

Hutchinson County

20 Acres

ONLINE ACREAGE AUCTION



Tuesday, August 4th @ 4PM



PO BOX 148

44628 SD HWY 44, MARION SD

PHONE: 800-251-3111

WEB: WIEMANAUCTION.COM

"WE SELL THE EARTH AND EVERYTHING ON IT!"

**20 ACRE IMPROVED ACREAGE ON HIGHWAY 81 NEAR FREEMAN SD
AT ONLINE AUCTION**

As we are moving to an apartment, we will sell our acreage at auction on the WiemanBid2Buy online website. The acreage address is 27425 US Hwy 81, Marion SD located from Freeman SD, 3 ¼ miles North on Hwy 81 or from Marion SD, 1 South, 8 West & ¾ North on

**TUESDAY, AUGUST 4TH
Bidding Closes at 4:00 PM**

The real estate consists of 20.01 acres with an older remodeled 4 bedroom 1 ½ story home. The floor plan includes Sunroom with front entrance, Family Room/Living Room with LP gas decorative heating stove, Kitchen w/ wood built in cabinets & dining area, Bedroom w/ closet, Small Den, ¾ Bathroom and Rear Entrance. The second floor has 3 Bedrooms, and a Storage Room. It has nearly a full basement with Coleman HE LP Gas forced air furnace w/ central air, washer & dryer hookups, updated with 150 Amp Breaker Box & electrical, water softener and lots of storage area. This is a very clean, comfortable older home with new windows and other updates. The outbuildings include a 20x30 Double Detached Garage, 28x40 Barn w/ 16x40 Leanto, 18x22 Hog House, 16x16 Storage Building, Open Wall Hay Shed, Several Storage Sheds, Brooder Houses, Outdoor Toilet, Well House w/ 120' Well. This is a unique property w/ 2 large stock dam/ponds, lots of shade trees, fruit trees, some grape vines. Some buildings have recently been painted & have metal roofs. This is a must see opportunity to acquire an acreage near Freeman, SD. The annual real estate taxes are \$709.98.

To View Property: OPEN HOUSES Wednesday, July 8th, 5:00-7:00 PM; Wednesday, July 15th, 5:00 – 7:00 PM; and Monday, July 27th, 4:00 – 6:00 PM. All attendees must wear face mask protection to enter the home!!!

LEGAL: Tract # 1 of Schmidt's Addition in the NE ¼ of Section 11-99-56, Hutchinson County, South Dakota, containing 20.01 Acres

TERMS: Cash Sale with a \$15,000. nonrefundable downpayment the day of sale and the balance on or before September 15, 2020. A Trustee's Deed will be provided. Title Insurance will be utilized with the cost split 50/50 between buyer and seller. The real estate taxes will be prorated to date of possession. Possession granted upon final settlement. The property has been maintained very well but being sold in AS IS condition. Sold subject to confirmation by the owners. Wieman Land & Auction Co., Inc. is representing the seller in this transaction. The seller is retaining the right to harvest all of the fruit from the fruit trees for the 2020 growing year. The new buyer will be responsible for installing a new boundary line fence on south end of this property.

Broker participation is welcome. For details, call Rich Wieman at 800-251-3111.

If you have questions on how to bid, contact auctioneers. Auctioneers will be present on the property on the day of auction to assist buyers in bidding process.

**ALLEN & MARY SCHMIDT LIVING TRUST
ALLEN & MARY SCHMIDT, TRUSTEES
605-648-3409**

www.wiemanbid2buy.com
Wieman Land & Auction Co., Inc.
Rich, Ryan, Kevin, Mike & Derek Wieman
& Nathan Timmermans, Brokers
Marion SD
800-251-3111

Aerial Map



©2019 AgriData, Inc.

Map Center: 43° 24' 29.47, -97° 25' 50.77



Maps Provided By:



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11-99N-56W
Hutchinson County
South Dakota

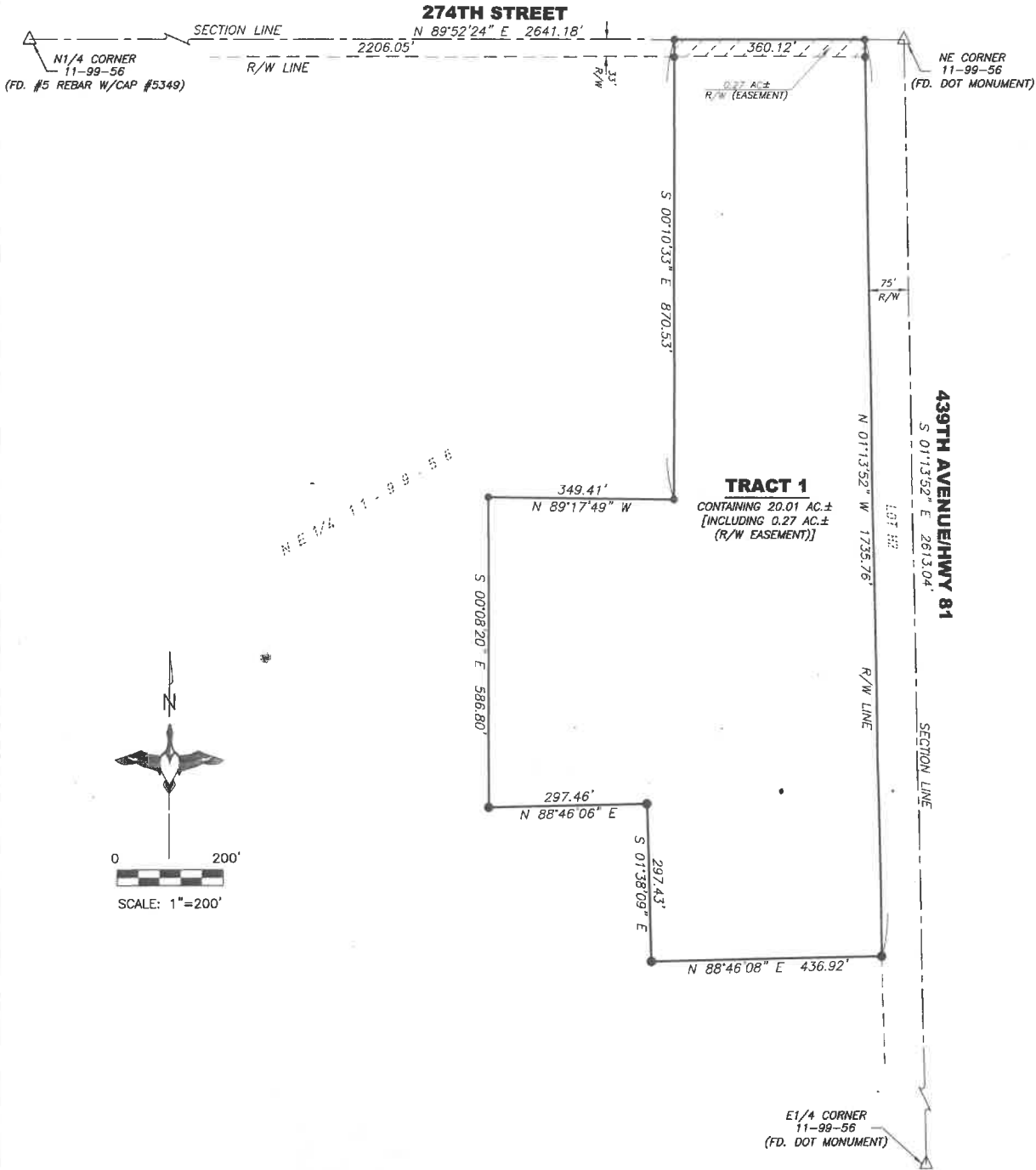


6/17/2020

Field borders provided by Farm Service Agency as of 5/21/2008.

PLAT OF TRACT 1 OF SCHMIDT'S ADDITION

IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 99 NORTH, RANGE 56 WEST
OF THE 5TH PRINCIPAL MERIDIAN, HUTCHINSON COUNTY, SOUTH DAKOTA,



Allen/Mary Schmidt

27425 US Highway 81

Marion

Things that require attention:

1. On at least three occasions there has been a ceiling leak to right of door in entry when ice melts in gutter and water goes under the tin roof-we think it was fixed two years ago, but it needs to be watched.
2. When we move, we'll take the beds out the door off our bedroom, and that may break the seal on the roof. We'll recoat the roof before closing.
3. A couple of times high wind-driven rain from the east causes water to run down the inside of the chimney resulting in a miniscule leak around the flu area upstairs. We're trying to contact a handyman to caulk around the base of the chimney. That will take care of the leak.
4. We're working with a Flex Seal product to fill a crack in the north wall in the middle room of the basement.
5. Depending on water usage, the sewer has to be pumped regularly into our south ditch. It can be pumped using 1 ½ inch sump pump hose. As soon as the temperature falls below freezing, set the 3" aluminum pipes for the winter months. In our over 40 years here there have been no solids from the pumping and the liquid only flows past the leaning pine when the ground is frozen.
6. We have the record of the electricity used, but that is misleading because we only barely heat one bedroom in the winter and the window air conditioner is turned on an hour or so before we go to bed. Of course, you also pay for propane during the cold months.
7. Disconnect the basement sump pump in late summer and put steel wool in the end of the drain "hose" outside to keep out the mice. In the spring reconnect the sump pump as soon as water appears in the sump hole and take steel wool out from outside.

House

1. new propane furnace Dec 2018
2. back-up propane heat in living room
3. all windows replaced-double pane-wash from inside
4. window coverings- venetian blinds & up/down shades
5. barn painted 2020
6. duct work cleaned 2018
7. Culligan water softener
8. Culligan reverse osmosis-serviced 3/21/20
9. underground wiring –highway to house, well to house, brooder house to house
10. fiber optic, wifi

All appliances stay

Gas, diesel and propane tanks stay

Two yard swings stay

Lime stone fence posts?

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)

MS (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).

House is old enough that it may have lead based paint on it, in it or somewhere around it.

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

MS (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)

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>Allen Schmidt</u>	<u>6-12-20</u>		
Seller	Date	Buyer	Date
<u>Mary Schmidt</u>	<u>6/12/20</u>		
Seller	Date	Buyer	Date
<u>RDW</u>	<u>6-12-20</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 Allen & Mary Schmidt Property Address 27425 US Hwy 81

This Disclosure Statement concerns the real property identified above situated in the City of ~~Forestburg~~ Marion
County of Hutchinson, 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? 1971

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 ___?

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 ___ Stock Dam
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? none
 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 shingles Age: 2004 or 16 yrs
 What roof repairs, if any, have been made, when and by whom? none
 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 ___ Sunroom only 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

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:

But do have pump in septic tank to keep water level down in tank

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	plus window A/C upstairs
8. Central Air - Water Cooled	X		
9. Cistern	yes but not currently being used		
10. Dishwasher	X		
11. Disposal	X		
12. Doorbell	X		
13. Fireplace	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	owned 500 gallon
26. Radon System	X		
27. Sauna	X		
28. Septic/Leaching Field		X	no
29. Sewer Svstems/Drains		X	
30. Smoke/Fire Alarm		X	
31. Solar House - Heating	X		
32. Sump Pump(s)		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	RO system stays with property
38. Water Softener - Leased or Owned		X	
39. Well and Pump	new well approx 10yrs X new well pump in 2016		
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 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

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? unused
- 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? none
- 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? 2018 *The liquid level is maintained regularly by use of sump pump in pit.*
- 9. Are there broken window panes or seals? Yes ___ No
If yes, specify: Window panes have been removed for sump pump house + other uses.
- 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 limestones, windmill + sign
- 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)

Well house heat tape + heat lamp must be plugged in for winter,
Car garage roof will need attention.

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>Mary Schmidt</u>	<u>6-12-20</u>	<u>Mary Schmidt</u>	<u>6/12/20</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

Hutchinson County

**20
Acres**

ONLINE ONLY ACREAGE AUCTION



TERMS: Cash Sale with a \$15,000. nonrefundable down payment the day of sale and the balance on or before September 15, 2020. A Trustee's Deed will be provided. Title Insurance will be utilized with the cost split 50/50 between buyer and seller. The real estate taxes will be prorated to date of possession. Possession granted upon final settlement. The property has been maintained very well but being sold in AS IS condition. Sold subject to confirmation by the owners. Wieman Land & Auction Co., Inc. is representing the seller in this transaction. The seller is retaining the right to harvest all of the fruit from the fruit trees for the 2020 growing year. The new buyer will be responsible for installing a new boundary line fence on south end of this property.

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