

# 12.50 ACRES

## IMPROVED ACREAGE &

### MCCOOK COUNTY ESTATE AUCTION

- THURSDAY, MARCH 25TH AT 10:00AM -

*Real estate to be offered on the property at 25411 445th Ave., Salem, SD*



Additional Photos Inside



*"We Sell The Earth And Everything On It!"*

800.251.3111 | Marion, SD | [WiemanAuction.com](http://WiemanAuction.com)

Wieman Land & Auction Inc., 44628 SD HWY 44, Marion SD 57043

**12.50 ACRE IMPROVED ACREAGE – MCCOOK COUNTY  
ESTATE AUCTION**

In order to settle the estate, we will sell the following at auction on the farm located at 25441 – 445<sup>th</sup> Ave or from Salem SD, go 4 miles east on Hwy 38 and 1 ½ south or from Canistota SD, north edge, 1 west and 6 ½ north on

**THURSDAY, MARCH 25<sup>TH</sup> 10:00 AM**  
**Real Estate Sold First, 2 Rings to sell balance**  
**My Place Mobile Café**

**REAL ESTATE**

The real estate consists of a 12.50 acre improved acreage. The improvements include a 3 Bedroom, 1 ½ Story Home. The floor plan consists of kitchen with formica built-in cabinets, dinette area, dining room, living room with fireplace, front entrance, bedroom w/ closet, full bathroom and rear entrance. The 2<sup>nd</sup> floor has 2 bedrooms w/ closets. It has a full basement with washer & dryer hookups, new Rheem HE LP Gas Furnace with central air, kitchenette area & rec room area w/fireplace. The appliances will stay with the home. The home has 1468 sq ft of living area. The outbuildings include a 40x46 barn, 32x56 machine shed, grainery w/ leanto storage, 2 – garage/shop buildings, cattle feedlot, 20,000 Bu Grain Bin w/ air floor, 10,000 Bu Storage Bin, 5000 Bu Dryer Bin & 5000 Bu Grain Storage Bin and several other outbuildings. The building site has rural water, an excellent shelterbelt and is located on a blacktop road, only 2 miles off I90 and 35 minutes west of Sioux Falls, SD. This is a must see acreage with lots of possibilities.

**To View The Property:** Open Houses: Saturday, March 6<sup>th</sup> 12:00 – 2:00 PM; Friday, March 12<sup>th</sup> 3:00 – 5:30 PM; or call for an appointment at 605-648-3111.

**LEGAL:** The East 707 feet of the South 770 feet of the NE ¼ 28-103-54, McCook County, South Dakota

**TERMS:** Cash Sale with a \$25,000. nonrefundable downpayment the day of the sale and the balance on May 4, 2021. A Trustee's Deed will be provided. Title Insurance will be utilized with the cost split 50/50 between buyer and seller. Possession granted upon final settlement. RE Taxes will be prorated to date of possession. Sold subject to confirmation by family and trustee. Wieman Land & Auction Co., Inc. is representing the seller in this transaction. Buyer Broker participation allowed. For details, contact Rich or Ryan Wieman.

**RICHARD NIEDERT ESTATE/TRUST**

**JEFF NIEDERT**  
**605-321-5217**

Wieman Land & Auction Co., Inc.  
Rich, Kevin, Mike, Ryan & Derek Wieman,  
Nathan Timmermans & Ron Leitheiser, RE Brokers  
Marion SD 800-251-3111  
Auctioneers & Clerks  
www.wiemanauktion.com

First Dakota National Bank, Trustee  
Larry Leet, SVP  
Yankton SD

### Aerial Map



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Map Center: 43° 41' 46.56, -97° 18' 35.04

0ft                      158ft                      316ft

**28-103N-54W**  
**McCook County**  
**South Dakota**

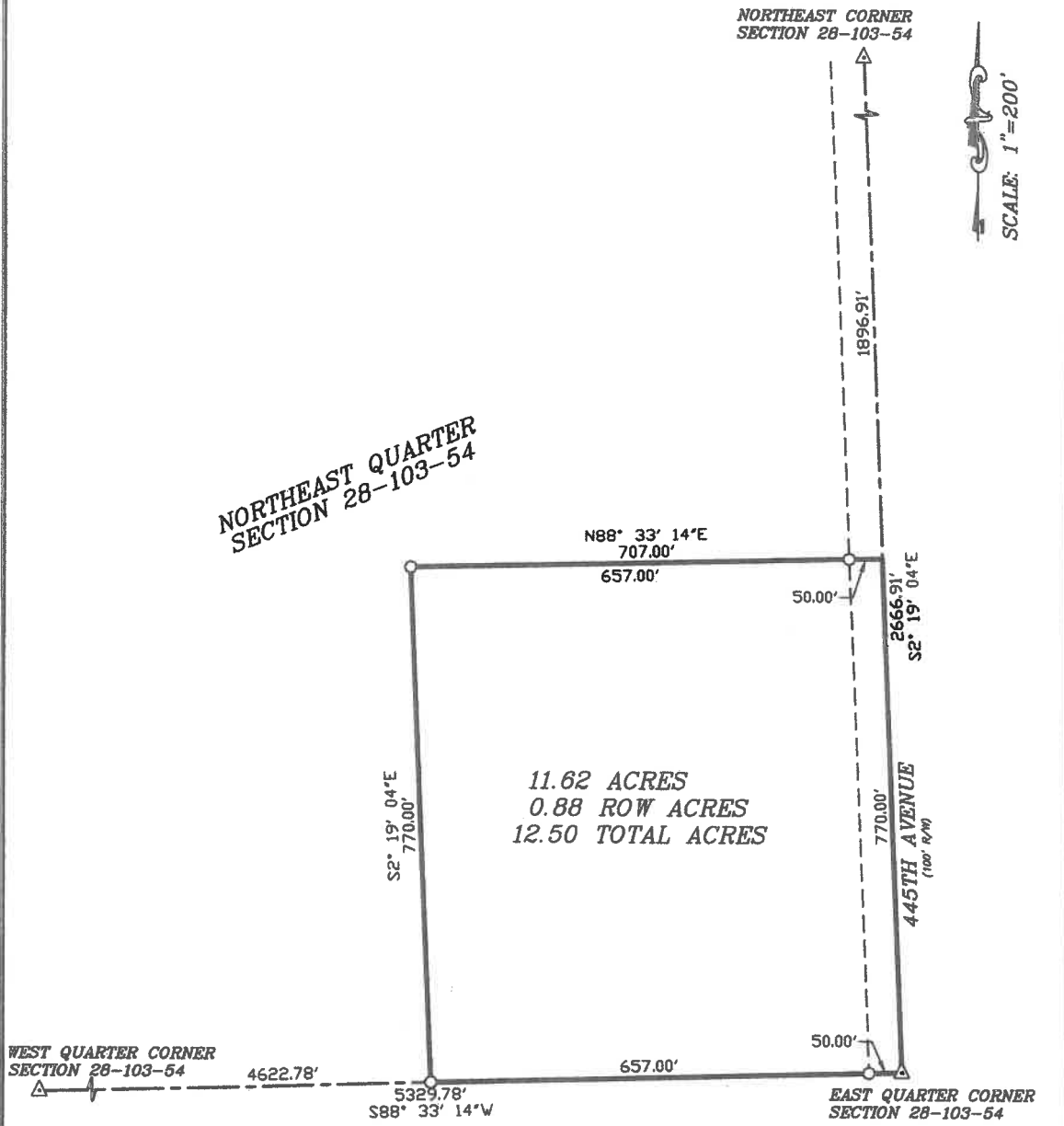


3/3/2021



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Field borders provided by Farm Service Agency as of 5/21/2008.



**LEGAL DESCRIPTION:**

THE EAST 707 FEET OF THE SOUTH 770 FEET OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 103 NORTH, RANGE 54 WEST OF THE 5TH PRINCIPAL MERIDIAN, McCOOK COUNTY, SOUTH DAKOTA.

**LEGEND:**

- FOUND MONUMENT
- SET 5/8" REBAR W/CAP #9593
- △ SECTION CORNER AS NOTED

**DRAWN BY:**  
CHS

**CHECKED BY:**  
SGZ

**DATE:**  
12/10/2020

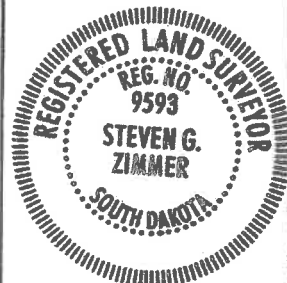
**PROJ. NO.:**  
201074F

**SURVEYOR'S CERTIFICATE**

**SURVEYOR'S STATEMENT:**

I, STEVEN G. ZIMMER, DO HEREBY STATE THAT THE ABOVE DESCRIBED PROPERTY WAS INSPECTED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF SOUTH DAKOTA.

*Steven G. Zimmer*  
 STEVEN G. ZIMMER NO. 9593



## IMPROVEMENTS INCLUDE:

40 X 45 Shop, 12' Sidewalls, 12 x 20 Sliding Doors

32 x 56 Machine Shed, 14' Sidewalls, 14 x 20 Sliding Doors w/ 15 x 56 Open Front LeanTo

20 x 30 Double Garage

20 x 50 Garage/Shop Building

2007 Sioux 20,000 Bu Grain Bin w/ Air Floor and Low Heat Fans

Sioux 10,000 Bu Grain Storage Bin

Sioux 5,000 Bu Dryer Bin w/ Stirrator

Sioux 5,000 Bu Grain Storage Bin

16 x 24 Wooden Grainery

16 x 24 Wooden Grainery w/ 2 LeanTos

Barn

Wooden Corn Crib

Several Other Older Buildings & Small Bins

Feedlot Area

Nice Shelterbelt

Rural Water

1000 Gal Propane Tank by house stays with the property

Appliances stay with the home

Refrigerator, Range, Dishwasher, Washer, Dryer, Deep Freeze



DAKOTA HOMESTEAD TITLE INSURANCE COMPANY

**Transaction Identification Data for reference only:**

Issuing Agent: McCook County Abstract & Title Insurance, Ltd.  
Issuing Office: 401 N. Nebraska St., P.O. Box 506, Salem, SD 57058  
Issuing Office's ALTA® Registry ID:  
Loan ID Number:  
Commitment Number: TI-8953  
Issuing Office File Number: TI-8953  
Property Address: Not Applicable for Coverage, ,

**SCHEDULE A**

1. Commitment Date: March 2, 2021 at 07:00 AM
2. Policy to be issued:
  - (a) ALTA Own. Policy (06/17/06)  
Proposed Insured: TO BE DETERMINED  
Proposed Policy Amount: \$ 1,000.00
3. The estate or interest in the Land described or referred to in this Commitment is FEE SIMPLE.
4. The Title is, at the Commitment Date, vested in:  
THE RICHARD O. & B. JEAN NIEDERT TRUST dated November 10, 1995
5. The Land is described as follows:  
THE EAST 707 FEET (E.707') OF THE SOUTH 770 FEET (S.770') OF THE NORTHEAST QUARTER (NE1/4) OF SECTION TWENTY EIGHT (28), TOWNSHIP ONE HUNDRED THREE (103) NORTH, RANGE FIFTY FOUR (54), West of the 5th P.M., McCook County, South Dakota.

Subject to easements, restrictions, and reservations of record, if any.

DAKOTA HOMESTEAD TITLE INSURANCE COMPANY

By: Tim Wagner  
McCook County Abstract & Title Insurance, Ltd., Agent

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by DAKOTA HOMESTEAD TITLE INSURANCE COMPANY. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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DAKOTA HOMESTEAD TITLE INSURANCE COMPANY

**SCHEDULE B, PART I**  
**Requirements**

All of the following Requirements must be met

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Requirements may be included as Special Exceptions on SCHEDULE B, PART II.
6. Marital status of any Grantor &/or Mortgagor must be stated on the documents to be insured by the policies (Ownership Deed and/or Mortgage). If married, spouses must sign documents.
7. Seller/Mortgagor Affidavit and/or Purchaser Affidavit (PROVIDED WITH THIS COMMITMENT) to be executed and returned to McCook County Abstract & Title.
8. A current Certificate of Trust for THE RICHARD O. & B. JEAN NIEDERT TRUST dated November 10, 1995 is to be executed and attached to the Deed of Conveyance.

**SCHEDULE B, PART II**  
**Exceptions**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company.

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. General Exceptions:
  1. Rights or claim of parties in possession not shown by the public records.\*
  2. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and physical inspection of the premises including, but not limited to, insufficient or impaired access or matters contradictory to any survey plat shown by the public records.\*

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**SCHEDULE B**  
(Continued)

3. Easements, or claims of easements, not shown by the public records.\*
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.\*
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.\*
6. Taxes or special assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.\*
7. Any service, installation or connection charge for sewer, water or electricity.\*
8. Any right, title, or interest in any minerals, mineral rights, or related matters, including but not limited to oil, gas, coal, and other hydrocarbons.\*

\* Paragraphs 1, 2, 3, 4, 5, 6, 7 and 8 will not appear as printed exceptions on extended coverage policies except as to such parts thereof which may be typed as a Special Exception.

Special Exceptions:

3. Any charges for municipal &/or rural services (i.e. water, sewer, correction of nuisance conditions, etc.) are the responsibility of the parties to this transaction. For information regarding the existence of any such bills, contact the appropriate municipal office.
4. Accrued taxes and assessments for the year 2021 and subsequent years, not yet due or delinquent.
5. 2020 Real Estate Taxes payable in 2021 are:  
Parcel #07.28.1000: \_\_\_\_\_ \$4,827.84 (Describes whole NE1/4 28-103-54)  
1st 1/2 \_\_\_\_\_ \$2,413.92 Due 04/30/2021  
2nd 1/2 \_\_\_\_\_ \$2,413.92 Due 10/31/2021
6. The Commitment/Policy does not insure amount of acres of land legally described in Schedule A.
7. This preliminary & informational commitment provides no title insurance. Once a buyer and purchase amount is available, contact our office to update and issue an "official" commitment
8. Rights of tenants in possession under the terms of unrecorded leases.
9. EASEMENT executed by Herman Feterl -to- Glenn Niedert, dated August 12, 1954; FILED August 13, 1954 at 4:25 P.M., and recorded in Book 116 of Deeds, Page 388. (Drainage ditch easement that described NE1/4 28-103-54 as the dominant estate)
10. EASEMENT executed by Arleigh Niedert -to- McCook County, SD; dated August 28, 1969; FILED October 29, 1969 at 11:20 A.M., and recorded in Book 131 of Deeds, Page 127.
11. EASEMENT (Unconfined) executed by Richard O. Niedert and Beverly Jean Niedert -to- Kingbrook Rural Water

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**SCHEDULE B**  
(Continued)

System, Inc.; dated February 29, 1980; FILED April 10, 1980 at 1:15 P.M., and recorded in Book 142 of Deeds, Page 7.

12. VESTED DRAINAGE RIGHT executed by Beverly J. Niedert -to- The Public; dated February 24, 1992; FILED February 24, 1992 at 2:32 P.M., and recorded in Book 157 of Deeds. Pages 481-482. (Describes NE1/4 28-103-54 as the servient estate)
13. VESTED DRAINAGE RIGHT executed by Beverly J. Niedert -to- The Public; dated February 24, 1992; FILED February 24, 1992 at 2:38 P.M., and recorded in Book 157 of Deeds, Pages 485 & 483. (Describes NE1/4 28-103-54 as the dominant estate)
14. SURVEYOR'S CERTIFICATE dated December 10, 2020 by Steven G. Zimmer, RLS #9593; FILED December 15, 2020 at 11:50 A.M. and recorded in Book 1 of Surveyor's Records, Page 272. (SEE ATTACHED COPY)
15. Statutory Easement for highway along the section line (or lines) bounding (or within) the land herein described.

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(TI-8953.PFD/TI-8953/7)

## 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)

J.M. (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.

J.N. (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)

ADW (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.

|                    |                |       |      |
|--------------------|----------------|-------|------|
| <u>[Signature]</u> | <u>2-23-21</u> |       |      |
| Seller             | Date           | Buyer | Date |
| <u>[Signature]</u> | <u>2-23-21</u> |       |      |
| Seller             | Date           | Buyer | Date |
| <u>[Signature]</u> | <u>2-23-21</u> |       |      |
| Agent              | Date           | Agent | Date |



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 § 43-48, 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: \_\_\_\_\_ 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 Svstcms/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 - 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?

|   | 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 Formaldehvyde 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.


2-23-21


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 \_\_\_\_\_







# 12.50 ACRES

## IMPROVED ACREAGE & MCCOOK COUNTY ESTATE AUCTION

Mayo Clinic  
Rochester MN

Salem

25411 445th Avenue

**THURSDAY,  
MARCH 25TH  
AT 10:00AM**

*Real estate to be offered  
on the property at 25411  
445th Ave., Salem, SD*

**TERMS:** Cash Sale with a \$25,000. nonrefundable downpayment the day of the sale and the balance on May 4, 2021. A Trustee's Deed will be provided. Title Insurance will be utilized with the cost split 50/50 between buyer and seller. Possession granted upon final settlement. RE Taxes will be prorated to date of possession. Sold subject to confirmation by family and trustee. Wieman Land & Auction Co., Inc. is representing the seller in this transaction. Buyer Broker participation allowed. For details, contact Rich or Ryan Wieman.

Canistota

*"We Sell The Earth And Everything On It!"*

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Wieman Land & Auction Inc., 44628 SD HWY 44, Marion SD 57043

