

# AUCTION

EXQUISITE EXECUTIVE HOME WITH  
HUNTING/FISHING RETREAT CLOSE TO SIOUX FALLS SD  
WEDNESDAY MAY 18<sup>TH</sup> AT 10:00 AM



OWNER:

ARLEN L. HAUGE  
LIVING TRUST



44628 SD HWY 44, Marion SD

web: [wiemanauction.com](http://wiemanauction.com)

phone: 800-251-3111

fax: 605-648-3102

*"WE SELL THE EARTH AND EVERYTHING ON IT"*

**EXQUISITE EXECUTIVE HOME WITH HUNTING/FISHING RETREAT CLOSE TO SIOUX FALLS SD  
AT AUCTION**

We will offer the following high end real estate at auction on the farm, located at 45038 262<sup>nd</sup> Street, Canistota SD or from Sioux Falls SD (west edge), go 18 miles west on Hwy 42, 3 miles north on 451<sup>st</sup> Avenue and ¼ west on 262<sup>nd</sup> Street, just west of Battle Creek Campground at Lake Vermillion on

**WEDNESDAY, MAY 18<sup>TH</sup> 10:00 AM**

To be offered in 4 Tracts. Tract # 1: 40 acres improved Tract # 2 & #3: 20 acre tracts unimproved  
Tract # 4: 80 Acres Improved

This executive mini farm consists of 80 (+ or -) acres of highly improved land. It has a magnificent 5 bedroom 2 story home with 2 double attached garages and other outbuildings. The main floor has kitchen with oak built-in cabinetry and eating bar, large dining area, 17 x 25 open great room with expansive windows to the north overlooking the tail waters of Lake Vermillion and nice gas fireplace, patio door to deck area, large 23 x 30 master bedroom which includes a full bathroom with shower and tub, large walk-in closet, doorway to 14 x 15 4 season room and private deck with sunken Jacuzzi hot tub. The main floor also has a second bedroom/den with closet, full bathroom with washer and dryer, mudroom w/ closet and storage and front entrance which has a spacious 17 x 20 glassed 3 season room. The home has an open oak stairway to second floor which has an 8x29 loft which overlooks the great room and has an unbelievable views to the north, and a second 20 x 25 master bedroom with patio door to private deck looking southward and a full bathroom with Jacuzzi hot tub and shower and 2 – walk-in closets. The home has a full finished lower level with walkout from family room/rec room with gas fireplace and wet bar, 2 bedrooms with closets, full bathroom and furnace/storage room with forced air, propane furnace with central air, rural water and walkup stairway to garage. This is a spacious well designed home that you must see to appreciate.

Other improvements include a 36 x 45 Hanger Building with 12' Side Walls, Bi-fold Door and cement floor for airplane or vehicle storage, 30 x 42 metal machine shed w/ 12' side walls, cement floor, overhead door and cement RV parking pad between the hanger and machine shed. Exclusive features of this property are complete concrete and asphalt driveway, private lake access to Lake Vermillion with manmade protected marina for boat storage, grassed runway for airplanes, enclosed dog kennel w/ run, lots of trees, wildlife and 3 stock dam dugouts all of which provide a quiet, serene retreat that will provide the best of all worlds. The land has approximately 50 acres tillable and the balance in building site, trees, dugouts and waterways. The predominate soil types are Clarno Loam, Davis Loam, Ethan Loam, Ethan-Betts Loam and it has a soil productivity index rating of 62.6. The annual real estate taxes are \$7838.74. This land is zoned lake residential. For buyer's info packet and pictures, visit our website: [www.wiemanauktion.com](http://www.wiemanauktion.com) or call our office and we will send you the packet.

**To View the Property:** Open House Thursday, April 28, 5:00 – 7:00 PM; Thursday, May 5<sup>th</sup>, 5:00 – 7:00 PM; Wednesday, May 11<sup>th</sup>, 5:30 – 7:30 PM;

**Broker Participation Offered:** Buyers broker will receive 1% of sale price if their buyer is the successful bidder and is registered with the auctioneer at least 24 hours prior to the auction and has signed a broker participation agreement with the auction company. Auction Company will not allow for any buyer contingencies on purchase agreement. For more information, contact Wieman Land & Auction Co., Inc., Richard D. Wieman at 605-648-3111.

**LEGAL:** The SW ¼ of the SE ¼ and the SE ¼ SW ¼ of Section 33-102-53, McCook County, South Dakota.

**TERMS:** Cash Sale with a 10% nonrefundable down payment per tract the day of the sale and the balance on or before July 1, 2016. A Warranty Deed will be provided and title insurance to be utilized and cost split ½ to buyer and ½ to seller. Possession of improvements granted upon final settlement and landlords possession of land. Buyer will receive all land rents for 2016. 2016 RE Taxes on improvements to be prorated to possession date and 2016 RE taxes on land to be paid by the buyer. Sold subject to confirmation by the owner. Wieman Land & Auction Co., Inc. is representing the seller in this transaction.

**ARLEN L. HAUGE LIVING TRUST, OWNER  
ARLEN HAUGE, TRUSTEE**

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

Dale L. Strasser  
Freeman SD  
605-925-7745  
Closing Agent

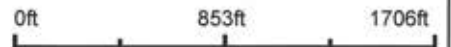


# Aerial Map

TRACT ONE  
40 ACRES



map center: 43° 35' 37.99, 97° 11' 54.57



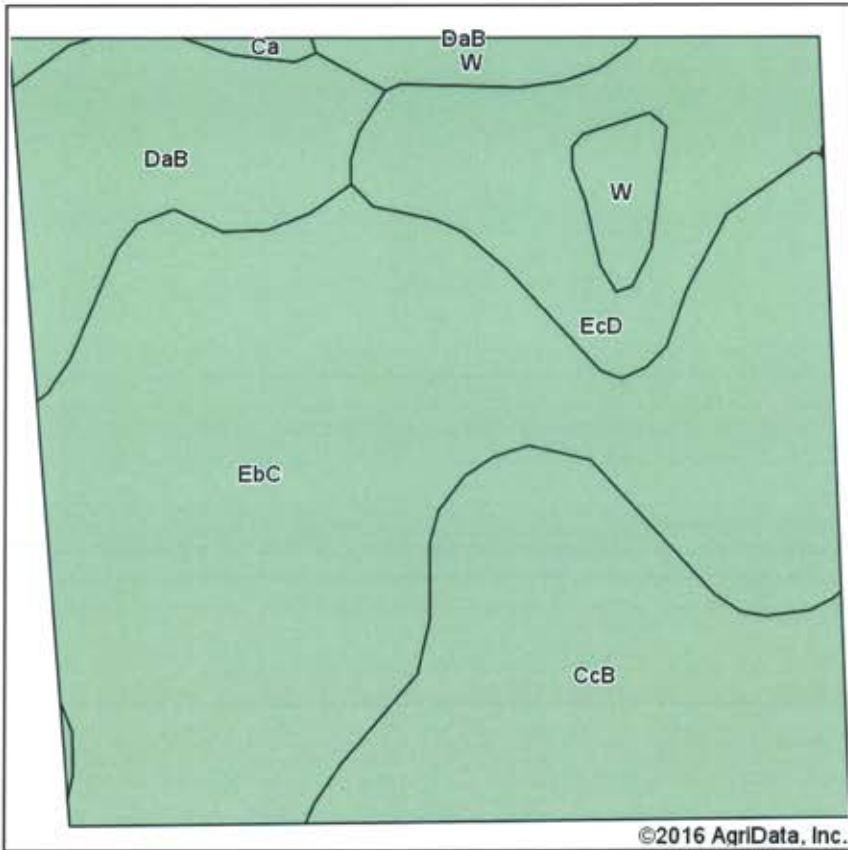
33-102N-53W  
McCook County  
South Dakota



4/26/2016

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

# Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **McCook**  
 Location: **33-102N-53W**  
 Township: **Greenland**  
 Acres: **40**  
 Date: **4/26/2016**



TRACT ONE  
40 ACRES

Area Symbol: SD087, 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
EbC	Ethan loam, 6 to 9 percent slopes	20.20	50.5%	IVe	53	2.5	32	47	5.3	28	39	17	25
CcB	Clarno loam, 3 to 6 percent slopes	8.50	21.2%	Ile	81	3.3	45	71	7.9	41	56	28	35
EcD	Ethan-Betts loams, 9 to 15 percent slopes	5.16	12.9%	VIe	32	2	22	29	3.2	17	27	10	17
DaB	Davis loam, 3 to 6 percent slopes	4.35	10.9%	Ile	86	3.7	48	80	9	46	61	31	38
W	Water	1.55	3.9%		0								
Ca	Chaska loam, channeled	0.24	0.6%	VIw	35	0.4	8	32	3.6	19	10	13	5
<b>Weighted Average</b>					<b>57.7</b>	<b>2.6</b>	<b>33.8</b>	<b>51.5</b>	<b>5.8</b>	<b>30.2</b>	<b>41.8</b>	<b>19.3</b>	<b>26.4</b>

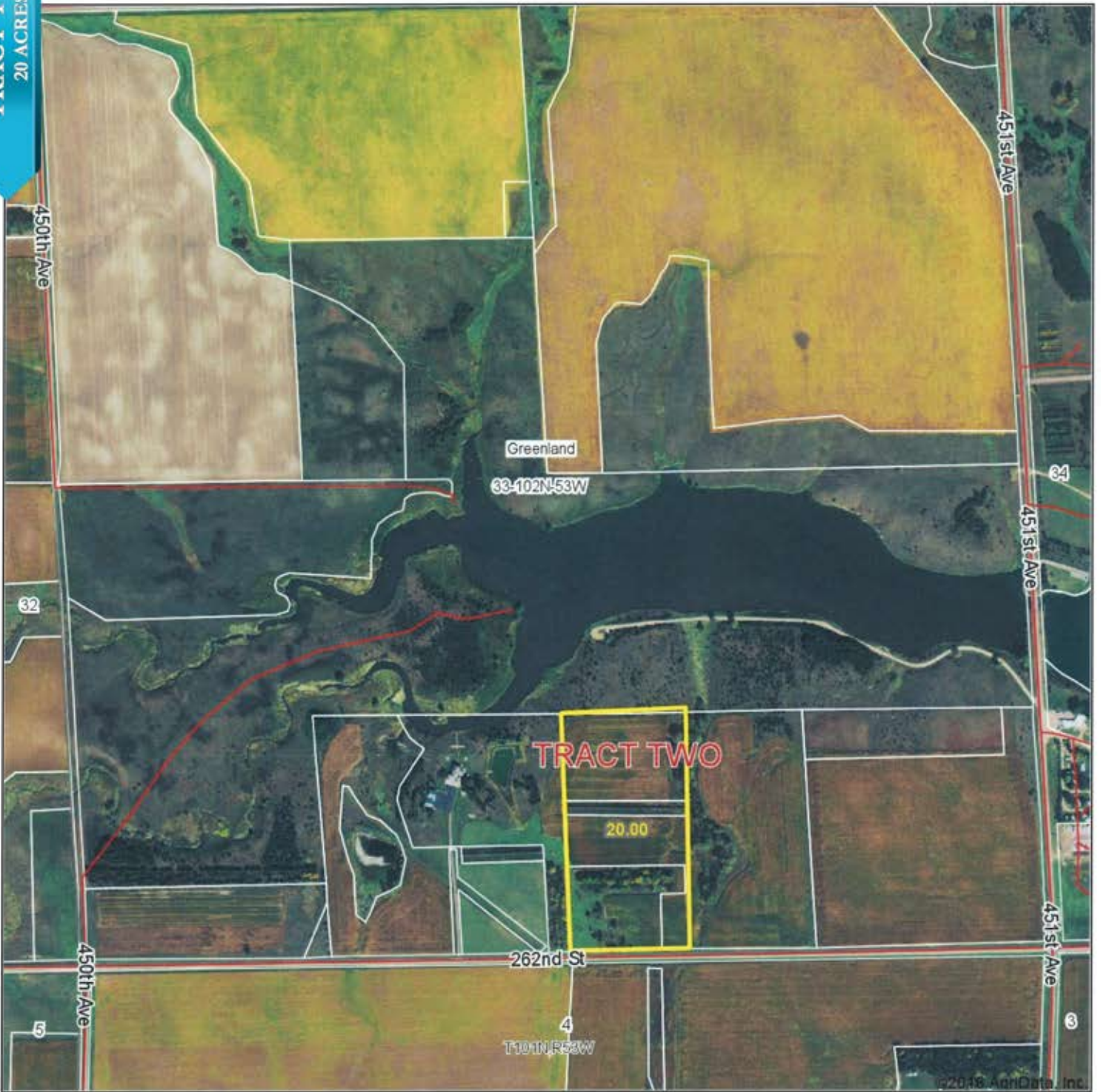
Area Symbol: SD087, Soil Area Version: 17

\*c: Using Capabilities Class Dominant Condition Aggregation Method

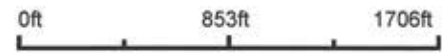
Soils data provided by USDA and NRCS.

TRACT TWO  
20 ACRES

# Aerial Map



map center: 43° 35' 34.06, 97° 11' 54.15



**33-102N-53W**  
**McCook County**  
**South Dakota**

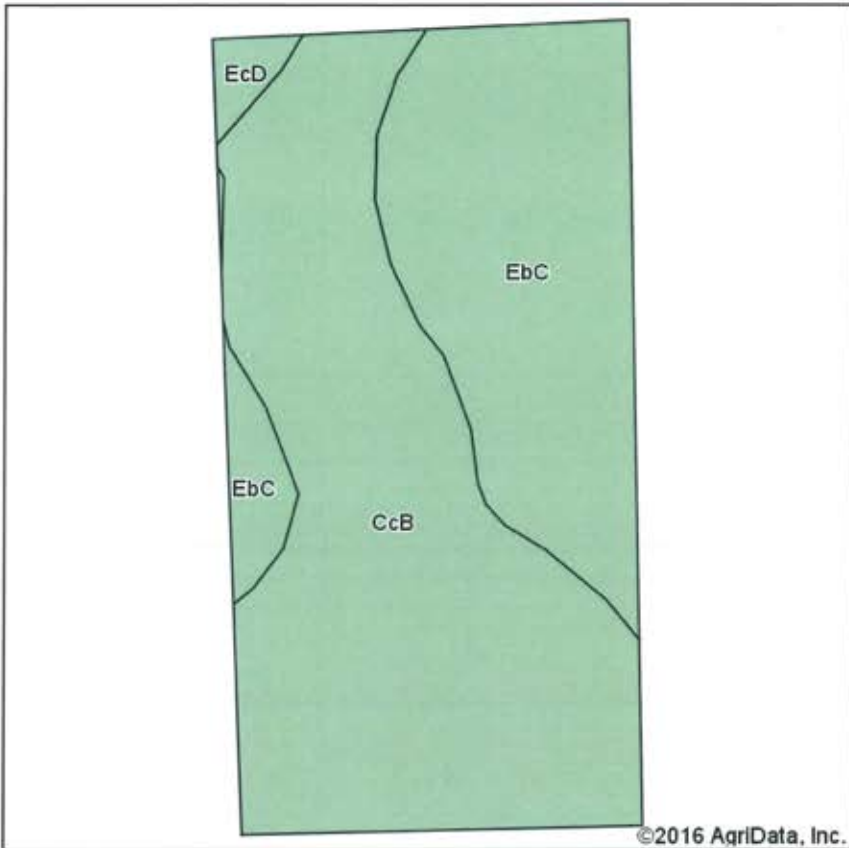


4/26/2016

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

# Soils Map

TRACT TWO  
20 ACRES



State: **South Dakota**  
 County: **McCook**  
 Location: **33-102N-53W**  
 Township: **Greenland**  
 Acres: **20**  
 Date: **4/26/2016**



Soils data provided by USDA and NRCS.

Area Symbol: SD087, 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
CcB	Clarno loam, 3 to 6 percent slopes	12.07	60.4%	Ile	81	3.3	45	71	7.9	41	56	28	35
EbC	Ethan loam, 6 to 9 percent slopes	7.61	38.0%	IVe	53	2.5	32	47	5.3	28	39	17	25
EcD	Ethan-Betts loams, 9 to 15 percent slopes	0.32	1.6%	VIe	32	2	22	29	3.2	17	27	10	17
<b>Weighted Average</b>					<b>69.6</b>	<b>3</b>	<b>39.7</b>	<b>61.2</b>	<b>6.8</b>	<b>35.7</b>	<b>49.1</b>	<b>23.5</b>	<b>30.9</b>

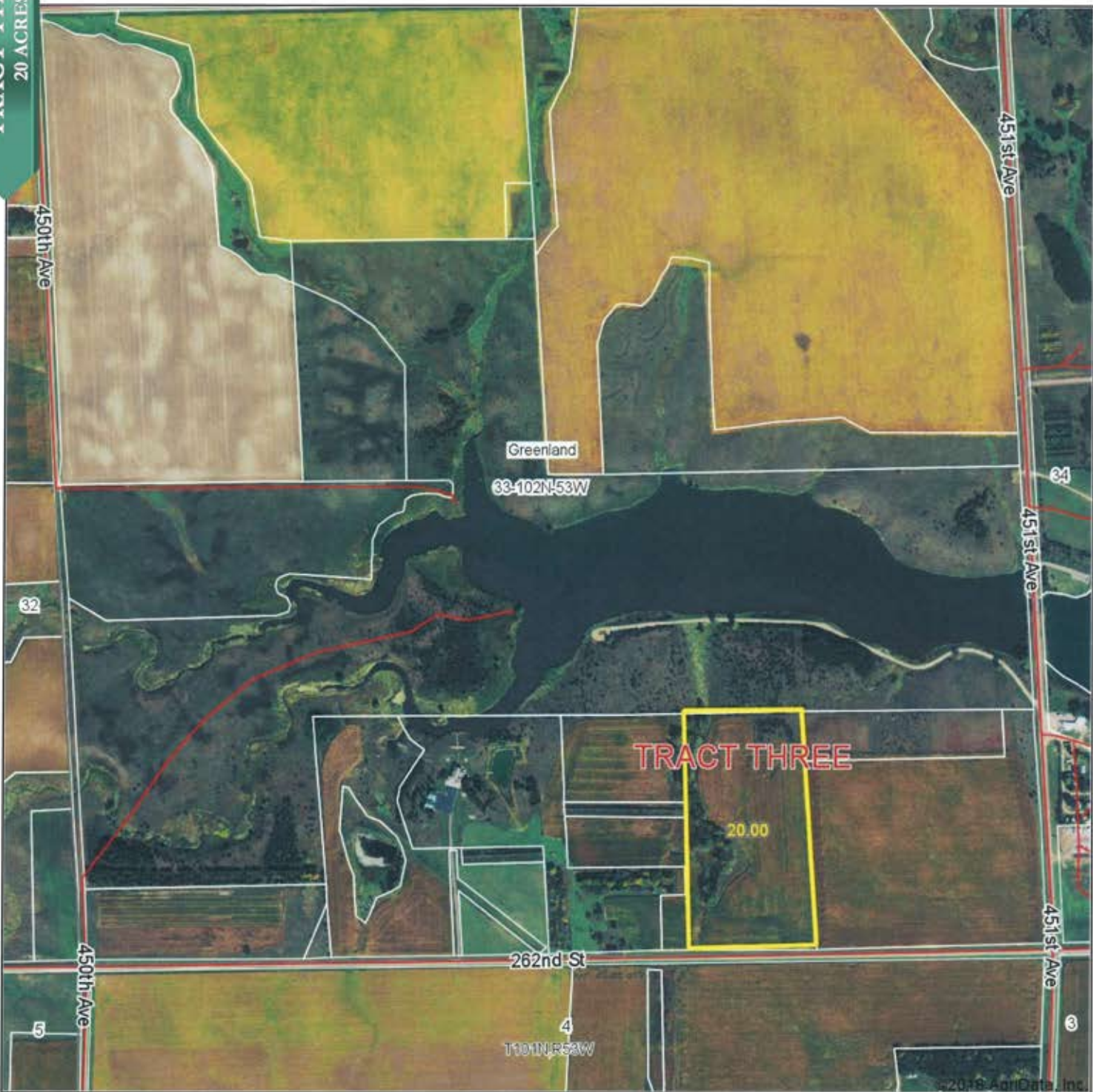
Area Symbol: SD087, Soil Area Version: 17

\*c: Using Capabilities Class Dominant Condition Aggregation Method

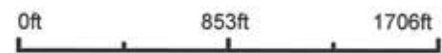
Soils data provided by USDA and NRCS.

TRACT THREE  
20 ACRES

# Aerial Map



map center: 43° 35' 34.06, 97° 11' 54.15



**33-102N-53W**  
**McCook County**  
**South Dakota**

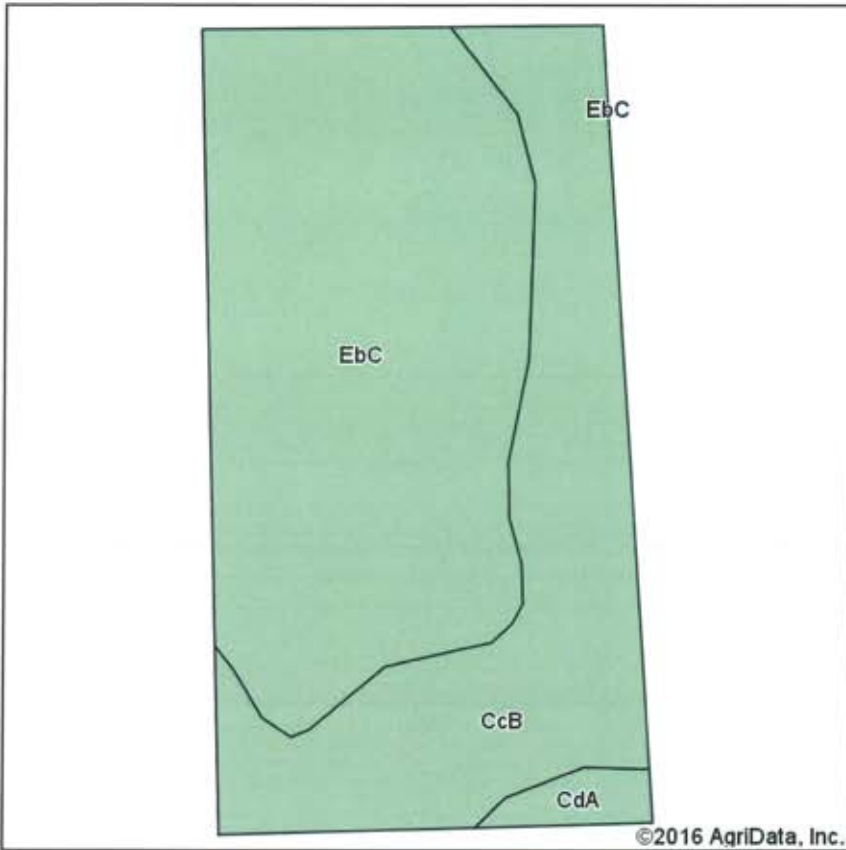


4/26/2016

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

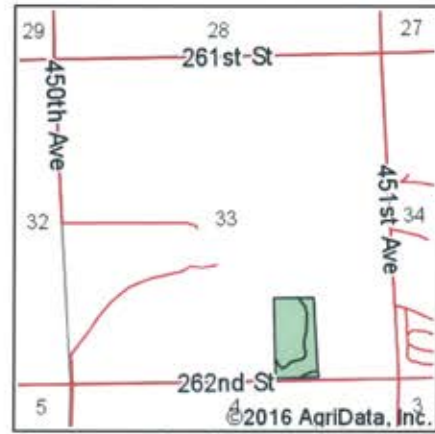


# Soils Map



Soils data provided by USDA and NRCS.

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State: **South Dakota**  
 County: **McCook**  
 Location: **33-102N-53W**  
 Township: **Greenland**  
 Acres: **20**  
 Date: **4/26/2016**



Maps Provided By:



Area Symbol: SD087, 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
EbC	Ethan loam, 6 to 9 percent slopes	12.01	60.0%	IVe	53	2.5	32	47	5.3	28	39	17	25
CcB	Clarno loam, 3 to 6 percent slopes	7.54	37.7%	Ile	81	3.3	45	71	7.9	41	56	28	35
CdA	Clarno-Bonilla loams, 0 to 3 percent slopes	0.45	2.2%	IIc	84	3.7	50	81	9.1	47	62	32	39
<b>Weighted Average</b>					<b>64.3</b>	<b>2.8</b>	<b>37.3</b>	<b>56.8</b>	<b>6.4</b>	<b>33.3</b>	<b>45.9</b>	<b>21.5</b>	<b>29.1</b>

Area Symbol: SD087, Soil Area Version: 17

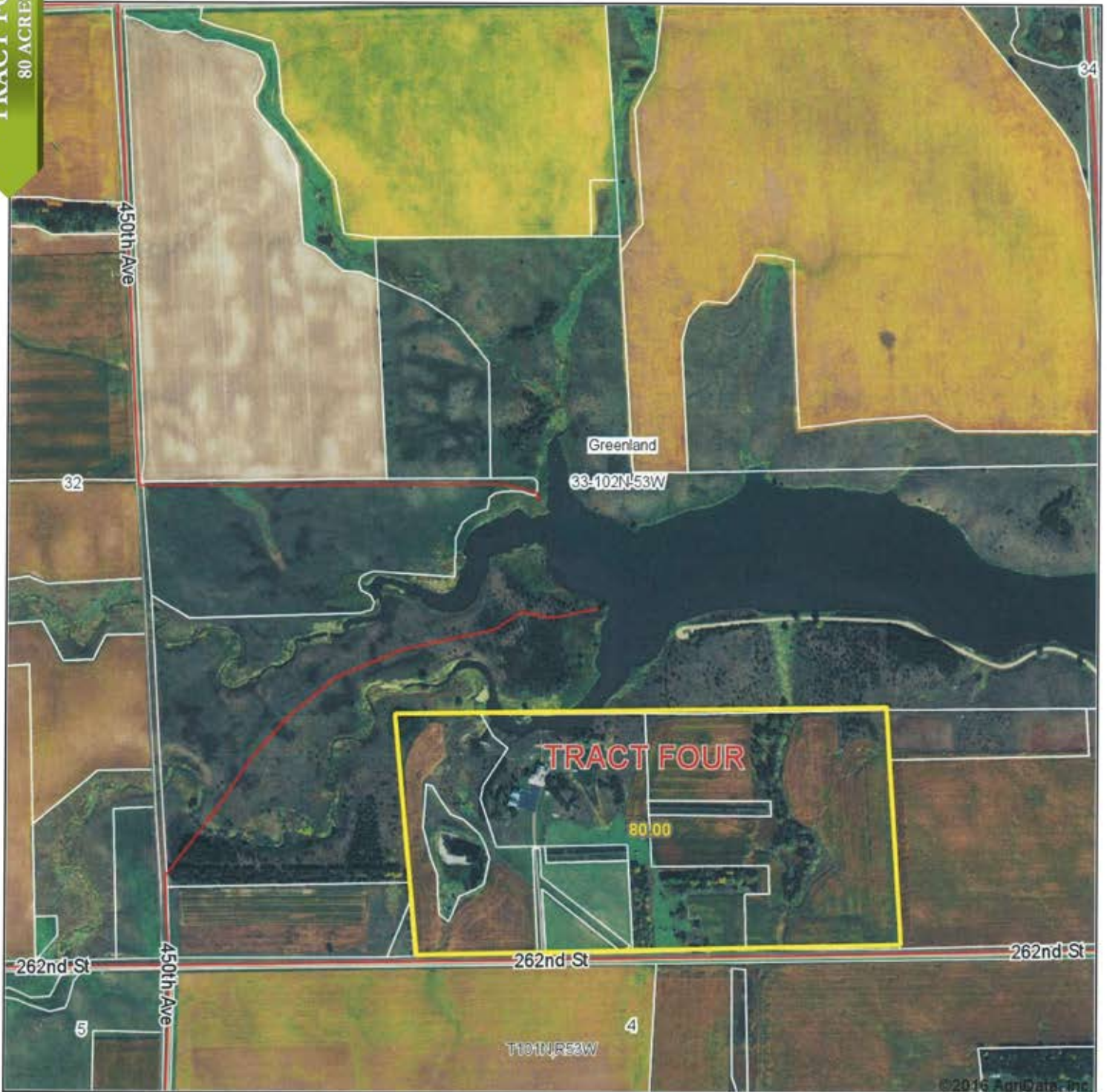
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

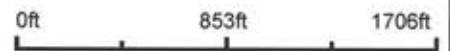
TRACT THREE  
20 ACRES

TRACT FOUR  
80 ACRES

# Aerial Map



map center: 43° 35' 34.09, 97° 12' 0.08



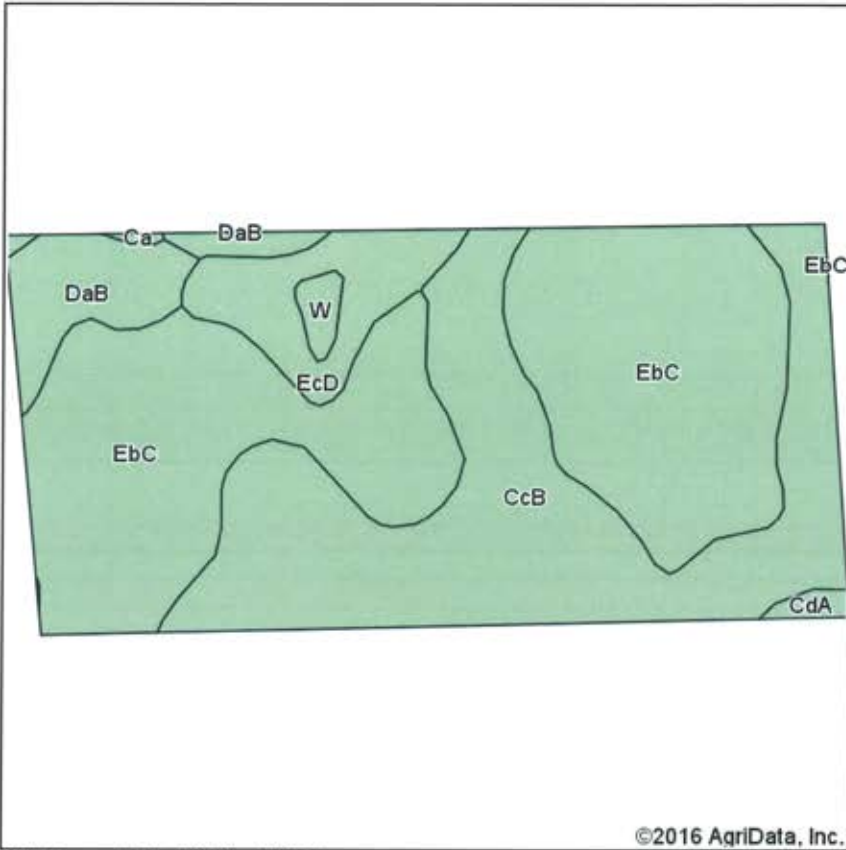
**33-102N-53W**  
**McCook County**  
**South Dakota**



4/26/2016

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

# Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **McCook**  
 Location: **33-102N-53W**  
 Township: **Greenland**  
 Acres: **80**  
 Date: **4/26/2016**



Maps Provided By:



Area Symbol: SD087, Soil Area Version: 17

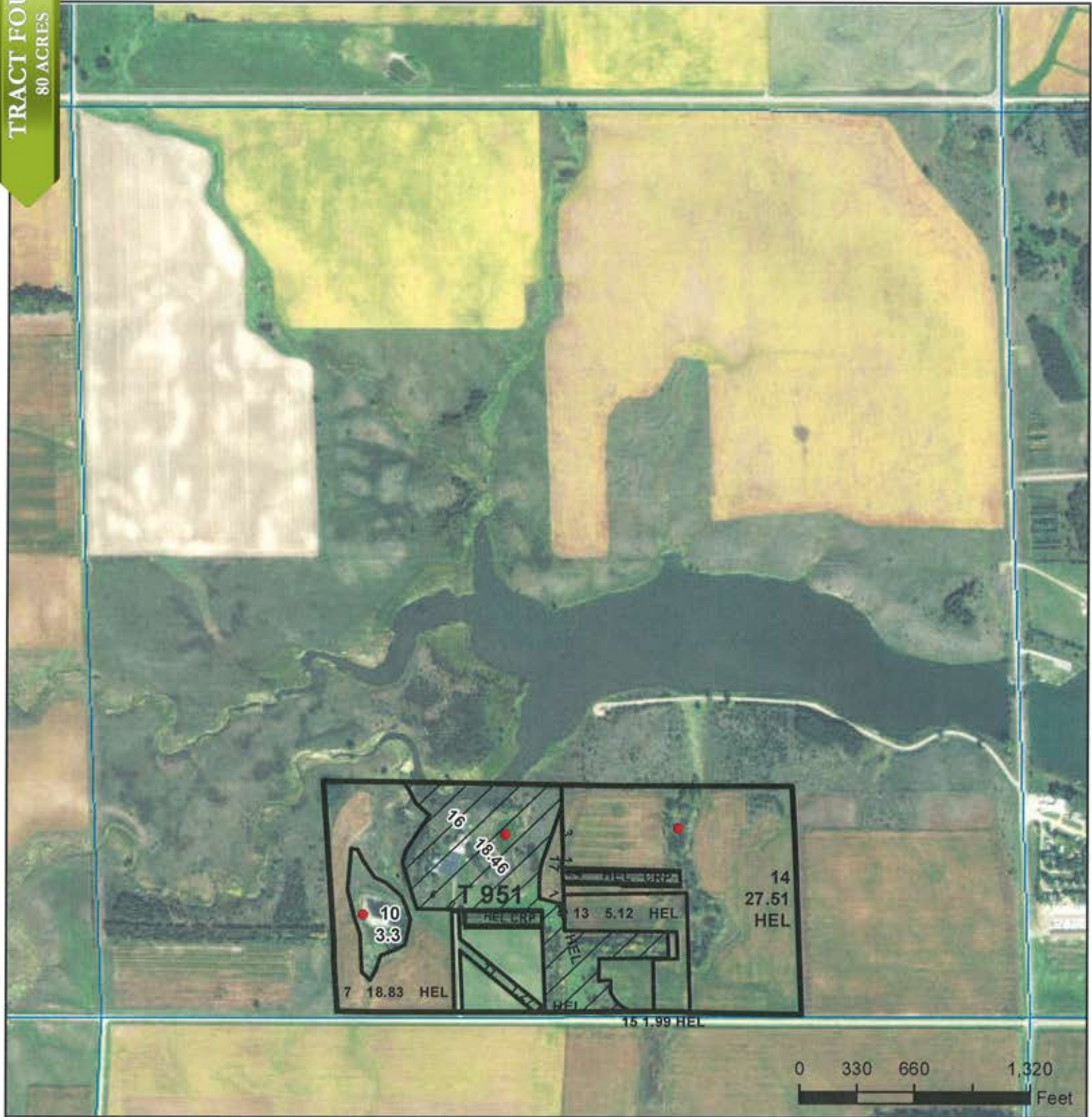
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Alfalfa hay	Barley	Corn	Corn silage	Grain sorghum	Oats	Soybeans	Winter wheat
EbC	Ethan loam, 6 to 9 percent slopes	39.66	49.6%	Ive	53	2.5	32	47	5.3	28	39	17	25
CcB	Clarno loam, 3 to 6 percent slopes	28.12	35.2%	Ile	81	3.3	45	71	7.9	41	56	28	35
EcD	Ethan-Betts loams, 9 to 15 percent slopes	5.59	7.0%	Vle	32	2	22	29	3.2	17	27	10	17
DaB	Davis loam, 3 to 6 percent slopes	4.38	5.5%	Ile	86	3.7	48	80	9	46	61	31	38
W	Water	1.56	2.0%		0								
CdA	Clarno-Bonilla loams, 0 to 3 percent slopes	0.48	0.6%	Ilc	84	3.7	50	81	9.1	47	62	32	39
Ca	Chaska loam, channeled	0.21	0.3%	Vlw	35	0.4	8	32	3.6	19	10	13	5
<b>Weighted Average</b>					<b>62.3</b>	<b>2.8</b>	<b>36.2</b>	<b>55.2</b>	<b>6.2</b>	<b>32.3</b>	<b>44.6</b>	<b>20.9</b>	<b>28.2</b>

Area Symbol: SD087, Soil Area Version: 17

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

TRACT FOUR  
80 ACRES



**Common Land Unit**  
 [White Box] Other Ag  
 [Diagonal Lines] Cropland  
 [Cross-hatch] Rangeland  
 [Dotted] CRP

**Wetland Determination Identifiers**  
 ● Restricted Use  
 ▼ Limited Restrictions  
 ■ Exempt from Conservation  
 ■ Compliance Provisions



2016 Program Year  
Map Created February 29, 2016

Farm 545

33 -102N -53W

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Abbreviated 156 Farm Record

TRACT FOUR  
80 ACRES

Operator Name : ERIC PAUL TIESZEN  
 Farms Associated with Operator : 46-087-439, 46-087-545, 46-087-5862, 46-087-6094, 46-087-6964  
 CRP Contract Number(s) : 468

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Tracts
79.77	58.01	58.01	0.00	0.00	2.16	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FAV/WR History	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	55.85	0.00	0.00	No	No	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	OATS, CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Oats	0.80	0.00	0	54	
Corn	13.10	0.00	0	66	
Soybeans	22.00	0.00	0	23	
<b>TOTAL</b>	<b>35.90</b>	<b>0.00</b>			

NOTES

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Tract Number : 951  
 Description : K11 SE SW 33; SW SE 33 102 53 FAV/WR History : No  
 BIA Unit Range Number :  
 HEL Status : HEL field on tract.Conservation system being actively applied  
 Wetland Status : Tract contains a wetland or farmed wetland  
 WL Violations : None  
 Owners : ARLEN L HAUGE  
 Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
79.77	58.01	58.01	0.00	0.00	2.16	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	55.85	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Oats	0.80	0.00	0	54
Corn	13.10	0.00	0	66
Soybeans	22.00	0.00	0	23
<b>TOTAL</b>	<b>35.90</b>	<b>0.00</b>		

# 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 Arlen L. Hauge Property Address 45038-262<sup>nd</sup> st.

This Disclosure Statement concerns the real property identified above situated in the City of \_\_\_\_\_  
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? 2000.

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 \$ 1 and how often annual (1)  
5850

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? \_\_\_\_\_
5. Are you aware of any roof leakage, past or present? Yes \_\_\_ No   
 Type of roof covering: asphalt Age: 19  
 What roof repairs, if any, have been made, when and by whom? \_\_\_\_\_  
 Describe any existing unrepaired damage to the roof: \_\_\_\_\_
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 damage on mottan building  
 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: not on mottan Building minor hail
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			
9. Cistern	X		
10. Dishwasher		X	
11 Disposal		X	
12. Doorbell		X	
13. Fireplace			
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	<i>owned by seller</i>		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)		X	
33. Switches and Outlets		X	
34. Underground Sprinkler and Heads	X		
35. Vent Fan		X	
36. Water Heater - <u>Electric or Gas</u>		X	
37. Water Purifier	X		
38. Water Softener - <u>Leased or Owned</u>		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 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? none
- 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? 10 yrs
- 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.

John Hays / 4/6/16 \_\_\_\_\_  
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)

RL (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.

RL (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

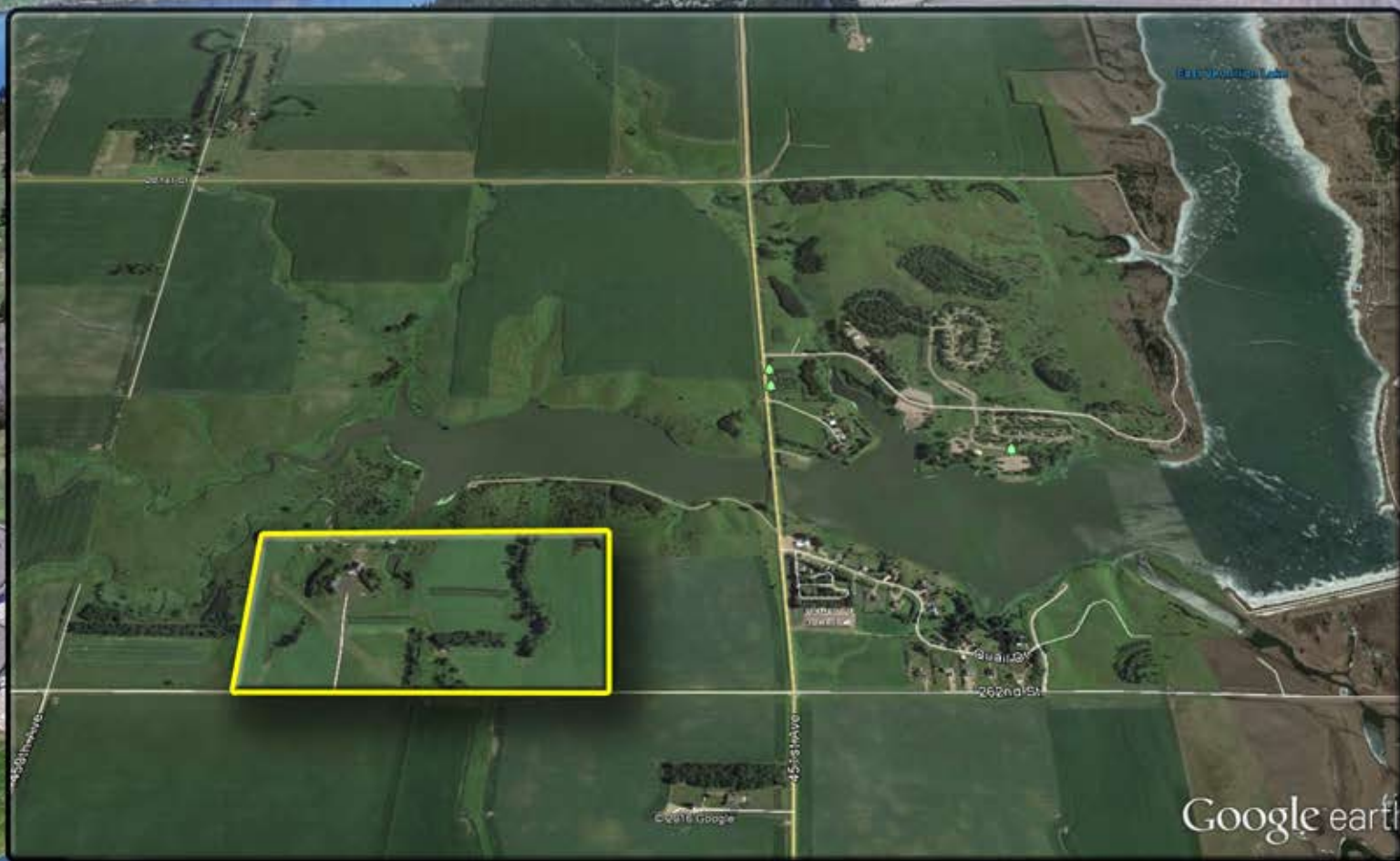
### Certification of Accuracy

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>[Signature]</u> Seller	<u>4-5-16</u> Date	_____ Buyer	_____ Date
<u>[Signature]</u> Seller	<u>4-5-16</u> Date	_____ Buyer	_____ Date
_____ Agent	_____ Date	_____ Agent	_____ Date

# AUCTION

**EXQUISITE EXECUTIVE HOME WITH  
HUNTING/FISHING RETREAT CLOSE TO SIOUX FALLS SD  
WEDNESDAY MAY 18<sup>TH</sup> AT 10:00 AM**



**Terms:** Cash Sale with a 10% nonrefundable down payment per tract the day of the sale and the balance on or before July 1, 2016. A Warranty Deed will be provided and title insurance to be utilized and cost split ½ to buyer and ½ to seller. Possession of improvements granted upon final settlement and landlords possession of land. Buyer will receive all land rents for 2016. 2016 RE Taxes on improvements to be prorated to possession date and 2016 RE taxes on land to be paid by the buyer. Sold subject to confirmation by the owner. Wieman Land & Auction Co., Inc. is representing the seller in this transaction.