

AUCTION

THURSDAY JULY 23RD AT 4:00 P.M.

**2-BEDROOM UPDATED HOME WITH DETACHED GARAGE IN VIBORG, SD
CLEAN & WELL KEPT 2000 FORD EXPLORER –CRAFTSMAN RIDING
MOWER – WOODWORKING TOOLS - HOUSEHOLD AND APPLIANCES**

OWNER:

THORLEIF & SYLVIA SORLIEN



208 N Broadway, Marion SD

web: wiemanauction.com

phone: 800-251-3111

fax: 605-648-3102

"WE SELL THE EARTH AND EVERYTHING ON IT!"

**2-BEDROOM UPDATED HOME WITH DETACHED GARAGE IN VIBORG, SD CLEAN & WELL KEPT
2000 FORD EXPLORER –CRAFTSMAN RIDING MOWER – WOODWORKING TOOLS -
HOUSEHOLD AND APPLIANCES AT AUCTION**

The following will be sold at public auction located at 102 North St. Viborg, SD or from Wells Fargo Bank 1-block east and ½ block north on:

THURSDAY JULY 23RD

4:00 P.M.

REAL ESTATE SELLS FIRST

LEGAL: South 20' of Lot 3 and all of Lot 4 Blk 1 Original Add. City of Viborg, Turner County, SD.

- 1320 sq ft living area on main floor home built in 1948 with an addition in 1997 that offers a large 15 ½ X 16 master bedroom, remodeled kitchen with custom cabinetry, large living room, on a 68 X 142 lot.
- Detached 24 X 26 garage, 8 X 12 lawn shed, 10 X 16 rear deck, several established shade and fruit trees
- Property is currently on tax freeze with taxes froze at \$258.36. Current Assessed Value is \$51,180.00 with estimated taxes of \$1,100 annually
- New Air conditioner installed in June 2015, new sewer line in basement, recently painted, move in ready home with great floor plan. 720 sq ft dry basement.
- Room sizes, pictures, disclosure statement found in Buyers Packet

TO INSPECT THE HOME: Open house will be held on July 9th & 16th from 5:00 to 7:00 p.m. or contact the auctioneers at 800-251-3111. Buyers packet can be mailed out or can be viewed at www.wiமானuction.com

TERMS: Cash sale with 15% non-refundable down payment auction day with the balance on or before August 23rd 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 based on the actual taxes and not the frozen taxes. Sold subject to owners approval and auctioneers represent the seller only. Come check out this well-kept and clean home.

Note: Very clean items from top to bottom make plans to attend. Lunch by Baptist Church Ladies.

THORLEIF & SYLVIA SORLIEN – OWNERS

605-838-6944

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

Gary Ward
Closing Attorney

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)

SRS (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.

SRS (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>Sylvia Kuteq Sorlien</u>	<u>6-27-15</u>		
Seller	Date	Buyer	Date
<u>[Signature]</u>	<u> </u>	Buyer	Date
Seller	Date	Buyer	Date
<u>[Signature]</u>	<u>6-27-15</u>	Agent	Date
Agent	Date	Agent	Date

SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

(This disclosure shall be completed by the seller. This is a disclosure required by law. If you do not understand this form, seek legal advice.)

Seller Sylvia Ruter-Sorlein Property Address 102 North street

This Disclosure Statement concerns the real property identified above situated in the City of Viborg
County of Turner, 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? 1999

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

2. Were there any title problems when you purchased the property? Yes ___ No
3. Are there any recorded liens or financial instruments against the property, other than a first mortgage?
Yes ___ No
4. Are there any unrecorded liens or financial instruments against the property, other than a first mortgage; or have any materials or services been provided in the past one hundred twenty days that would create a lien against the property under chapter 44-9? Yes ___ No Unknown ___
5. Are there any easements which have been granted in connection with the property (other than normal utility easements for public water and sewer, gas and electric service, telephone service, cable television service, drainage, and sidewalks)? Yes ___ No Unknown ___
6. Are there any problems related to establishing the lot lines/boundaries? Yes ___ No Unknown ___
7. Do you have a location survey in your possession or a copy of the recorded plat? If yes, attach a copy.
Yes ___ No Unknown ___
8. Are you aware of any encroachments or shared features, from or on adjoining property (i.e. fences, driveway, sheds, outbuildings, or other improvements)? Yes ___ No
9. Are you aware of any covenants or restrictions affecting the use of the property in accordance with local law? If yes, attach a copy of the covenants and restrictions. Yes ___ No
10. Are you aware of any current or pending litigation, foreclosure, zoning, building code or restrictive covenant violation notices, mechanic's liens, judgments, special assessments, zoning changes, or changes that could affect your property?
Yes ___ No
11. Is the property currently occupied by the owner? Yes No ___
12. Does the property currently receive the owner occupied tax reduction pursuant to SDCL 10-13-39? Yes No ___
13. Is the property currently part of a property tax freeze for any reason? Yes No ___ Unknown ___
14. Is the property leased? Yes ___ No
15. If leased, does the property use comply with local zoning laws? Yes ___ No
16. Does this property or any portion of this property receive rent? Yes ___ No
If yes, how much \$ ___ and how often ___ ?

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> <i>new in 2015</i>	✓	✓	
8. Central Air - Water Cooled	✓		
9. Cistern	✓		
10. Dishwasher	✓		
11 Disposal	✓		
12. Doorbell	✓	✓	
13. Fireplace <i>LP Gas in Living Room</i>	✓	✓	
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 <i>owned 500 gal.</i>	✓	✓	
26. Radon System	✓	✓	
27 Sauna	✓		
28. Septic/Leaching Field	✓	✓	
29. Sewer Svstems/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 or Gas</u>	✓	✓	
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 Formaldehvide 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)

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.

Sylvia Ruter-Sorlien 6-27-15 _____
 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

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? n/a
 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: asphalt
 What roof repairs, if any, have been made, when and by whom? Age 2010 tore off old roof installed new shingles.
 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 ___
installed new sewer line in basement floor completed July 2015.
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: _____

**THORLEIF & SYLVIA SORLIEN
ADDITIONAL INFORMATION**

MAIN FLOOR ROOM SIZES

LIVING/DINING ROOM: 11 ½ X 30
KITCHEN: 10 ½ X 29 ½ WITH CUSTOM BUILT CHUCK'S CABINETS
MASTER BEDROOM: 15 ½ X 16 WITH CLOSET
BEDROOM: 9 ½ X 11 ½
FULL BATHROOM: 5 X 12
FRONT ENTRY 6 ½ X 8

BASEMENT:

NEW STAIRCASE INSTALLED IN 1999. BASEMENT HAS MECHANICAL ROOM WITH WASHER & DRYER HOOKUPS, FAMILY/REC ROOM, AND STORAGE ROOM. BASEMENT HAS SUMP PUMP BUT NO DRAIN TILE. IN JUNE OF 2015 THE BASEMENT FLOOR WAS BROKEN UP AND THE SEWER LINE WAS REPLACED LOCATED IN THE MECHANICAL ROOM.

500 GAL. LP TANK IS OWNED AND OWNERSHIP WILL TRANSFER WITH THE DEED.

KENMORE 2-DOOR REFRIDGERATOR AND MAGIC CHEF ELECTRIC STOVE WILL REMAIN IN THE HOME FOUND IN THE KITCHEN.



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