



3-BEDROOM HOME & LOT W/ SHED PUBLIC AUCTION



TUESDAY, JULY 14TH

Live Auction Only | 5 PM CST

As I am moving to smaller quarters, I will offer my home at a Live Public Auction. The real estate will be offered at auction on the property at 201 Redmond Rd. W. in Aurora, SD, or just south of Aurora Elevator.

OFFERED IN 3 TRACTS

Tract 1: Home - Tract 2: Extra Lot w/ 40x60 Storage Shed - Tract 3: Combination of Tracts 1 & 2



Open Houses:
Monday, June 29th 4:00-6:00 pm; Monday, July 6th 4:00-6:00 pm; Monday, July 13th 5:00-7:00 pm; and on sale day 1:00 pm-until sale time.

800.251.3111 | Marion, SD | WiemanAuction.com
Wieman Land & Auction Inc., 44628 SD HWY 44, Marion SD 57043



Tract 1 - Home:

This is a 3-bedroom Ranch Style Home with attached double garage on an 80x142' lot. The floor plan includes a remodeled kitchen with oak built in cabinets, dining room w/ patio door to 4 season sunroom with door to patio area, front entrance, large living room, 3 bedrooms w/ closets and a full bathroom. It has a full basement except for under the sunroom, a family room area with pool table, 2-rooms w/ closets, full bathroom, and a utility room with FA Natural Gas Furnace w/ Central Air, washer & dryer hookups. The home has 1400 sq ft on main floor, 20x28 double-attached garage, vinyl siding, built in 1966, on a nice irregular shaped lot basically 80x142' with nice trees, good location, and southerly exposure. The annual real estate taxes are \$1502.16. This is a comfortable home with lots of possibilities, must see to appreciate.

Legal Description: Lot 1, Block 1, Kirby's Addition to the city of Aurora, Brookings County, SD.

Tract 2 - 40X60 Storage Shed with Extra Lot:

This tract consists of a 40x60' storage shed with large lot. This is a pole building structure with 13' side walls, (2) overhead garage doors (10x11 & 8x18). It has city water with hydrant in building & city sewer in building. The building was built in 1981 and has cement floor & electrical service. This would make an excellent man cave building, storage unit for camper/boats/collector cars, etc. The lot is irregularly shaped, approximately 131x158', and the annual real estate taxes are \$275.64.

Legal Description: Being surveyed, legal description will be completed by sale date.

Tract 3 - Combination of Tracts 1 & 2:

Home with Extra Lot & 40x60 Storage Shed with Extra Lot.

Terms:

Cash sale with 10% non-refundable down payment the day of the sale and the balance due on or before Sept. 1, 2026. This property is being auctioned in "AS IS", Where Is condition and will not be sold subject to any buyer contingencies. Possession granted upon final settlement, taxes prorated to date of possession. A Warranty Deed will be provided and Title Insurance utilized. Closing will be handled by Brookings County Title Co. and cost of Title Insurance & Closing fee will be split between buyer & seller. Home is to be sold subject to confirmation by the owner. Auctioneers will offer a 1% Buyer Broker fee to Preregistered Buyer Brokers. Seller will close sooner than Sept 1st if needed! Wieman Land & Auction Co. Inc. represents the seller in this transaction. For more info & buyer's packet, visit www.WiemanAuction.com!

Owner: Gloria Pike

Wieman Land & Auction Co. Inc.
Marion, SD 800-251-3111
www.wiemanuction.com
Kevin, Mike, Derek, Ryan Wieman,
& Nathan Timmermans, Brokers

Brookings County Title Co.
Brookings, SD 605-696-0100
www.brookingscountytileco.com

SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

RESIDENTIAL – SDCL 43-4-44

Seller(s): Gloria Pike

Property Address: 201 Redmond Rd Aurora S.D.

This Disclosure Statement concerns the real property identified above and offered for sale. This disclosure is required by law to be completed by sellers of real property and given to potential buyers. This form can have important legal consequences. If you do not understand this form, you should seek advice from a competent source.

Seller states that the information contained in this disclosure fully reflects the Seller's knowledge of the matters disclosed as of the date affixed to the form. If any material fact changes prior to closing, the seller MUST disclose that change in a written amendment to this disclosure statement and give the same to the buyer.

This statement is a DISCLOSURE OF THE CONDITION OF THE ABOVE-DESCRIBED PROPERTY in compliance with South Dakota law § 43-4-38. It is NOT A WARRANTY of ANY KIND by the Seller or anyone representing any party in a transaction. It is NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES either party 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 the answer to any of the following requires more space for explanation, please fully explain in comments or on an attached separate sheet.

I. LOT OR TITLE INFORMATION

1. When did you purchase or build the home? _____ / 1966
Month Year

	LOT OR TITLE INFORMATION	Yes	No	Do Not Know	N/A	Comments
2.	Are there any recorded liens or financial instruments against the property, other than a first mortgage?		X			
3.	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?		X			
4.	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)?		X			

5.	Are there any problems related to establishing the lot lines/boundaries?		X			
6.	Do you have a location survey in your possession or a copy of the recorded plat?					If yes, attach a copy.
7.	Are you aware of any encroachments or shared features, from or on adjoining property (i.e. fences, driveway, sheds, outbuildings, or other improvements)?		X			
8.	Are you aware of any covenants or restrictions affecting the use of the property in accordance with local law?		X			If yes, attach a copy.
9.	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?		X			
10.	Is the property currently occupied by the owner?	X				
11.	Does the property currently receive the owner-occupied tax reduction pursuant to SDCL 10-13-39?	X				
12.	Is the property currently part of a property tax freeze for any reason?	X				
13.	Is the property leased?		X			
14.	If leased, does the property use comply with applicable local ordinances?					
15.	Does this property or any portion of this property receive rent?		X			If yes, how much \$ _____ and how often _____
16.	Do you pay any mandatory fees or special assessments to a homeowners' or condominium association?		X			If yes, what are the fees or assessments? \$ _____ per _____ (i.e. annually, semi- annually, monthly) Payable to whom: _____ For what purpose: _____
17.	Are you aware if the property has ever had water in either the front, rear, or side yard more than forty-eight hours?		X			
18.	Is the property located in a flood plain?		X			
19.	Are federally protected wetlands located upon any part of the property?		X			
20.	Has the property been designated as a historic property by a local governing body pursuant to SDCL 1-19B-20?		X			

21.	Is the property located within an established historic district?		X			
22.	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?		X			If yes, what are the fees or charges? \$ _____ per _____ i.e. annually, semi-annually, monthly)

Additional Comments: _____

II. STRUCTURAL INFORMATION


	STRUCTURAL INFORMATION	Yes	No	Do Not Know	N/A	Comments
1.	Are you aware of any water penetration in the walls, windows, doors, basement, or crawl space?	X				2019
2.	Have any water damage related repairs been made?	X				
3.	Are there any unrepaired water-related damages that remain?		X			
4.	Are you aware if drain tile is installed on the property?		X			2 sump pump pits
5.	Are you aware of any interior cracked walls, ceilings or floors, or cracks or defects in exterior driveways, sidewalks, patios, or other hard surface areas?	X				
6.	Type of roof covering:					Asphalt shingles
7.	Age of roof covering, if known:					2016 ? unsure
8.	Are you aware of any roof leakage, past or present?	X				
9.	Have any roof repairs been made, when and by whom?	X				
10.	Is there any existing unrepaired damage to the roof?		X			
11.	Are you aware of insulation in ceiling/attic?	X				
12.	Are you aware of insulation in walls?	X				
13.	Are you aware of insulation in the floors?		X			

14.	Are you aware of any pest infestation or damage, either past or present?		X			
15.	Are you aware of the property having been treated or repaired for any pest infestation or damage?		X			If yes, who treated it and when?
16.	Are you aware of any work upon the property which required a building, plumbing, electrical, or any other permit?	X				
17.	Was a permit obtained for work performed upon the property?	X				
18.	Was the work approved by an inspector as required by local or state ordinance?	X				
19.	Are you aware of any past or present damage to the property (i.e. fire, smoke, wind, floods, hail, or snow)?	X				
20.	Have any insurance claims been made for damage to the property?	X				
21.	Was an insurance payment received for damage to the property?	X				
22.	Has the damage to the property been repaired?	X				
23.	Are there any unrepaired damages to the property from the insurance claim?		X			
24.	Are you aware of any problems with sewer blockage or backup, past or present?		X			
25.	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?		X			

Additional Comments: _____

III. SYSTEMS/UTILITIES INFORMATION

	SYSTEMS/UTILITIES INFORMATION	Working	Not Working	None	Not Included	Comments
1.	Air Conditioning System	X				Age of System, if known:
2.	Air Exchanger			X		
3.	Air Purifier			X		
4.	Attic Fan	X				Wind Driven
5.	Bathroom Whirlpool and Controls			X		
6.	Burglar Alarm & Security System			X		
7.	Ceiling Fan	X				
8.	Central Air - Electric	X				

9.	Central Air – Water Cooled					
10.	Cistern		X			
11.	Dishwasher	X				
12.	Disposal			X		
13.	Doorbell	X				
14.	Fireplace	X				
15.	Fireplace Insert					
16.	Garage Door(s)	X				
17.	Garage Door Opener(s)	X				
18.	Garage Door Control(s)	X				
19.	Garage Wiring	X				
20.	Home Heating System(s) Type: FANG	X				Age of System, if known:
21.	Hot Tub and Controls			X		
22.	Humidifier			X		
23.	In Floor Heat			X		
24.	Intercom			X		
25.	Light Fixtures	X				
26.	Microwave	X				
27.	Microwave Hood	X				
28.	Plumbing and Fixtures	X				
29.	Pool and Equipment			X		
30.	Propane Tank (select one): Leased ___ Owned ___			X		
31.	Radon System			X		
32.	Sauna			X		
33.	Septic/Leaching Field			X		
34.	Sewer Systems/Drains	X				
35.	Smart Home System			X		Smart Home System Includes:
36.	Smoke/Fire Alarm	X				
37.	Solar House – Heating			X		
38.	Sump Pump(s)	X				
39.	Switches and Outlets	X				
40.	Underground Sprinkler and Heads			X		
41.	Vent Fan – Kitchen	X				
42.	Vent Fan – Bathroom			X		
43.	Water Heater (select one): Electric X Gas ___	X				Age of System, if known:
44.	Water Purifier (select one): Leased ___ Owned ___			X		
45.	Water Softener (select one): Leased ___ Owned ___	X				
46.	Well and Pump	X				older model not being used or hooked up
47.	Wood Burning Stove			X		

Additional Comments: _____

IV. HAZARDOUS CONDITIONS

Are you aware of any existing hazardous conditions of the property and are you aware of any tests having been performed?

If the answer is yes to any of the questions below, please explain in additional comments or on an attached separate sheet.

	HAZARDOUS CONDITIONS	Existing Conditions		Tests Performed		Comments
		Yes	No	Yes	No	
1.	Methane Gas		X		X	
2.	Lead Paint		<i>maybe</i>		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	
16.	Use of Methamphetamines		X		X	

V. MISCELLANEOUS INFORMATION

	MISCELLANEOUS INFORMATION	Yes	No	Do Not Know	N/A	Comments
1.	Is the street or road located at the end of the driveway to the property public or private? Public <input checked="" type="checkbox"/> Private <input type="checkbox"/>	X				
2.	Is there a written road maintenance agreement? If yes, attach a copy of the maintenance agreement.		X			
3.	Has the fireplace/wood stove/chimney flue been cleaned? If yes, please provide date of service.		X			
4.	Since you have owned the property, are you aware of a human death by homicide or suicide occurring on the property?		X			
5.	Is the water source (select one): Public <input checked="" type="checkbox"/> Private <input type="checkbox"/>	X				If private, what is the date and result of the last water test?
6.	Is the sewer system (select one): Public <input checked="" type="checkbox"/> Private <input type="checkbox"/>	X				If private, what is the date of the last time septic tank was pumped?

Disclosure of Information on Lead-Based Paint and/or 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

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

98 (ii) 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 (i) or (ii) below):

(i) 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).

98 (ii) 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 (i) or (ii) below):

(i) 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

(ii) 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)

(f) RSW Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d 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 they have provided is true and accurate.

<u>Gloria Peka</u>	<u>6/15/26</u>	_____	_____
Seller	Date	Seller	Date
_____	_____	_____	_____
Purchaser	Date	Purchaser	Date
<u>Ryan [Signature]</u>	<u>6-15-26</u>	_____	_____
Agent	Date	Agent	Date

SCHEDULE A

Address reference (not applicable to coverage):
Aurora, SD 57002

Office File Number: 01-26-00372

1. Report Effective Date: April 29, 2026 at 07:30 AM
2. Policy or policies to be issued:
 - a. 2021 ALTA Owner's Policy (07/01/2021)
 Standard Coverage Extended Coverage
Proposed Insured: TO BE DETERMINED
Proposed Amount of Insurance: TO BE DETERMINED
The estate or interest to be insured:
 - b. 2021 ALTA Loan Policy (07/01/2021)
 Standard Coverage Extended Coverage
Proposed Insured:
Proposed Amount of Insurance:
The estate or interest to be insured:
3. The estate or interest in the Land at the Commitment Date is:
Fee Simple
4. The Title is, at the Commitment Date, vested in:
Gloria J. Pike
5. The Land is described as follows:
Parcel 1: Lot One (1) in Block One (1) of Kirby Addition to the Town of Aurora, Brookings County, South Dakota.

Parcel 2: Part of the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Thirty-four (34), Township One Hundred Ten (110) North, Range Forty-nine (49) West of the 5th P.M., South of railroad between Outlot H (now known as Kirby Addition to Aurora) and Outlot I in the Town of Aurora, Brookings County, South Dakota, EXCEPT the East Two Hundred Seventy-six and One-half feet (E 276.5') of the South Half (S $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of said Section Thirty-four (34).

By: 
Brookings County Title Co.
418 6th Street, Brookings, SD 57006
(605)696-0100

NOTE: Notwithstanding the use of the word "Commitment" throughout this document, this Report is not a commitment to provide title insurance. We reserve all rights to make additional Exceptions and Requirements upon the receipt of a fully executed purchase agreement and title order.

SCHEDULE B

Office File Number: 01-26-00372

Exceptions From Coverage

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions 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. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey or 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.
4. Easements, or claims of easements, not shown by the public records.
5. 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.
6. (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.
7. Taxes or special assessments which are not shown as existing lien 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.

SPECIAL EXCEPTIONS:

8. No title examination was made regarding and no coverage is afforded hereunder for the minerals or the mineral estate underlying, associated with, or severed from the land described in Schedule A, if any, including rights and easements granted or reserved along therewith or arising by operation of law.
9. No search of the records on file at the Office of the South Dakota Secretary of State has been or will be conducted in connection with any of the land described in Schedule A and any such records and/or their effect on title to said land are hereby excluded from coverage hereunder.
10. Conditions, Reservations and Provisions contained in any United States or State Patent, or any applicable enabling acts.

NOTE: Notwithstanding the use of the word "Commitment" throughout this document, this Report is not a commitment to provide title insurance. We reserve all rights to make additional Exceptions and Requirements upon the receipt of a fully executed purchase agreement and title order.

SCHEDULE B
EXCEPTIONS
(Continued)

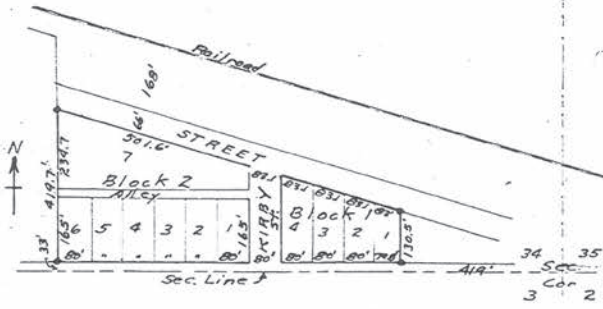
Office File Number: 01-26-00372

11. Address noted on Schedule A hereof is for reference only and is not applicable to coverage.
12. Real Estate Taxes for 2025 payable in 2026 as shown below, Real Estate Taxes for all subsequent years, and any Special Assessments hereafter levied. (1st installment due April 30 & 2nd installment due October 31)
Parcel/Record No. 31125-00100-001-00: 1st ½: \$751.08 paid; 2nd ½: \$751.08 unpaid
Parcel/Record No. 31960-11049-031-05: 1st ½: \$137.82 paid; 2nd ½: \$137.82 unpaid
13. Subject to all private, public, and/or utility easements, public roadway right-of-ways, and rights of third parties, if any, created or depicted by the plat recorded in Book 8, Page 5, or now in use.
14. Resolution. Recorded January 4, 1967 in Book 82 of Misc., Page 304.
15. Right of Way Easement. Dated July 12, 1967 and recorded September 1, 1967 in Book 82 of Misc., Page 871.
16. Plat of Outlot H recorded in Book 2 of Plats, Page 15.
17. Plat of Outlot I recorded in Book 5 of Plats, Page 21.

END OF SCHEDULE B

NOTE: Notwithstanding the use of the word "Commitment" throughout this document, this Report is not a commitment to provide title insurance. We reserve all rights to make additional Exceptions and Requirements upon the receipt of a fully executed purchase agreement and title order.

(01-26-00372.PFD/01-26-00372/5)



28170

PLAT OF
KIRBY ADDITION
AURORA, SOUTH DAKOTA
Scale 1"=200' October 5, 1966
Ernest E. Johnson
Registered Land Surveyor

See A
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NOTARY'S CERTIFICATE

State of South Dakota)
County of Brookings)

This is to certify that I, Charles W. Kirby, am the owner of the tract of land shown on the accompanying plat as Kirby Addition and that it is the tract formerly known as Outlet #1 and that it is free of any encumbrances. I further certify that I requested Erney L. Johnson to survey and plat this tract of land showing streets and alleys and lots and I hereby approve this survey and plat.

The portions so platted shall hereafter be designated as Kirby Addition to the town of Aurora, South Dakota.

The streets and alleys shown on this plat are hereby dedicated to public use forever.

Charles W. Kirby
Owner

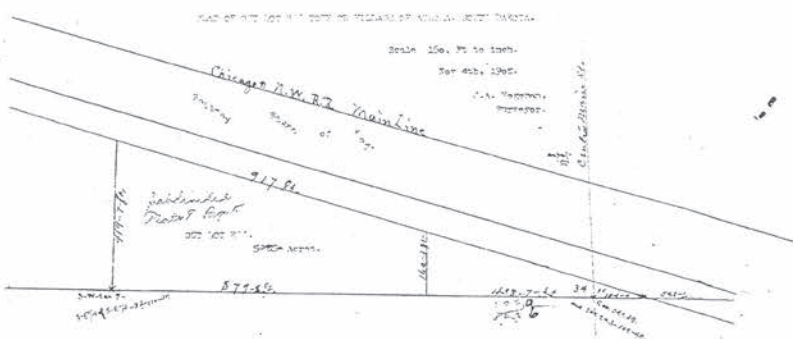
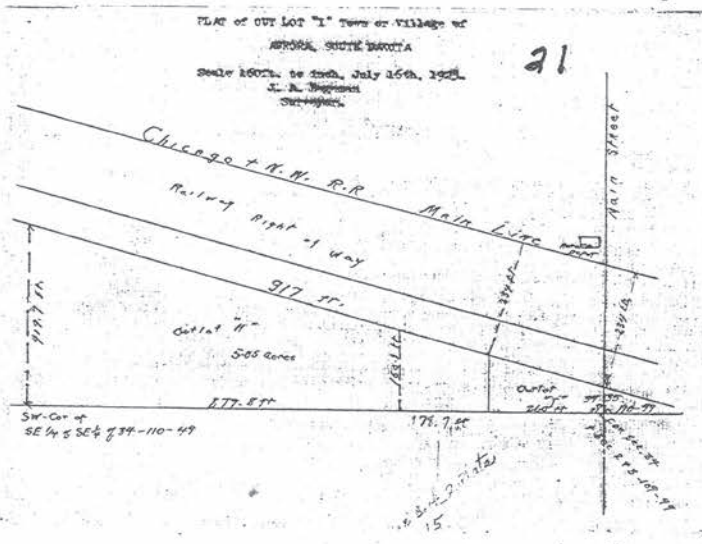
State of South Dakota)
County of Brookings)

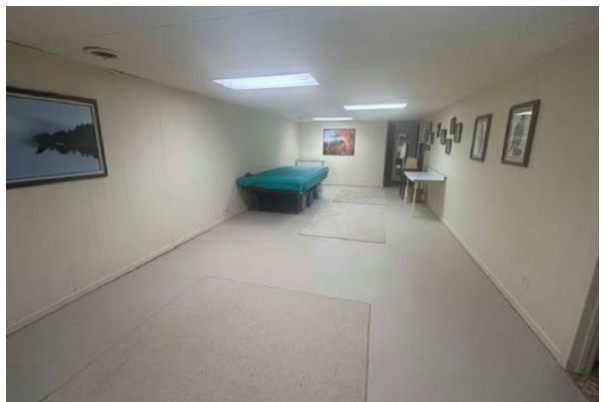
On this the 26 day of November 1966 before me, O. L. Cron, the undersigned officer, personally appeared Charles W. Kirby known to me or satisfactorily proven to be the person whose name is subscribed on the within instrument and acknowledged that they executed the same for the purposes therein contained.

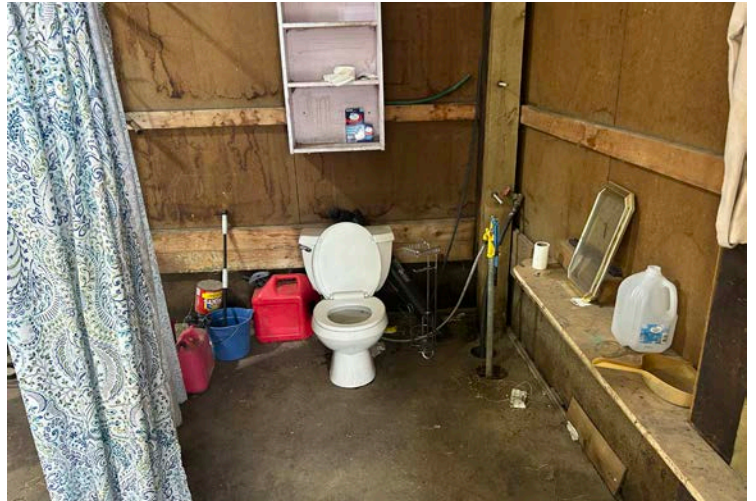
In witness whereof I hereunto set my hand and official seal.

O. L. Cron
Notary Public

My commission expires 4/1/ 1969.









3-BEDROOM HOME & LOT W/ SHED PUBLIC AUCTION



TUESDAY, JULY 14TH

Live Auction Only | 5 PM CST

For more details and pictures, go to: WiemanAuction.com.



800.251.3111 | Marion, SD | WiemanAuction.com
Wieman Land & Auction Inc., 44628 SD HWY 44, Marion SD 57043