

ACREAGE AUCTION

43667 SD HWY 34 - HOWARD, SD



SATURDAY OCTOBER 26TH 11:00 AM



HANSEN LAND & AUCTION

"Specialists in Real Estate Auctions"

WWW.HANSENAUCTION.COM

OFFICE: 605.425.2608

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Acreeage at Auction

Howard, So. Dak. --- on Hwy. 34



We will offer the following Acreeage On Site at Public Auction located just 2 miles East of Howard, So. Dak. at 43667 SD Hwy. 34.

Sat. Oct. 26th. --- 11:00 A.M.

This beautiful and very well maintained **3 acre property** features a well-kept **4 bedroom** home built new in **1988** with approx. **1,662 finished sq. feet** on the main levels and a basement with approx. 900 additional finished feet and also an attached and insulated two car garage. Featuring a large and beautiful eat in kitchen with sliders to a back yard deck. Recent updates to the home include newer shingles and siding, updated bathroom, new insulated garage doors some newer windows and much more. Heated and cooled via heat pump and serviced by **Kingsbrook rural water**. There is a large open area to the West of the home to build that machine shed or shop and room for livestock or horses.

Open House: Saturday—October 12th. --- 11:00 am till 1:00 P.M.

Terms & Conditions: A **10% nonrefundable down payment** is due sale day with the entire balance due in full at closing on or about **Nov. 28th. 2024**. Owners title insurance and title company closing fee split equally. Taxes of \$2,131.48 pro-rated to closing. Property is **sold as is** with no warranties of any kind other than marketable title. Bidders need to do their own due diligence in every respect and have financing arranged and in place prior to closing. **More information and pictures available online. Thanks!!**

Tim and Maribeth Wollman

Auctioneers:
Bob Hansen
Forrest Miller

Hansen Land & Auction Co.
605-360-2608
www.HansenAuction.com

SELLERS PROPERTY DISCLOSURE

This Disclosure Should Be Completed By The Seller(s)

Date: 9/6/2024

PROPERTY ADDRESS 43667 - SD Hwy. 34 - Howard, So. Dak.

1. THE FOLLOWING ARE IN THE CONDITIONS INDICATED:

a. APPLIANCES	NONE/NOT INCLUDED	WORKING	NOT WORKING	DO NOT KNOW
BUILT-IN VACUUM SYSTEM	✓			
CLOTHES DRYER	✓			
CLOTHES WASHER	✓			
DISHWASHER		✓		
DISPOSAL	✓			
FREEZER	✓			
GAS GRILL	✓			
HOOD		✓		
MICROWAVE OVEN		✓		
OVEN	✓			
RANGE	✓			
REFRIGERATOR	✓			
ROOM AIR CONDITIONER	✓			
T.V. ANTENNA/DISH	✓			
TRASH COMPACTOR	✓			
SUMP PUMP		✓		

b. ELECTRICAL SYSTEM	NONE/NOT INCLUDED	WORKING	NOT WORKING	DO NOT KNOW
AIR PURIFIER	✓			
BURGLAR ALARM & SECURITY SYS.	✓			
CEILING FAN		✓		
GARAGE DOOR OPENER/CONTROL(S)		✓		
DOORBELL		✓		
INTERCOM	✓			
LIGHT FIXTURES		✓		
SAUNA	✓			
SMOKE/FIRE ALARM		✓		
SWITCHES & OUTLETS		✓		
TELEPHONE INSTRUMENTS	✓			
VENT FAN		✓		
220 VOLT SERVICE	✓	✗		

c. HEATING AND COOLING SYSTEM	NONE/NOT INCLUDED	WORKING	NOT WORKING	DO NOT KNOW
ATTIC FAN	✓			
CENTRAL AIR - ELECTRIC		✓		
CENTRAL AIR - WATER COOLED				
FIREPLACE	✓			
FIREPLACE INSERT	✓			
FURNACE/HEAT - ELECTRIC OR GAS	✓			
HUMIDIFIER	✓			
PROPANE TANK	✓			
SOLAR HOUSE - HEATING	✓			
WOODBURNING STOVE	✓			

d. WATER SYSTEMS	NONE/NOT INCLUDED	WORKING	NOT WORKING	DO NOT KNOW
CISTERN	✓			
HOT TUB & CONTROLS	✓			
PLUMBING & FIXTURES	✗	✗		
POOL & EQUIPMENT	✓			
SEPTIC/LEACHING FIELD		✓		
UNDERGROUND SPRINKLER & HEADS	✓			
WATER HEATER/ELECTRIC OR GAS	✓			
WATER PURIFIER	✗	✓		
WATER SOFTENER	✓	✗		
WELL & PUMP	✓			

2. ROOF:

Age (if known): _____ Years	YES	NO	DO NOT KNOW
a. Does the roof leak?		✓	
b. Is there present damage to the roof?		✓	
c. Is the roof under warranty?		✓	
d. Is warranty transferable?		✓	
e. Expiration date of warranty:			

3. HAZARDOUS CONDITIONS

Are there any existing hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radio-active material, landfill, mineshaft, expansive soil, toxic materials, urea-formaldehyde foam insulation or asbestos insulation? Explain under additional comments.

4. OTHER DISCLOSURES:

a. Are the improvements connected to public water system?	✓		
b. Are the improvements connected to public sewer system?		✓	
c. Are the improvements connected to private/community water system?	✓		
d. Are any trees or shrubs diseased or dead?			✓
e. Are there any encroachments?			✓
f. Are there any violations of zoning, building code, or restrictive covenants?		✓	✓
g. Is the present use a conforming use?	✗	✓	✓
h. Have you received any notices by any governmental or quasi-governmental agency affecting the property?		✓	
i. Are there any structural problems with the improvements?		✓	
j. Have any substantial additions or alterations been made without a required building permit?		✓	
k. Are there moisture and/or water problems in basement or crawl space?		✓	
l. Is property drain tiled?	✓		
m. Is there any damage due to wind, fire, flood, termites or rodents?		✓	
n. When was fireplace/wood stove, chimney/flue last cleaned? Date:			✓
o. Insulation added?	✓		
p. Garage same age as house?	✓		
q. Is garage wired?	✓		

5. ADDITIONAL COMMENTS AND/OR EXPLANATIONS : (Use additional pages if necessary)

The information contained in the Disclosure has been furnished by the Seller(s) who certifies to the truth thereof based on the Seller(s) KNOWLEDGE AND BEST INFORMATION. Any important changes will be disclosed by Seller(s) to Buyer(s) prior to closing. Broker may deliver a copy of this disclosure to prospective Buyer(s). Seller(s) and Buyer(s) hereby receipt a copy of this disclosure.

Seller(s) Jim Wollman 9-6-24
 Date
 Seller(s) Maribeth Wollman 9-6-24
 Date

Buyer(s) _____ Date _____
 Buyer(s) _____ Date _____

Seller(s) and Buyer(s) understand that Hansen Land & Auction Company (Broker's firm name) and subagents in no way warrant or guarantee the above information on the property, and both Seller(s) and Buyer(s) acknowledge that Hansen Land & Auction Company (broker's firm name) and subagents have not made any investigation to determine the accuracy of matters set forth in this Disclosure. Property inspection reports and/or home protection plans may be purchased.

We, the undersigned Buyer(s), certify that prior to closing, we have inspected this property to the full extent we desire, or have waived the right to do so, and agree to accept the property in its current "as is" condition. We are satisfied with the condition of the home and of any personal property included.

Buyer(s) _____ Date _____ Buyer(s) _____ Date _____

Disclosure of Information on Lead-Based Paint and/or 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

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

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

House Was Build Prior to 1978

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

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) 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).

(ii) 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 (i) or (ii) below):

(i) 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

(ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) B.H. Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d 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 they have provided is true and accurate.

<u>Maribeth Wollan</u>	<u>9-6-24</u>	<u>Ann Wollan</u>	<u>9-6-24</u>
Seller	Date	Seller	Date
_____	Date	_____	Date
Purchaser	Date	Purchaser	Date
_____	Date	_____	Date
Agent	Date	Agent	Date

SELLER'S DISCLOSURE OF INFORMATION ON THE PRODUCTION OF METHAMPHETAMINES

Pursuant to South Dakota Codified Law, in any selling of a residential premises, any seller who has actual knowledge of the existence of any prior manufacturing of methamphetamines on the premises shall disclose that information to any purchaser or any person who may become a purchaser.

Seller's Disclosure (initial) **43667 So. Dak. Hwy. 34 - Howard, So. Dak. 5705**

W Presence of existence of any prior manufacturing of methamphetamines (check one below):

Seller has knowledge of the existence of any prior manufacturing of methamphetamines on the property (explain).

Seller has no knowledge of existence of any prior manufacturing of methamphetamines on the property.

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.

Marebeth Waller 9-6-24
Seller Date

Buyer Date

Jim Wolbman 9-6-24
Seller Date

Buyer Date