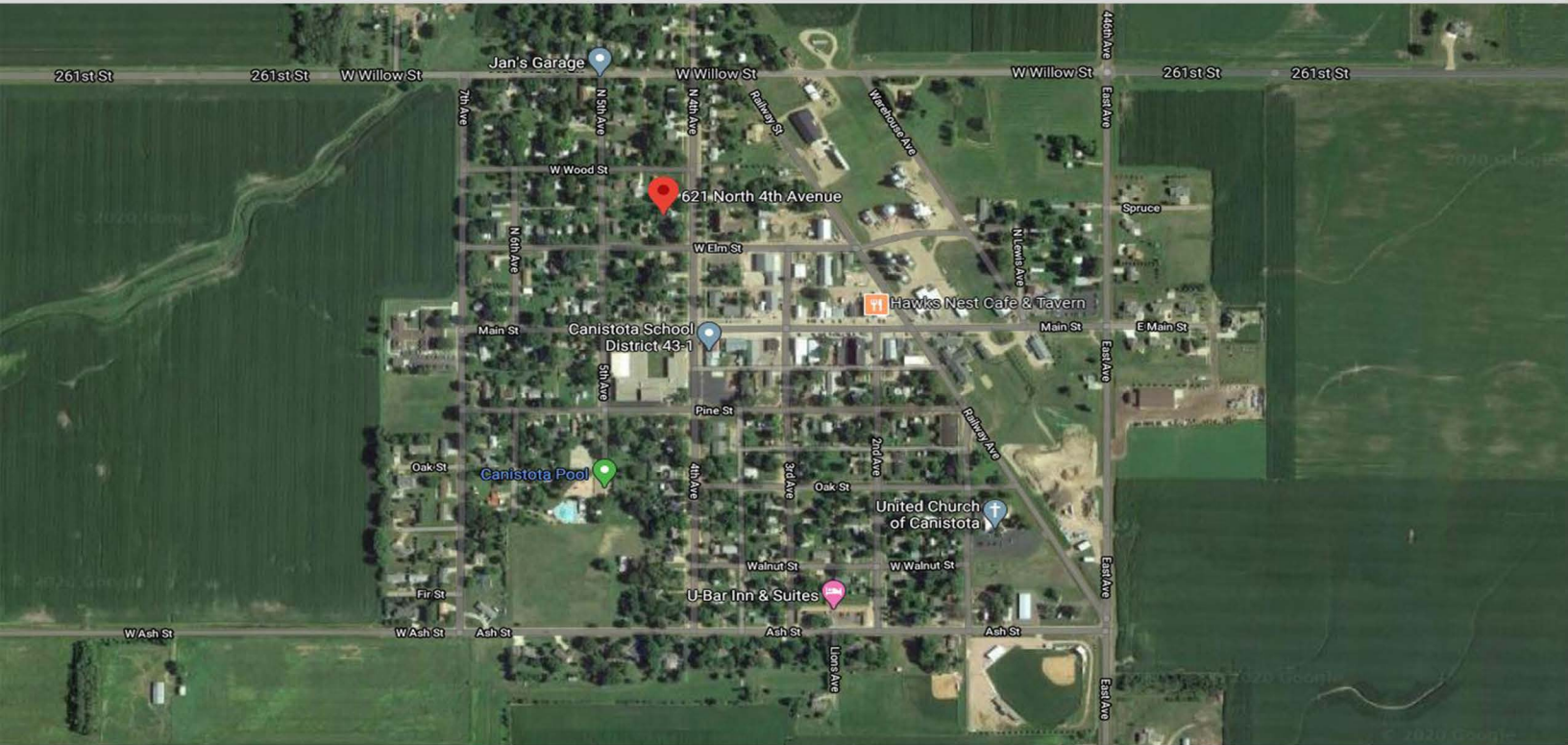
I/We acknowledge receipt of a copy of this statement on the date appearing beside my/our signature(s) below. Any agent representing any party to this transaction makes no representations and is not responsible for any conditions existing in the property.

Buyer _____ Date _____ Buyer _____ Date _____

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