

# AUCTION

WEDNESDAY OCTOBER 30<sup>TH</sup> AT 10:30 AM

## 160 ACRE IMPROVED GAYVILLE TOWNSHIP, YANKTON COUNTY LAND OFFERED AS THREE TRACTS

OWNER:  
CLINTON AND  
DARLIS KASER  
REVOCABLE  
LIVING TRUST



208 N Broadway, Marion SD  
*web:* [wiemanauction.com](http://wiemanauction.com)

*phone:* 800-251-3111  
*fax:* 605-648-3102

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

**AT AUCTION**  
**160 ACRE IMPROVED GAYVILLE TOWNSHIP, YANKTON COUNTY LAND**  
**OFFERED AS 3.61 ACRES IMPROVED & 156.39 ACRES BARELAND**  
**TRACTOR – ACREAGE ITEMS – GENERATOR – ANTIQUES – HOUSEHOLD**

As we have retired, we will sell the following on the farm site located at 31349 – 450 Ave, Gayville SD or from Gayville SD, go 1 ¼ miles west on Hwy 50, then 2 ½ miles South on 450 Ave or at the Jct of 450 Ave and 314 St on

**WEDNESDAY, OCTOBER 30<sup>TH</sup>**

**10:30 AM REAL ESTATE**

**12:00 NOON PERSONAL**

**Ridge Kitchen Lunch Wagon**

**REAL ESTATE**

To be offered as 3.61 Acres Improved – 156.39 Acres Bare Land or 160 Acre Unit!

The acreage improvements include a 1982 Custom Built 2 or 3 Bedroom Ranch Style Home 30' x 42' (1260 Sq ft) with attached 26' x 26' Garage. There is a full finished basement (tiled with sump) with oak woodwork and cabinetry, newer electric heat pump and central air, 6" walls, Anderson windows and much more! Out buildings include a Behlen All Metal Quonset Machine Shed 51' x 62' with 2 – 20' Sliding Doors; Coop 6000 Bu and 2 Butler 3200 Bu Grain Bins, older 20' x 26' Double Garage, other storage buildings plus a 65' well with submersible pump. Annual taxes are \$1241.16. A quiet peaceful country setting! **LEGAL DESC:** Tract A in SE ¼ and the East 334' of the South 23' of NE ¼ of Section 27-93-54, Yankton County, South Dakota.

The 156.39 Acres currently has 141.16 Acres that are tilled (farmed) and the balance in waterway – trees and road right of way. The topography is level, has great eye appeal, a clean tract, well farmed – managed. According to Agri Data Inc., this tract has a productivity rating of 76.5 and powerful soils including Fa – Forney Silty Clay Loam, Be – Blake Silty Clay Loam, Ob – Owego Silty Clay Loam and Ld – Luton Silty Clay. Current taxes are \$3727.42. It would appear that this farm could be easily irrigated! **Note: Acreage Buyers – Farmers – Investors, check out this great offering!** For an informational auction packet, call our office at 800-251-3111 or visit [www.wiemanauktion.com](http://www.wiemanauktion.com)

**LEGAL DESC:** The SE ¼ except Tract A in Section 27-93-54, Yankton County, South Dakota

**OPEN HOUSE:** Tuesday, October 15<sup>th</sup> 3:00 to 5:30 PM and Tuesday, October 22<sup>nd</sup> 3:00 to 5:30 PM

**TERMS AND CONDITIONS:** On acreage - Cash Sale with 15% downpayment on sale day and the balance on December 2, 2013 with possession. On the bare land, 20% downpayment on sale day and the balance on contract for deed, full payment on January 3, 2014 with 1.5% interest. Warranty title to be given and owner's title insurance will be used. Seller to pay the 2013 taxes due in 2014. Sold subject to any easements or restrictions of record and the owner's confirmation. Come prepared to buy! The bare land is cash leased for 2014 crop year, so landlord possession will be given. Sold subject to the one year land lease.

**CLINTON AND DARLIS KASER REVOCABLE LIVING TRUST**  
**605-665-9243**

Wieman Land & Auction Co., Inc.  
Gary & Rich Wieman, Land Brokers  
Mike, Kevin & Derek Wieman, Assoc. Brokers  
Marion SD 800-251-3111  
[www.wiemanauktion.com](http://www.wiemanauktion.com)

Dale Strasser  
Closing Attorney  
Freeman SD  
605-925-7745

# Aerial Map



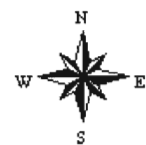
Maps provided by:



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www.AgriDataInc.com

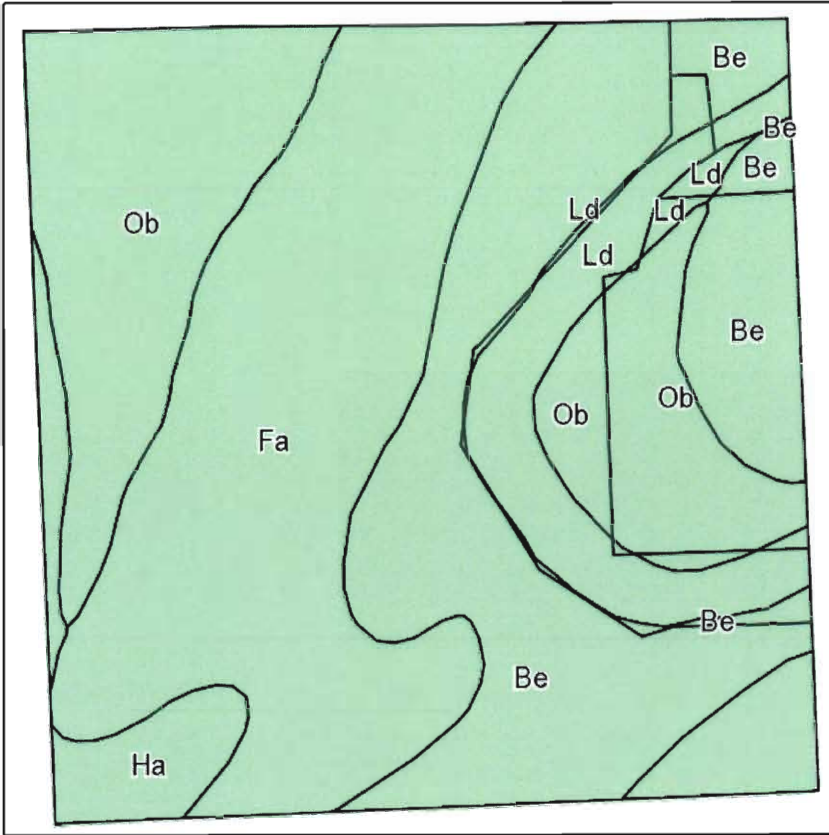
**27-93N-54W**  
**Yankton County**  
**South Dakota**

map center: 42° 50' 40.95, 97° 12' 36.63  
scale: 8890

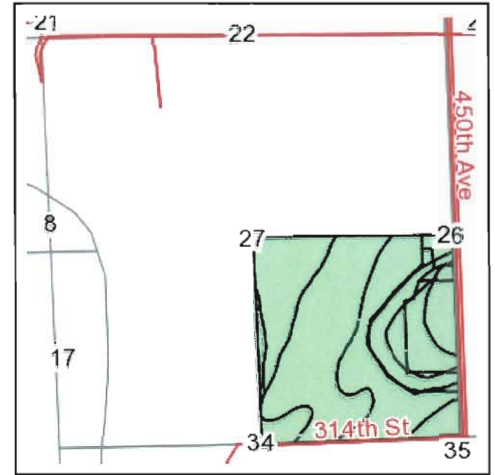


9/19/2013

# Soils Map



Field borders provided by Farm Service Agency as of 5/21/2008.  
Soils data provided by USDA and NRCS.



State: **South Dakota**  
County: **Yankton**  
Location: **27-93N-54W**  
Township: **Gayville**  
Acres: **160.79**  
Date: **9/19/2013**



Maps provided by:



Code	Soil Description	Acres	Percent of field	Non-Irr Class	Irr Class	Productivity Index	Alfalfa hay	Corn	Grain sorghum	Oats	Soybeans
Fa	Forney silty clay loam	56.22	35.0%	IIw		70	3.5	85		55	30
Be	Blake silty clay loam	47.06	29.3%	I	I	90	4.2	90		85	30
Ob	Owego silty clay loam	36.79	22.9%	IIw	IIw	81		109		60	37
Ld	Luton silty clay, depressional	13.71	8.5%	Vw		37					
Ha	Haynie silt loam	7.01	4.4%	I		91	4	90	85	84	31
<b>Weighted Average</b>						<b>76.5</b>	<b>2.6</b>	<b>84.9</b>	<b>3.7</b>	<b>61.5</b>	<b>29.1</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 CLINTON C BATES KASER  
REVOCABLE LIVING TRUST Property Address 31349 - 450 Ave

This Disclosure Statement concerns the real property identified above situated in the City of GAYVILLE  
County of YANKTON, 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? 1982

*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
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? NO  
 If any, when? \_\_\_\_\_
3. Are you aware if drain tile is installed on the property? Yes  No \_\_\_ UNDER BASEMENT FLOOR
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? DRIVEWAY HAS AGE CRACKS
5. Are you aware of any roof leakage, past or present? Yes \_\_\_ No   
 Type of roof covering: ASPHALT Age: 2011  
 What roof repairs, if any, have been made, when and by whom? ALL NEW SHINGLES  
 Describe any existing unrepaired damage to the roof: ALL FINISHED
6. Are you aware of insulation in:  
 the ceiling/attic? Yes  No \_\_\_ the walls? Yes  No \_\_\_ the floors? <sup>BASEMENT</sup> 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 - Replace SHINGLES  
 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: ALL NEW ROOF
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		4 X	
7. Central Air- Electric		X	
8. Central Air - Water Cooled	X		
9. Cistern	X		
10. Dishwasher		X	
11. Disposal	X	X	
12. Doorbell			
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		
26. Radon System	X		
27. Sauna	X		
28. Septic/Leaching Field		X	
29. Sewer Svstcms/Drtiins		X	
30. Smoke/Fire Alarm			X Needs BATTERIES
31. Solar House - Heating	X		
32. Sump Pump(s)		X	
33. Switches and Outlets		X	
34. Underground Sprinkler and Heads	X		
35. Vent Fan		2 X Bathrooms	
36. Water Heater - Electric or Gas		X 85 gal. Marathon	
37. Water Purifier			
38. Water Softener - Leased or Owned		X plus iron filter	
39. Well and Pump		X	
40. Wood Burning Stove		X	Hookup to ducts

### 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		
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 550 gal fuel tank from old furnace	
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 [X] Private
2. Is there a written road maintenance agreement? Yes \_\_\_ No [X]
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 [X]
b. Other felony committed against the property or a person on the property? Yes \_\_\_ No [X]
5. Is the water source (select one) \_\_\_ public or [X] private?
6. If private, what is the date and result of the last water test? UNKNOWN
7. Is the sewer system (select one) \_\_\_ public or [X] private?
8. If private, what is the date of the last time the septic tank was pumped? 3 YRS AGO
9. Are there broken window panes or seals? Yes \_\_\_ No [X]
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 [X]
11. Are you aware of any other material facts or problems that have not been disclosed on this form? Yes \_\_\_ No [X]

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.

[Signature] Oct 1, 2013 [Signature] Oct 1, 2013
Seller Date Seller Date

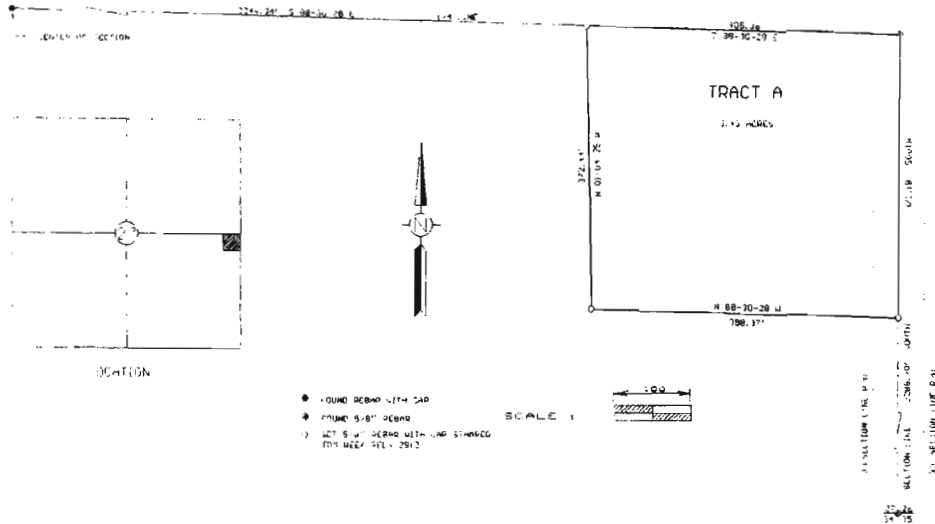
THE SELLER AND THE BUYER MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND INSPECTIONS OF THE PROPERTY TO OBTAIN A TRUE REPORT AS TO THE CONDITION OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN ANY CONTRACT OF SALE AS NEGOTIATED BETWEEN THE SELLER AND THE BUYER WITH RESPECT TO SUCH PROFESSIONAL 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



PLAT OF TRACT A IN THE S.E.1/4 OF SECTION 27, T93N,  
R54W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA

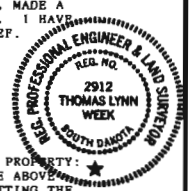


**SURVEYORS CERTIFICATE**

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNER, MADE A SURVEY OF TRACT A IN THE S.E.1/4 OF SECTION 27, T93N, R54W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA. I HAVE SET IRON PINS AS SHOWN, AND SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 29TH. DAY OF JUNE, 2009.

*Thomas Lynn Week*  
THOMAS LYNN WEEK  
REGISTERED LAND SURVEYOR  
REG. NO. 2912



**OWNERS CERTIFICATE**

I, CLINTON C. KASER, DO HEREBY CERTIFY THAT I AM THE ABSOLUTE AND UNQUALIFIED OWNER OF THE ABOVE DESCRIBED PROPERTY: TRACT A IN THE S.E.1/4 OF SECTION 27, T93N, R54W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA. THAT THE ABOVE SURVEY AND PLAT WAS MADE AT MY REQUEST AND UNDER MY DIRECTION FOR THE PURPOSE OF LOCATING, MARKING AND PLATTING THE SAME, AND THAT SAID PROPERTY IS FREE FROM ALL ENCUMBRANCES. THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS.

DATED THIS 24. DAY OF July, 2009.

*Clinton C. Kaser*  
CLINTON C. KASER

STATE OF S.D.  
COUNTY OF Yankton  
ON THIS 29th DAY OF July, 2009, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED CLINTON C. KASER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES 07-03-15

*[Signature]*  
NOTARY PUBLIC

**RESOLUTION OF COUNTY PLANNING COMMISSION**

BE IT RESOLVED BY THE YANKTON COUNTY PLANNING COMMISSION, THAT THE ABOVE PLAT REPRESENTING TRACT A IN THE S.E.1/4 OF SECTION 27, T93N, R54W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, BE AND THE SAME IS HEREBY APPROVED.

CHAIRMAN, PLANNING COMMISSION

**RESOLUTION OF APPROVAL**

WHEREAS, IT APPEARS THAT THE OWNER THEREOF HAS CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: TRACT A IN THE S.E.1/4 OF SECTION 27, T93N, R54W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, AND HAS SUBMITTED SUCH PLAT TO THE COUNTY COMMISSION OF YANKTON COUNTY, SOUTH DAKOTA FOR APPROVAL. NOW THEREFORE BE IT RESOLVED, THAT SUCH PLAT HAS BEEN EXECUTED ACCORDING TO THE LAW AND SAME IS HEREBY APPROVED. THE COUNTY AUDITOR IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME.

I, \_\_\_\_\_, COUNTY AUDITOR OF YANKTON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING IS A TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF COUNTY COMMISSIONERS OF YANKTON COUNTY, SOUTH DAKOTA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009.

COUNTY AUDITOR

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

**DIRECTOR OF EQUALIZATION CERTIFICATE**

I, \_\_\_\_\_, DIRECTOR OF EQUALIZATION, YANKTON COUNTY, SOUTH DAKOTA, CERTIFY THAT I HAVE RECEIVED A COPY OF THE FOREGOING PLAT. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009.

DIRECTOR OF EQUALIZATION, YANKTON COUNTY

**TREASURER CERTIFICATE**

I, \_\_\_\_\_, TREASURER OF YANKTON COUNTY, SOUTH DAKOTA, CERTIFY THAT ALL TAXES WHICH ARE LIEN UPON ANY LAND INCLUDED IN THE ABOVE PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, HAVE BEEN PAID. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009.

TREASURER, YANKTON COUNTY

**REGISTER OF DEEDS CERTIFICATE**

I, \_\_\_\_\_, REGISTER OF DEEDS, YANKTON COUNTY, SOUTH DAKOTA, CERTIFY THAT I HAVE RECEIVED THE ORIGINAL PLAT. FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009, \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND DULY RECORDED IN BOOK NO. \_\_\_\_\_ PAGE \_\_\_\_\_.

REGISTER OF DEEDS, YANKTON COUNTY

PREPARED BY: TOM WEEK  
407 REGAL DRIVE  
YANKTON, SOUTH DAKOTA 57078  
605-665-8333

## KASER HOME DETAILS

1. This home, custom built new in 1982 by Mike Kessler
2. Home size 30' x 42' (1260 sq. ft.) Garage 26' x 26' Attached w/ 18' Auto Door
  
3. Home Attributes
  - A. All Andersen Thermopane Windows with 3<sup>rd</sup> Storm Window
  - B. Home walls are 6" thick except garage-house wall it is 4".
  - C. Reshingled 3 years ago.
  - D. The attic has 12" or 14" insulation.
  - E. Approx. 4 – 5 years ago new electric heat pump – central air was installed. Has Carrier electric FA backup furnace.
  - F. Wood burning (standby furnace) is included and hooked up to regular duct work.
  - G. Culligan double water system and iron filter system is owned all in working order.
  - H. The home and acreage has a 65 ft. working well with submersible pump, 60 gal. supply storage tank plus 2 water hydrants.
  - I. Oak cabinetry, SS corner sink and oak wood work.
  - J. Walls are paneled plus all sheet rocked as well.
  - K. In kitchen the built in dishwasher and microwave are included (will stay). Note: GE side-by-side refrigerator-freezer, GE 30" convention oven and Maytag Neptune auto washer and dryer (not included) – will be sold on the auction.
  - L. The basement has drain tile and sump hole with pump. The basement floor is also insulated (Styrofoam under concrete).
  - M. There is a 200 amp electric circuit breaker control box; Marathon 85 gal. stone lined water heater (lifetime guarantee), heavy duty copper plumbing.
  - N. All window and floor coverings to stay. All light fixtures and fans to stay.
  - O. There is a storm shelter under the garage cement floor. Access from basement.
  - P. There is not rural water to this acreage.
  - Q. The Onan 4KW generator, 400 gal. LP tank and 8' x 8' barn type storage building to be sold (not included).
  - R. A well-built, comfortable, 1 owner, clean home!
  - S. The acreage has already been surveyed and platted – ribbons on 4 corners.

Dale L. Strasser, Attorney, Freeman SD 605-925-7745 will be the acreage closing agent.  
Wieman Land & Auction Co., Inc. is working for the Sellers.

If you have any questions – please call the owners Clint and Darlis at 605-665-9243 or Gary Wieman 605-660-0529

## 156.39 ACRE FARM DETAILS

1. Current Renter, Ben and Barry Van Osdel for 2014 crop year. Cash Rent is \$200/acre x 142 acres = \$28,400. which is payable half – March 1, 2014 and half on November 1, 2014.
2. Current Taxes are \$3727.42 yearly. Gayville School District.
3. Powerful Soils – Good Producer.
4. Possible Irrigation Development.
5. In Ownership since 1960.
6. The sellers do not warranty or guarantee that the existing fences lie on the true and accurate boundary and any new fences, if any, will be the responsibility of the purchaser, pursuant to South Dakota statutes.
7. The auctioneers are representing the sellers in this transaction.
8. Dale Strasser, Attorney Freeman SD 605-925-7745 will be the 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)

x

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

*DK*  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.

x

*DK* (b) Records and reports available to the seller (check one below):

*DK*  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)

*DK* (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.

<i>x</i> <i>Harold F. Kaser</i>	<i>08/1/2013</i>		
Seller	Date	Buyer	Date
<i>x</i> <i>Clinton Kaser</i>	<i>08/1/2013</i>		
Seller	Date	Buyer	Date
Agent	Date	Agent	Date