

AUCTION

THURSDAY, JULY 30TH 4:00 PM

**1915 VICTORIAN ARTS & CRAFTS STYLE 5-BEDROOM HOME IN CANISTOTA
1997 CADILLAC DEVILLE – ANTIQUES – GLASSWARE – FURNITURE – HOUSEHOLD
AND TOOLS**



208 N Broadway, Marion SD
web: wiemanauction.com

phone: 800-251-3111
fax: 605-648-3102

"WE SELL THE EARTH AND EVERYTHING ON IT!"

**1915 VICTORIAN ARTS & CRAFTS STYLE 5-BEDROOM HOME IN CANISTOTA
1997 CADILLAC DEVILLE – ANTIQUES – GLASSWARE – FURNITURE –HOUSEHOLD
AND TOOLS AT ABSOLUTE AUCTION**

As we no longer are returning to Canistota for the summers we will offer the home and personal property at public auction located at 660 4th St. Canistota or from the west side of the school 1 ½ block north on:

**THURSDAY JULY 30TH
4:00 P.M.
REAL ESTATE SELLS FIRST**

It is our privilege to offer this well- kept, clean home that has been in the Kostboth family since the 1940's. The home offers character and charm with built in china hutch, Colum aids, updated kitchen and cabinetry, large floor plan with good sized rooms and if you're looking for stand out home please check out this property.

LEGAL: North 2/3 of Lot 6 Blk 1 G.A. Amy's Add. City of Canistota, McCook County, SD.

- 1915 Victorian home 1751 sq ft of living area on the main and 2nd floors. Large formal dining room with built in china hutch and bay window with seating, large living room, full main floor bathroom.
- 2-Main floor bedrooms w/closets, 3-upstairs bedrooms w/closets, ½ bath on 2nd floor. 988 sq ft basement with canning area, updated furnace & CA unit
- Detached 20 X 24 garage, covered 11 X 18 porch/patio, asphalt driveway, steel permeant siding. Lot Size 100 X 140
- Current Assessed Value \$61,477 with annual taxes of \$1816.66
- Pictures and list of room sizes, property disclosure statement, and other pertinent info found in the buyers packet @ www.wiemanauktion.com

TO VIEW THE PROPERTY: Contact the auctioneers at 800-251-3111 to set up a private showing. Buyers packet can be mailed out by contacting the auctioneer or visit www.wiemanauktion.com

TERMS: Cash sale 15% non-refundable down payment auction day with the balance on or before August 31, 2015. Warranty deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Taxes to be prorated to date of possession. Auctioneers represent the sellers only in this transaction. Property to be sold ABSOLUTE to the high bidder come take a look!

EILEEN RABON – OWNER

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

Dale Strasser
Closing Attorney
605-925-7745

EILEEN RABON AUCTION
660 4TH ST. CANISTOTA, SD
ADDITIONAL INFORMATION

ROOM SIZES MAIN FLOOR:

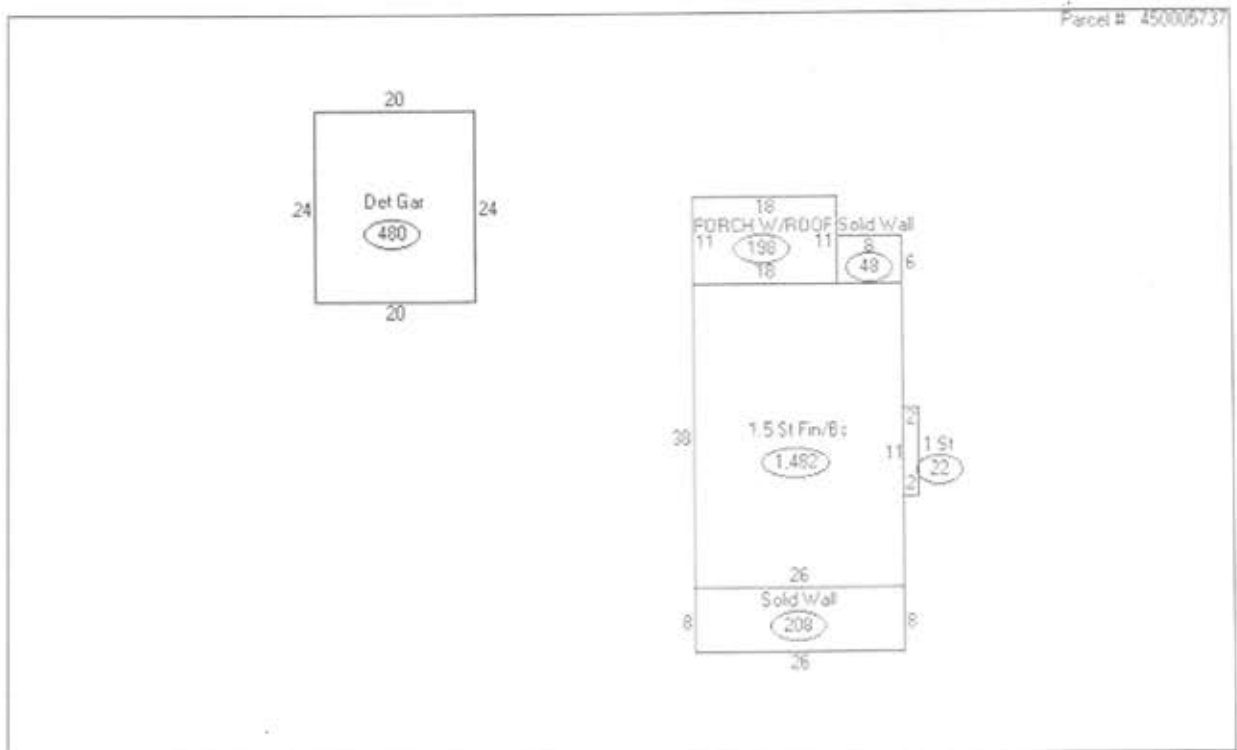
COVERED PATIO: 11 X 18
KITCHEN: 9 ½ X 11 ½
DINING ROOM: 10 ½ X 13
LIVING ROOM: 12 ½ X 13 ½
FRONT PORCH: 8 X 25
FRONT ENTRY: 8 X 9'8"
BEDROOM: 9 ½ X 10 ½ W/CLOSET
BEDROOM: 8 ½ X 11 ½ W/CLOSET
BATHROOM: 5 X 8 ½

2ND FLOOR ROOMS

MASTER BEDROOM: 11 ½ X 14 2-CLOSETS
BEDROOM: 9 ½ X 11 ½ CLOSET AND ACCESS TO ATTIC
BEDROOM: 9'3" X 12 ½ ONE CLOSET
½ BATHROOM: 4 X 8 ½ TOILET IN THIS BATHROOM LEAKS

APPLIANCES INCLUDED IN THIS SALE ARE THE FOLLOWING:

ELECTRIC STOVE
REFRIDGERATOR
WASHER & DRYER
ELECTRIC STOVE IN BASEMENT
WINDOW AIR CONDITIONER UPSTAIRS



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 Mary Lee Sothilare
Eileen Rabon Property Address 660 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? October, 1981

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 X

3. Are there any recorded liens or financial instruments against the property, other than a first mortgage?
Yes ___ No X

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 X 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 X Unknown ___

6. Are there any problems related to establishing the lot lines/boundaries? Yes ___ No X 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 X 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 X 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 X

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 X

11. Is the property currently occupied by the owner? Yes ___ No X

12. Does the property currently receive the owner occupied tax reduction pursuant to SDCL 10-13-39? Yes ___ No X

13. Is the property currently part of a property tax freeze for any reason? Yes ___ No X Unknown ___

14. Is the property leased? Yes ___ No X

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 X
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
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? Basement needs repair
5. Are you aware of any roof leakage, past or present? Yes No ___
 Type of roof covering: Shingles Age: 1990-1992
 What roof repairs, if any, have been made, when and by whom? Bay Window 2010 Repair + Gutter repair
 Describe any existing unrepaired damage to the roof: NO
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 Hail. Storm damaged new siding + new roof
 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: New siding + new roof
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	Yes		Dryer, Stoves, A/C	
2. Air Exchanger		No		
3. Air Purifier		No		
4. Attic Fan		No		
5. Burglar Alarm & Security System		No		
6. Ceiling Fan	Yes		Bedroom, Kitchen, Arch	
7. Central Air- Electric	Yes		Yes	
8. Central Air - Water Cooled		No		
9. Cistern		No		
10. Dishwasher		No		
11. Disposal		No		
12. Doorbell	Yes		Turn on in Basement (Tool Room)	
13. Fireplace		No		
14. Fireplace Insert		No		
15. Garage Door/Opener Control(s)	Yes		Yes	
16. Garage Wiring	Yes		Yes Lights	
17. Heating System	Yes		Natural Gas	
18. Hot Tub, Whirlpool, and Controls		No		
19. Humidifier		No		
20. Intercom		No		
21. Light Fixtures	Yes		Dining Rm Liv Rm	
22. Microwave/Hood	Yes		hood over stove	
23. Plumbing and Fixtures	Yes		Yes	
24. Pool and Equipment	No			
25. Propane Tank	No			
26. Radon System	No			
27. Sauna	No			
28. Septic/Leaching Field	No			
29. Sewer Sysctms/Drtiins	Yes		Yes - city	
30. Smoke/Fire Alarm	No			
31. Solar House - Heating	No			
32. Sump Pump(s)	No			
33. Switches and Outlets	Yes		Yes	
34. Underground Sprinkler and Heads	No			
35. Vent Fan	Yes		Bathroom	
36. Water Heater - Electric or Gas	Yes		Yes	
37. Water Purifier	No			
38. Water Softener - Leased or Owned	No			
39. Well and Pump	No			
40. Wood Burning Stove	No			

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? _____
- 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)

Double Pane, Double Hung Windows; Central A/C + window units upstairs; steel siding; finished front porch; new toilet downstairs

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.

Eileen Rabon 6/22/15 Mary Lee Sottolare 6/22/15
 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

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)

CR
MTS (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).

NOT KNOWN

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

CR
MTS (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)

_____ (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.

<i>Green Salon</i>	<u>6/22/15</u>		
Seller	Date	Buyer	Date
<i>Mary Lee Sattitaro</i>	<u>6/22/15</u>		
Seller	Date	Buyer	Date
<i>[Signature]</i>			
Agent	Date	Agent	Date