

AUCTION

THURSDAY JUNE 25TH AT 4:00 PM

40-ACRE IMPROVED FARM

WITH GREAT LOCATION – TREES – PASTURE – TILLABLE LAND

2-STORY UPDATED 3-BEDROOM HOME WITH 28 X 28 DETACHED GARAGE AND 40 X 40
MACHINE SHED PARK-LIKE SECLUDED SETTING WITH ROOM TO GROW

OWNER:

ALLAN & PHYLLIS KNUTSON



208 N Broadway, Marion SD

web: wiemanauction.com

phone: 800-251-3111

fax: 605-648-3102

"WE SELL THE EARTH AND EVERYTHING ON IT!"

**40-ACRE IMPROVED FARM WITH GREAT LOCATION – TREES – PASTURE – TILLABLE LAND
2-STORY UPDATED 3-BEDROOM HOME WITH 28 X 28 DETACHED GARAGE AND 40 X 40 MACHINE
SHED PARK-LIKE SECLUDED SETTING WITH ROOM TO GROW**

As we have purchased a home in Sioux Falls, we will offer our farm and personal property at public auction located at 26140 465th Ave. Hartford, SD or from I-90 & Hartford Exit #387 go ½ mile south, 2-miles east, ½ south or from Ellis, SD go ½ mile north, 4-miles west, 1 ½ miles north, east side of the road on:

**THURSDAY JUNE 25TH
4:00 P.M.
REAL ESTATE SELLS FIRST**

It is our privilege to offer this turn-key 40-acre improved farm located just minutes from Sioux Falls. If you have been searching for a large acreage that would allow for livestock & grain production, or just a secluded setting with an outstanding tree grove take time to come check out this property.

LEGAL: The S ½ of the S ½ of the NW ¼ of Section 36, 102-51 Minnehaha County, SD.

- 1912 Historic Sears & Roebuck home that has been steadily maintained while keeping the old home charm & character with beautiful woodwork, pocket doors & built in storage.
- 2478 sq ft 2-story home with steel permeant siding, front enclosed porch, large multi-level deck, great floor plan with all the original woodwork with LP Gas FA furnace & Central Air.
- 28 X 28 detached two stall garage that is insulated, 20 X 20 garage/shop built in 2010.
- 40 X 40 pole shed with 14' sidewalls built in 2005.
- 18.79 acres tillable with 15-acres in pasture and the balance of 6.21 acres in building site, tree grove and driveway. In 2014, Rural Water installed on the property.
- Pasture & tillable land rented for the 2015 crop year. New Buyer to receive 40% of the growing crop at harvest. New buyer will not receive any rent from the pasture ground.
- Base & Yields, wetland maps, and other pertinent information found in the buyers packet.
- Annual Real Estate Taxes are \$2,461.66. Property will only be offered as one unit.

TO INSPECT THE PROPERTY:

We invite you to the following open houses to inspect this property on Thursday & Friday June 4th & 5th from 5:00 to 7:00 p.m. or on Tuesday and Thursday June 9th & 11th from 5:00 to 7:00 p.m. or you may visit our web-site at www.wiemanauktion.com for a buyers packet or call the auctioneers and a buyers packet can be mailed out.

TERMS: Cash sale with 15% non-refundable down payment auction day with the balance on or before July 27th 2015. Warranty deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Taxes to be prorated to the date of possession. Sold subject to all easements, and reservations of record and owners approval. No financing contingencies will be allowed as part of this sale. Auctioneers represent the sellers only. Come prepared to buy and outstanding acreage.

**ALLAN & PHYLLIS KNUTSON – OWNERS
605-528-6375**

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

First Dakota Title
Closing Agent

**ALLAN & PHYLLIS KNUTSON
LAND AUCTION
ADDITIONAL INFORMATION**

ROOM SIZES MAIN FLOOR

KITCHEN: 12 ½ X 19 WITH BUILT IN CHINA HUTCH
DEN: 18 x 15 LOCATED OFF OF KITCHEN
UTILITY: 7 ½ X 10'3" WITH STORAGE & WASH SINK
FULL BATHROOM: 5 ½ X 10'3"
DINNING ROOM: 12'9" X 13'3"
LIVING ROOM: 12'9" X 13'3" WITH POCKET DOORS
FRONT PORCH: 8 X 26
REAR ENTRY: 8 X 9'3"

2ND FLOOR:

MASTER BEDROOM: 13 X 13 ½ DOUBLE CLOSETS
STORAGE ROOM: 16 ½ X 17 ½ LOCATED OFF OF MASTER BEDROOM
BEDROOM: 11 X 13 WITH 5 X 7 ½ WALK IN CLOSET
BEDROOM: 11 X 13 WITH CLOSET
¾ BATHROOM: 7 X 7 ½

THE FOLLOWING APPLIANCES WILL REMAIN WITH THE HOME AND TRANSFER WITH THE DEED THEY INCLUDE:

FRIDGADAIRE 2-DOOR REFRIDGE
FRIDGADAIRE FLATTOP STOVE
BUILT IN MICROWAVE NEW 2014
DISHWASHER INSTALLED IN 2013

MAYTAG NEPTUNE WASHER & DRYER
WOOD BURNING STOVE IN KITCHEN
WATER SOFTNER IN BASEMENT

OWNERS HAD NEW DRAINFIELD INSTALLED IN 2011. RURAL WATER INSTALLED TO PROPERTY IN 2014. CISTERN FOR THE HOUSE HAS BEEN FILLED IN. WELL IS FUNCTIONAL LOCATED UNDER WINDMILL AND FILLS CISTERN. PRESSURE TANK & PUMP IS LOCATED IN BASEMENT. THIS SYSTEM IS FUNCTIONAL AND USED FOR WATERING GARDEN & LIVESTOCK. LID FOR THE CISTERN IS IN NEED OF REPAIR.

500 GAL. LP TANK IS OWNED AND WILL TRANSFER WITH THE PROPERTY. OWNERS CURRENTLY FILL THE TANK 1 TIME A YEAR AND BURN WOOD FOR SECONDARY HEAT.

CURRENT TENANT OF THE LAND:

ALVIN & TYLER FOCKEN

AT PRESENT THEY PAY \$700/YEAR FOR THE PASTURE AND THE TILLABLE LAND IS FARMED ON A CROP SHARE OF 60/40 SPLIT WITH THE OWNER PAYING 40% OF THE FERTILIZER AND CHEMICAL COSTS. NEW BUYER WILL RECEIVE 40% OF THE GROWING CROP AND WILL NOT BE RESPONSIBLE FOR ANY INPUT COSTS FOR THE 2015 GROWING SEASON. SELLERS TO KEEP THE PASTURE RENT.

WETLAND MAP

THIS PROPERTY HAS NEVER HAD A CERTIFIED WETLAND MAP COMPLETED. THE MAP THAT WE RECEIVED SHOWS A "W" OR WETLAND IN THE WATERWAY OF THE PASTURE. NO OTHER WETLANDS REPORTED ON THE FSA'S NON-CERTIFIED MAP.



United States
Department of
Agriculture

Minnehaha County, South Dakota



Common Land Unit Other Ag Cropland Rangeland Tract Boundary

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions



2015 Program Year

Map Created April 17, 2015

Farm 885

36-102-51

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).

Aerial Map



©2015 AgriData, Inc.



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2014 www.AgriDataInc.com

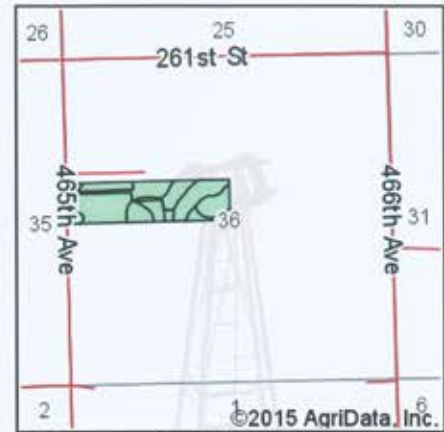
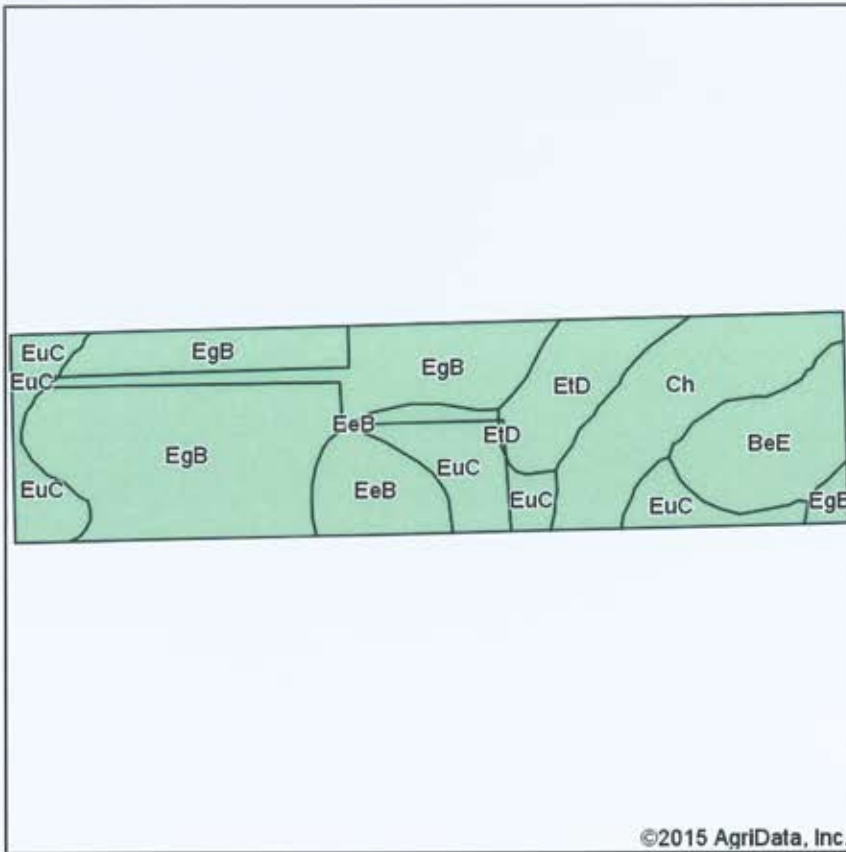
36-102N-51W
Minnehaha County
South Dakota

map center: 43° 35' 46.7, 96° 54' 19.2
scale: 4781



5/21/2015

Soil Map



State: **South Dakota**
 County: **Minnehaha**
 Location: **36-102N-51W**
 Township: **Hartford**
 Acres: **39.33**
 Date: **5/21/2015**



Maps Provided By:

 © AgriData, Inc. 2014 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: SD099, Soil Area Version: 17

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
EgB	Egan-Wentworth-Trent silty clay loams, 1 to 6 percent slopes	16.94	43.1%	Ile	87	4.3	53	93	9.9	54	67	35	42
EuC	Ethan-Egan complex, 6 to 9 percent slopes	6.42	16.3%	IVe	61	3.2	39	64	6.7	37	49	23	31
Ch	Chaska loam, channeled	6.04	15.4%	Vlw	43	0.5	9	40	4.6	24	11	14	6
BeE	Betts-Ethan loams, 15 to 40 percent slopes	4.13	10.5%	Vlle	16	0.9	5	4	0.4	3	5	1	4
EtD	Ethan-Clarno loams, 9 to 15 percent slopes	3.18	8.1%	Vle	39	2.6	27	40	4.2	24	34	14	21
EeB	Egan-Ethan-Trent complex, 1 to 6 percent slopes	2.62	6.7%	Ile	81	4.1	50	87	9.2	51	63	31	39
Weighted Average					64.3	3	36.6	66.1	7.1	38.6	46	24.3	28.8

Area Symbol: SD099, Soil Area Version: 17

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

South Dakota
 Minnehaha
 Report ID: FSA-156EZ

U.S. Department of Agriculture
 Farm Service Agency
 Abbreviated 156 Farm Record

FARM: 885
 Prepared: 5/20/15 10:35 AM
 Crop Year: 2015
 Page: 1 of 1

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name: ALVIN FOCKEN
 Farm Identifier:
 Recon Number:

Farms Associated with Operator:

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
39.34	18.79	18.79	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		FAV/WR History	
0.0	0.0	18.79	0.0	0.0	0.0		N	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	8.6		134	0.0
SOYBEANS	8.9		29	0.0
Total Base Acres:	17.5			

Tract Number: 1649 Description: S1/2S1/2NW1/4-36-102-51

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

FAV/WR History
N

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
39.34	18.79	18.79	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	18.79	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	8.6		134	0.0
SOYBEANS	8.9		29	0.0
Total Base Acres:	17.5			

Owners: ALLAN F KNOTSON

Other Producers: None

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 Allan & Phyllis Knutson Property Address 26140 465th Ave.

This Disclosure Statement concerns the real property identified above situated in the City of Hartford
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? 1975

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 ___ Minnehaha County RWS
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 ___? \$700/year on pasture (1) 60/40 split on crop land

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? Clean out gutters + downspouts
 If any, when? to get water away
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: asphalt Age: 15-yr old
 What roof repairs, if any, have been made, when and by whom? By the owner
 Describe any existing unrepaired damage to the roof: n/a
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 ___
new drain field installed in 2011.
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 - <u>Electric</u>		✓	
8. Central Air - Water Cooled		✓	
9. Cistern <i>for house filled in</i>	<i>system for windmill</i>	✓	
10. Dishwasher <i>new in 2013</i>		✓	
11. Disposal	✓		
12. Doorbell		✓	
13. Fireplace	✓		
14. Fireplace Insert	✓		
15. Garage Door/Opener Control(s)		✓	
16. Garage Wiring <i>220 volt w/insulation</i>		✓	
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 <i>OWNED TANK</i>		✓	
26. Radon System	✓		
27. Sauna	✓		
28. Septic/Leaching Field		✓	
29. Sewer Svstms/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 <u>Electric</u> or Gas		✓	
37. Water Purifier	✓		
38. Water Softener - Leased or <u>Owned</u>		✓	
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 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? Unknown
- 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? 2011
- 9. Are there broken window panes or seals? Yes No ___
If yes, specify: Cracked window on front porch
- 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)

System located south of windmill has a deteriorating top. Will need to be repaired
Screens are bad on south window of den/family room.

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>Allan F Knutson</u>	<u>17 May 2015</u>	<u>Phyllis Knutson</u>	<u>13 May 2015</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

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)

PK (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.

AK (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

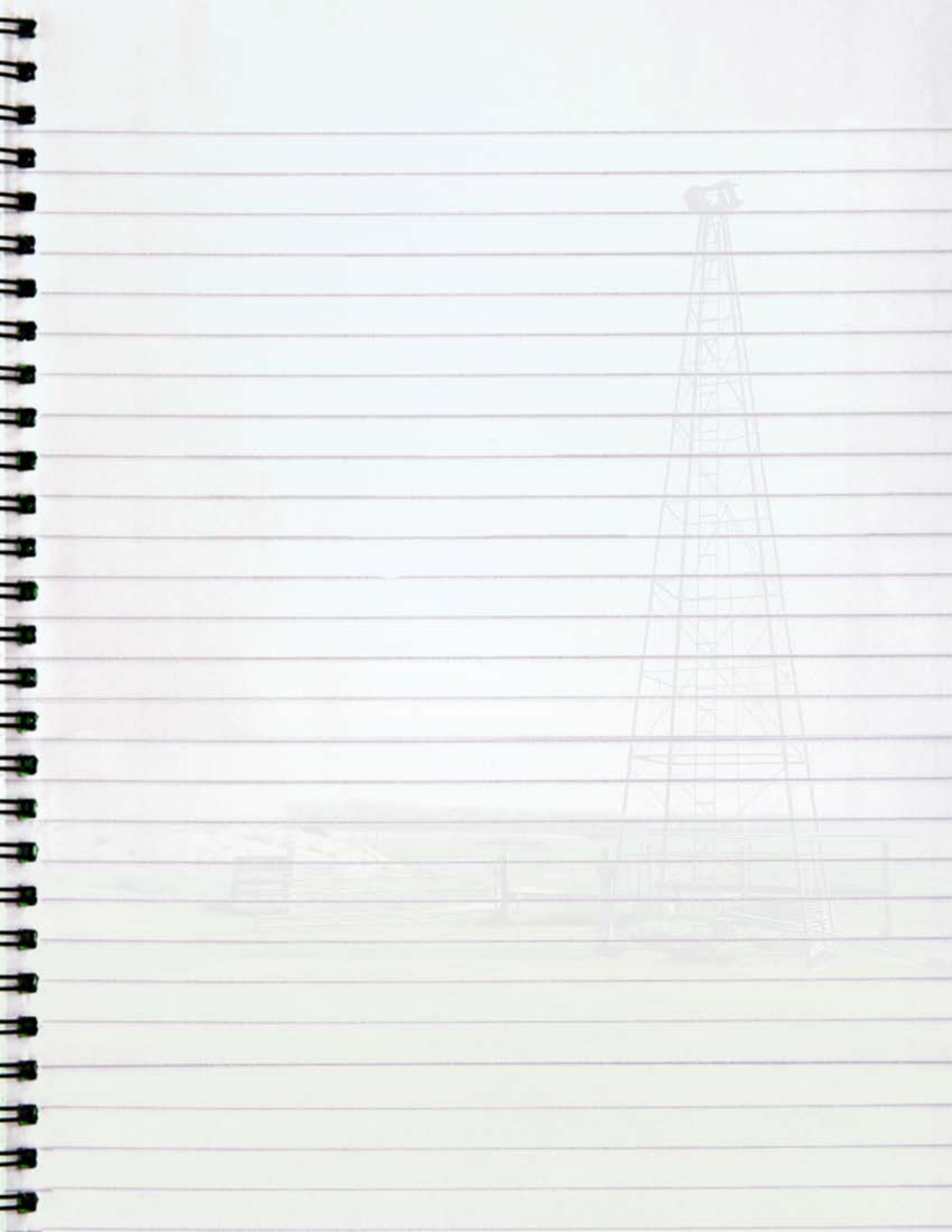
Certification of Accuracy

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.

<u>Alan A Knutson</u>	<u>13 May 2015</u>	<u>Phyllis M Knutson</u>	<u>13 May 2015</u>
Seller	Date	Buyer	Date
<u>Phyllis M Knutson</u>	<u>13 May 2015</u>		
Seller	Date	Buyer	Date
<u>[Signature]</u>	<u>5-12-15</u>		
Agent	Date	Agent	Date





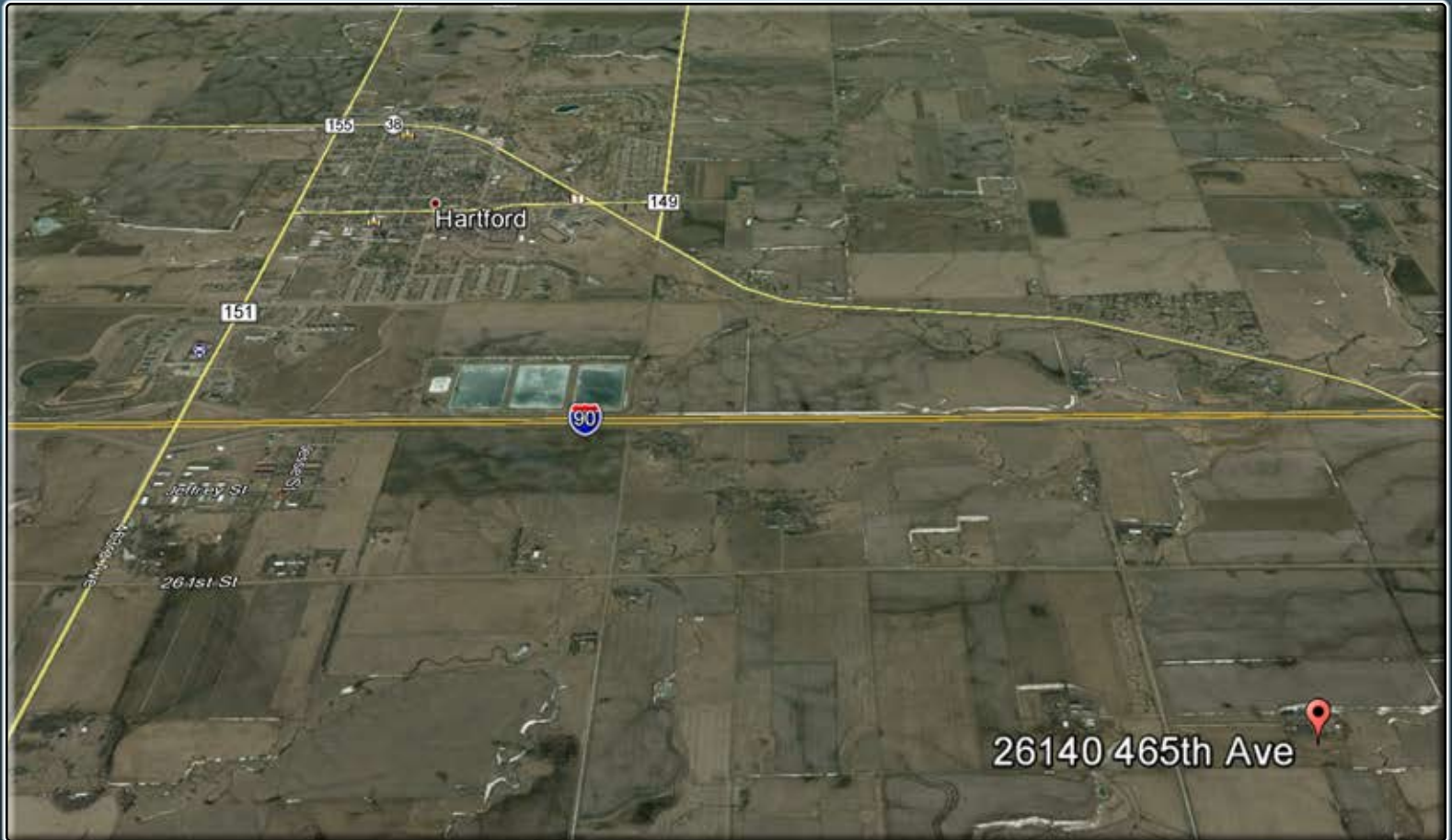


40-ACRE IMPROVED FARM

WITH GREAT LOCATION – TREES – PASTURE – TILLABLE LAND

2-STORY UPDATED 3-BEDROOM HOME WITH 28 X 28 DETACHED GARAGE AND 40 X 40
MACHINE SHED PARK-LIKE SECLUDED SETTING WITH ROOM TO GROW

THURSDAY JUNE 25TH AT 4:00 PM



208 N Broadway, Marion SD

web: wiemanauction.com

phone: 800-251-3111

fax: 605-648-3102

“WE SELL THE EARTH AND EVERYTHING ON IT!”