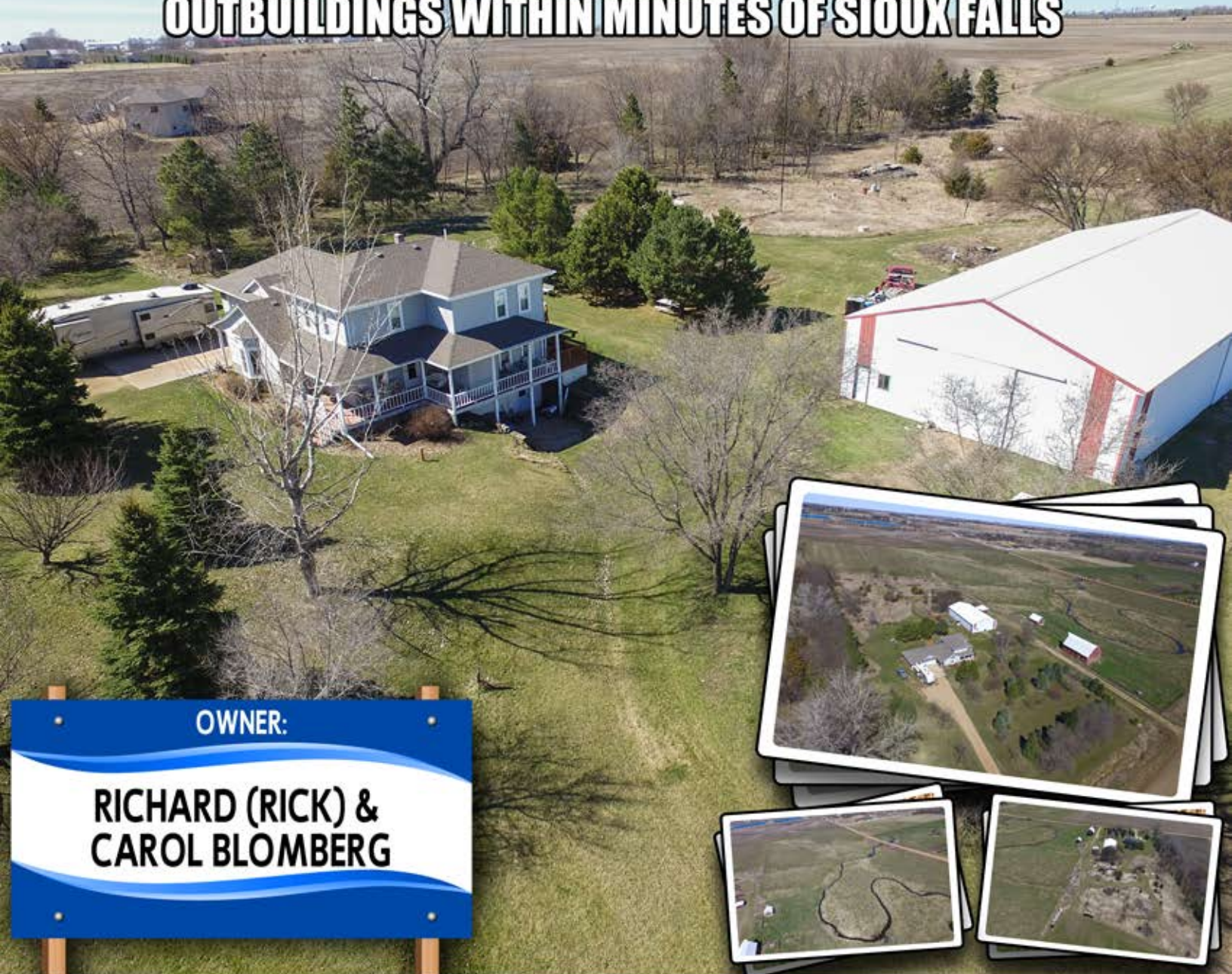


AUCTION

FRIDAY MAY 5TH AT 4:00 P.M.

31.50 ACRES WITH 4 BEDROOM 2 STORY HOME, MACHINE SHED & OUTBUILDINGS WITHIN MINUTES OF SIOUX FALLS



OWNER:

**RICHARD (RICK) &
CAROL BLOMBERG**



44628 SD HWY 44, Marion SD

web: wiemanauction.com

phone: 800-251-3111

fax: 605-648-3102

"WE SELL THE EARTH AND EVERYTHING ON IT!"

**31.50 ACRES WITH 4 BEDROOM 2 STORY HOME, MACHINE SHED & OUTBUILDINGS
WITHIN MINUTES OF SIOUX FALLS
AUCTION**

We will offer the following real estate at auction at 46386 261st Street, Hartford SD, located from I90 and Hartford Exit 387, ½ South and ¾ East or from Sioux Falls, go 6 West on Hwy 42 to Wall Lake Corner, 4 North to 261st Street and ¾ mile East on

FRIDAY, MAY 5TH 4:00 PM

The real estate consists of 31.5 acres with a 4 Bedroom, 2 Story Home with attached triple garage and outbuildings. The floor plan includes kitchen w/ Wainscoat Cabinets, Island w/ Eating Bar, Walkin Pantry, SS French Door Refrigerator, Gas Range & Built In Dishwasher compliment the kitchen. Large dining room w/ built in china cabinet, living room w/ Majestic Gas Fireplace & Front Door, large Master Bedroom w/ walkin closet; full bathroom w/ shower, laundry room w/ washer & dryer, den or family room and open stairway to second floor which has 3 bedrooms w/ closets; sewing room and ¾ bathroom. It has a full basement with walkout, 2 – LP Gas Furnaces w/ central air; washer & dryer included. Basement is unfinished but has rural water and 200 Amp Electrical service. The home has an attached 28 x 35 triple garage that is insulated and sheeted, large deck, nice lawn and large garden spots. The outbuildings include a 48 x 96 machine shed, 20 x 20 double garage, 20 x 26 hog house and older barn. This is a great setting for horses or other domestic livestock and has approximately 12.54 acres of tillable, 13.19 acres of pasture and the balance in building site, trees and grass. This has a super setting close to Hartford and only minutes from Sioux Falls. The annual real estate taxes are \$3276.82. **To View The Home & Acreage:** Open Houses Wednesday, April 19th & 26th, 5:00 – 7:00 PM or for private showing, call auctioneers or owners. For Buyers Info Packet, Pictures & Video, visit our website: www.wiemanauktion.com or call 800-251-3111 and we will send one to you.

Legal: The East 1058.9' of the S ½ of the SE ¼ of Section 27-102-51, Minnehaha County, South Dakota
Terms: Cash Sale with a 10% nonrefundable down payment the day of sale and the balance on or before June 26, 2017. A Warranty Deed will be provided. Title Insurance will be utilized with cost split 50/50 between buyer and seller. Possession will be granted upon final settlement. Real Estate Taxes will be prorated to date of possession. Sold subject to confirmation by the owners. Wieman Land & Auction Co., Inc. is representing the seller in this transaction. Cooperation with buyer brokers not offered in this transaction.

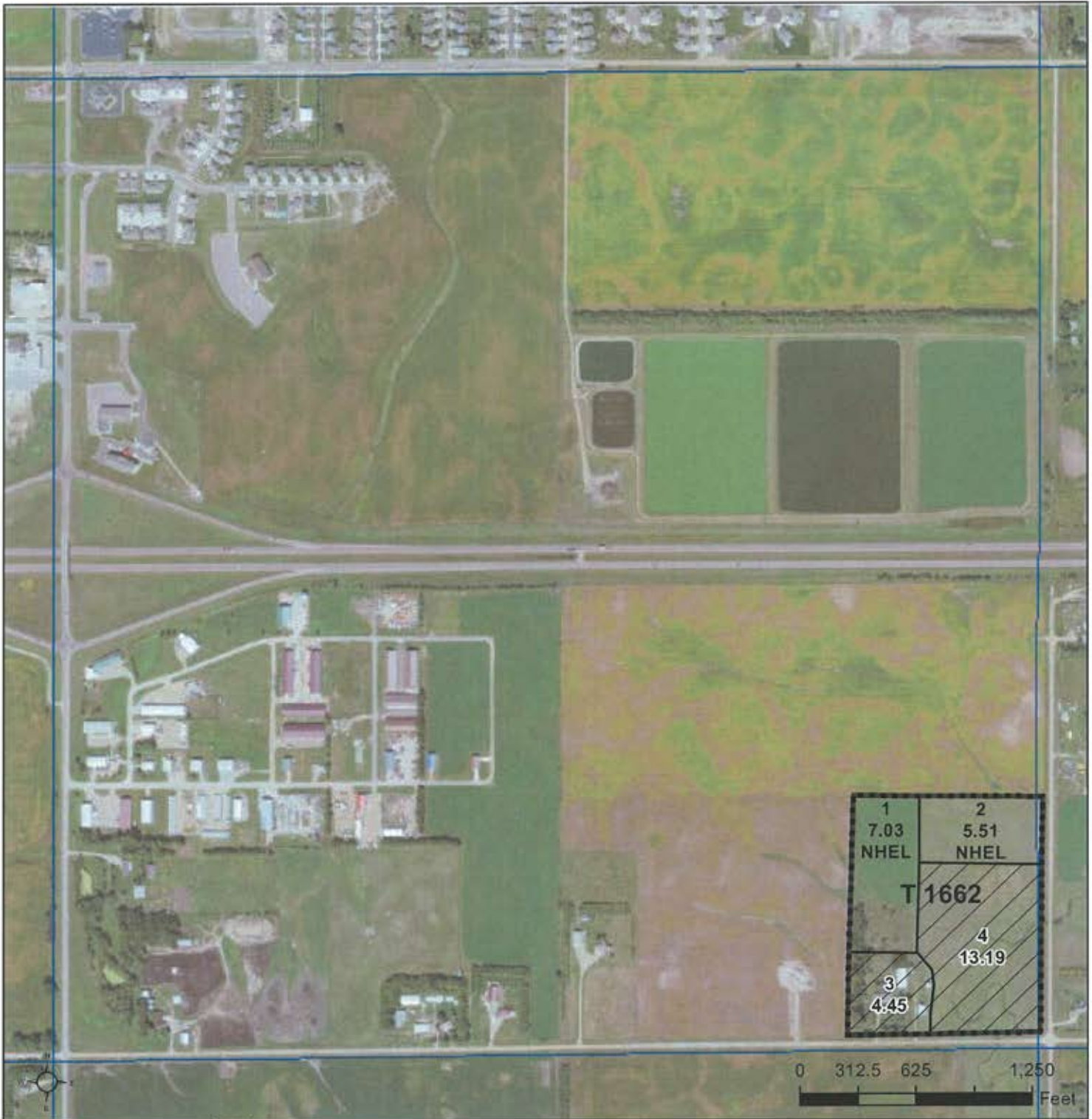
**RICHARD (RICK) & CAROL BLOMBERG, OWNERS
605-929-1711**

Wieman Land & Auction Co., Inc.
Richard & Gary Wieman, Brokers
Kevin, Mike, Ryan & Derek Wieman
and Ron Leitheiser, Assoc. Brokers
Marion SD 800-251-3111



United States
Department of
Agriculture

Minnehaha County, South Dakota



1 7.03 NHSL	2 5.51 NHSL
T 1662	
3 4.45	4 13.19

Common Land Unit Tract Boundary
 PLSS
 Non-Cropland
 Cropland

Wetland Determination Identifiers

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

2017 Program Year

Map Created March 14, 2017

Farm 896

27-102-51

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).

Abbreviated 156 Farm Record

Operator Name : RICK BLOMBERG
Farms Associated with Operator : 46-099-896
CRP Contract Number(s) : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
30.18	12.54	12.54	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	12.54	0.00		0.00	No	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
-----------	------------	-----------------------------	------------	-----------	-----

NOTES

Tract Number : 1662
Description : EAST 32 ACRES IN S1/2SE1/4-27-102-51
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : RICK BLOMBERG
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
30.18	12.54	12.54	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	12.54	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
-----------	------------	-----------------------------	------------	-----------

NOTES

The U.S. Department of Agriculture (USDA) prohibits discrimination against its customers, employees, and applicants for employment on the basis of race, color, national origin, age, disability, sex, gender identity, religion, reprisal, and where applicable, political beliefs, marital status, familial or parental status, sexual orientation, or all or part of an individual's income is derived from any public assistance program, or protected genetic information in employment or in any program or activity conducted or funded by the Department. (Not all prohibited bases will apply to all programs and/or employment activities.) Persons with disabilities, who wish to file a program complaint, write to the address below or if you require alternative means of communication for program information (e.g., Braille, large print, audiotape, etc.) please contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). Individuals who are deaf, hard of hearing, or have speech disabilities and wish to file either an EEO or program complaint, please contact USDA through the Federal Relay Service at (800) 877-8339 or (800) 845-6136 (in Spanish).

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov. USDA is an equal opportunity provider and employer.

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)

RB (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
CB

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

none known hazards

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

RB (b) Records and reports available to the seller (check one below):
CB

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)

RDW (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>Richard Blomberg</u>	<u>3-30-17</u>		
Seller	Date	Buyer	Date
<u>Carol Blomberg</u>	<u>3-30-17</u>		
Seller	Date	Buyer	Date
<u>RDW</u>	<u>3-30-17</u>		
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 Richard Blomberg & Carol Blomberg Property Address 46386 261st Street
Hartford SD 57033

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

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 ___ Can receive

If yes, how much \$ 1000- and how often annually (1)

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? Basement window needed replacement
 If any, when? Replaced before Auction
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? Small cracks in walls, floors & Driveway
5. Are you aware of any roof leakage, past or present? Yes ___ No
 Type of roof covering: Asphalt Age: 12-15 yrs old
 What roof repairs, if any, have been made, when and by whom? _____
- Describe any existing unrepaired damage to the roof: none
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: remodeling Project
 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 Tornado Damage to garage & barn
 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		X	
2. Air Exchanger	X		
3. Air Purifier	X		
4. Attic Fan	X		
5. Burglar Alarm & Security System	X		
6. Ceiling Fan		X	
7. Central Air- Electric		X	
8. Central Air - Water Cooled	X		
9. Cistern	X		
10. Dishwasher		X	
11. Disposal		X	
12. Doorbell	X		
13. Fireplace <i>gas</i>		X	
14. Fireplace Insert		X	
15. Garage Door/Opener Control(s)		X	
16. Garage Wiring		X	
17. Heating System		X	
18. Hot Tub, Whirlpool, and Controls	X		
19. Humidifier	X		
20. Intercom	X		
21. Light Fixtures		X	
22. Microwave/Hood		X	
23. Plumbing and Fixtures		X	
24. Pool and Equipment	X		
25. Propane Tank	X		
26. Radon System	X		
27. Sauna	X		
28. Septic/Leaching Field		X	
29. Sewer Svstcms/Drtiins		X	
30. Smoke/Fire Alarm		X	
31. Solar House - Heating	X		
32. Sump Pump(s) <i>hole with no pump</i>	X		
33. Switches and Outlets		X	
34. Underground Sprinkler and Heads	X		
35. Vent Fan		X	
36. Water Heater - Electric or Gas		X	
37. Water Purifier	X		
38. Water Softener - Leased or Owned	X		
39. Well and Pump		X	
40. Wood Burning Stove		X	

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		X		X
2. Lead Paint	X			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 Formaldehjde 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

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? Fall of 2016
- 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? not had to pump
- 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: RK tie retaining wall is needing repair or replacement

VI. ADDITIONAL COMMENTS (ATTACH ADDITIONAL PAGES IF NECESSARY)

Wind Changer and tower to stay with Property

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>Richard Blomberg</u>	<u>3-30-17</u>	<u>Carol Blomberg</u>	<u>3-30-17</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





AUCTION

FRIDAY MAY 5TH AT 4:00 P.M.



Terms and Conditions: Cash Sale with a 10% nonrefundable down payment the day of sale and the balance on or before June 26, 2017. A Warranty Deed will be provided. Title Insurance will be utilized with cost split 50/50 between buyer and seller. Possession will be granted upon final settlement. Real Estate Taxes will be prorated to date of possession. Sold subject to confirmation by the owners. Wieman Land & Auction Co., Inc. is representing the seller in this transaction. Cooperation with buyer brokers not offered in this transaction.