

ACREAGE & PERSONAL PROPERTY AUCTION

Well Located Attractive +/-11.80 Acre Improved Brookings
County Acreage with a 3+ Bedroom
1½ Story Home with a 4 Stall Garage & Other Improvements
Situated in a Parklike Setting Inclusive of Walnut, Evergreen
& Other Trees, Spacious Grassed Lawn & More!



WEDNESDAY MAY 18, 2022
Real Estate - 5:00 pm
Pers. Property - 6:00 pm

**OPEN HOUSE DATES: Sunday May 8th from 1:00 to 3:00 PM and Wed. May 11th
from 5:00 to 7:00 PM**

**Property may be available for Personal Showings by Making Arrangements with
the Auctioneers.**

ROY & ROSE HOPE, Owners



**CHUCK SUTTON – Auctioneer & Land Broker –
Sioux Falls, SD - ph. 605-336-6315 & Flandreau, SD - ph. 605-997-3777**
**JARED SUTTON, CAI – RE Auctioneer & Broker Assoc. –
Flandreau, SD – ph. 604-864-8527**
CHIP WOSJE – RE Auctioneer – Nunda, SD - ph. 605-480-2847

As we have made the difficult decision to move out of state to be closer to our children, after 27 years of residing on this property, we will offer our acreage at public auction at the property located at 45678 220th St., Arlington, SD; located from Sinai, SD – ¼ mile south on 458B Ave., ½ mile east on 217th St to the Jct. of 217th & 459th, then 3 miles south on 459th Ave. and 2¼ miles west on 220th St.; from Nunda, SD – ½ mile west, 2½ miles north on 459th Ave. and 2¼ miles west on 220th St.; or approx. 15 miles SW of Volga, SD, approx. 20 miles SW of Brookings, SD, 14 miles SE of Arlington, SD or approx. 15 miles NE of Madison, SD.

This is an attractive acreage that must be seen to be appreciated! The improvements on this acreage consist of an attractive 1½ story home with the main level comprised of a north entry to a mudroom—laundry area inclusive of a GE washer & Hotpoint elec. dryer with an adjacent ½ bath, a kitchen w/wooden cabinets & dining area and includes a built-in Dishwasher & GE microwave, refrig. and stove; dining area w/sliding patio door to an open wooden deck; living room w/bay window and ceiling fan, master bedroom w/closet & ceiling fan; 2nd bedroom w/closet, full bath w/2021 step in shower and a south entry & office w/closet; the 2nd story has 1 bedroom w/closet and a bonus room presently utilized as an office that could potentially serve as an additional bedroom and other dormer storage space; the home has a basement w/poured concrete foundation and includes a Coleman LP gas furnace (2020) w/central AC, a 150 amp breaker elec. service, Marathon Elec. HW heater and Eco Water Softener. The property is serviced with Kingbrook Rural Water. The exterior of the home has vinyl siding and asphalt shingles which are approx. 10 yrs. old. Other improvements include a 4 stall garage w/lined interior walls and ceiling, 4 overhead doors (2 w/elec. openers) and gas furnace. (Note the LP Tank on the property is not owned and is leased from F&M in Madison, SD.) Other improvements include a shop/chicken house/livestock bldg. stg. bldg. and windmill— all outbuildings have steel roofs. This property is very parklike and includes Walnut, Evergreens, other established trees and landscaping and a spacious lawn and grassed area with numerous deer and wild turkeys are viewed occasionally on the property.

LEGAL DESC.: Hope Addt'n Block 1 in the SE ¼ of Sec. 33, T. 109N., R. 52W, (Lake Sinai Twp.), Brookings, Co., SD – containing +/-11.80 acres.

TERMS: CASH – A 10% downpayment sale day with the balance on or before June 23, 2022 with full possession. Marketable Title will be conveyed and owner's title ins. provided with the cost divided 50-50 between the buyer & seller. A Title Company Closing Fee, if any, will be divided 50-50 between buyer and seller. All of the 2021 RE taxes payable in 2022 in the amount of \$1,146.08 will be paid by the sellers and based on that amount the 2022 RE taxes will be prorated to the date of closing. The Boundaries and Acres in this property are as determined by a previous survey, with the acres understood to be "more or less." The sellers do not warranty or guarantee that existing fences lie on the true boundary & any new fencing around the perimeter of the acreage will be the responsibility of the purchaser. This property is sold in "AS IS" condition with no contingencies whatsoever & the property is purchased subject to any existing easements, restrictions, reservations or highways of record, if any, as well as any or all applicable Brookings Co. Zoning Ordinances. Information contained herein is deemed to be correct but is not guaranteed. The RE licensees in this transaction stipulate that they are acting as agents for the seller. Sold subject to confirmation of the Owners.

COME PREPARED TO BUY!! Brokers Participation Welcome, with a 1% commission available to a SD RE Broker that properly pre-registers and represents a successful purchaser and meets the prescribed criteria for Broker Participation – for info. & pre-registration forms contact the auctioneers & brokers. To view photos of the structures, survey information, property maps, aerial photos and other information see www.suttonauction.com. **To Inspect the Acreage Plan to Attend the Open Houses or contact the auctioneers or Brett Hope.**

ROY & ROSE HOPE, Owners

Brett Hope – 612-723-8675

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Disclosure of Information on Lead - Based Paint and/or Lead - Based Paint Hazards

This addendum made part of sales agreement dated April 15, 2022

Property Address: 456 78 220th Street Arlington, SD 57212

Seller: Roy + Rose Hope Agent: Charlene Sutton

Purchaser(s): _____

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):

(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) _____ 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.

Seller	<u>Roy Hope</u>	Date	<u>4/27/22</u>	Seller	<u>Rose Hope</u>	Date	<u>4/27/22</u>
Purchaser	_____	Date	_____	Purchaser	_____	Date	_____
Agent	_____	Date	_____	Agent	_____	Date	_____

**SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT
RESIDENTIAL-SDCL 43-4-44**

Seller(s) Roy + Rose Hope
 Property Address 45678 220th St Arlington, SD 57212

This Disclosure Statement concerns the real property identified above and offered for sale. This disclosure is required by law to be completed by sellers of real property and given to potential buyers. This form can have important legal consequences. If you do not understand this form, you should seek advice from a competent source.

Seller states that the information contained in this disclosure fully reflects the Seller's knowledge of the matters disclosed as of the date affixed to the form. If any material fact changes prior to closing, the seller MUST disclose that change in a written amendment to this disclosure statement and give the same to the buyer.

This statement is a DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY in compliance with South Dakota law § 43-4-38. It is NOT A WARRANTY of ANY KIND by the Seller or anyone representing any party in a transaction. It is NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES either party 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 the answer to any of the following requires more space for explanation, please fully explain in comments or on an attached separate sheet.

I. LOT OR TITLE INFORMATION

1. When did you purchase or build the home? 5 / 94
 Month Year

	LOT OR TITLE INFORMATION	Yes	No	Do Not Know	N/A	Comments
2.	Are there any recorded liens or financial instruments against the property, other than a first mortgage?		X			
3.	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?		X			
4.	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)?		X			

5.	Are there any problems related to establishing the lot lines/boundaries?		X		
6.	Do you have a location survey in your possession or a copy of the recorded plat?	X			If yes, attach a copy.
7.	Are you aware of any encroachments or shared features, from or on adjoining property (i.e. fences, driveway, sheds, outbuildings, or other improvements)?		X		
8.	Are you aware of any covenants or restrictions affecting the use of the property in accordance with local law?		X		If yes, attach a copy.
9.	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?		X		
10.	Is the property currently occupied by the owner?		X		
11.	Does the property currently receive the owner-occupied tax reduction pursuant to SDCI 10-13-39?			X	
12.	Is the property currently part of a property tax freeze for any reason?		X		
13.	Is the property leased?		X		
14.	If leased, does the property use comply with applicable local ordinances?				X
15.	Does this property or any portion of this property receive rent?		X		If yes, how much \$ _____ and how often _____
16.	Do you pay any mandatory fees or special assessments to a homeowners' or condominium association?		X		If yes, what are the fees or assessments? \$ _____ per _____ (i.e. annually, semi-annually, monthly) Payable to whom: _____ For what purpose: _____
17.	Are you aware if the property has ever had water in either the front, rear, or side yard more than forty-eight hours?		X		
18.	Is the property located in a flood plain?		X		
19.	Are federally protected wetlands located upon any part of the property?		X		
20.	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?		X		If yes, what are the fees or charges? \$ _____ per _____ (i.e. annually, semi-annually, monthly)

Additional Comments _____

II. STRUCTURAL INFORMATION

	STRUCTURAL INFORMATION	Yes	No	Do Not Know	N/A	Comments
1.	Are you aware of any water penetration in the walls, windows, doors, basement, or crawl space?		X			
2.	Have any water damage related repairs been made?	X				
3.	Are there any unrepaired water-related damages that remain?		X			
4.	Are you aware if drain tile is installed on the property?	X				
5.	Are you aware of any interior cracked walls, ceilings or floors, or cracks or defects in exterior driveways, sidewalks, patios, or other hard surface areas?	X				Minor
6.	Type of roof covering:					9 yrs - Asphalt
7.	Age of roof covering, if known:					9 years
8.	Are you aware of any roof leakage, past or present?	X				
9.	Have any roof repairs been made, when and by whom?	X				Friend
10.	Is there any existing unrepaired damage to the roof?		X			
11.	Are you aware of insulation in ceiling/attic?			X		
12.	Are you aware of insulation in walls?	X				
13.	Are you aware of insulation in the floors?		X			
14.	Are you aware of any pest infestation or damage, either past or present?		X			
15.	Are you aware of the property having been treated or repaired for any pest infestation or damage?		X			If yes, who treated it and when?
16.	Are you aware of any work upon the property which required a building, plumbing, electrical, or any other permit?		X			
17.	Was a permit obtained for work performed upon the property?		X			
18.	Was the work approved by an inspector as required by local or state ordinance?		X			
19.	Are you aware of any past or present damage to the property (i.e. fire, smoke, wind, floods, hail, or snow)?		X			
20.	Have any insurance claims been made for damage to the property?		X			

21.	Was an insurance payment received for damage to the property?		X		
22.	Has the damage to the property been repaired?				X
23.	Are there any unrepaired damages to the property from the insurance claim?				X
24.	Are you aware of any problems with sewer blockage or backup, past or present?		X		
25.	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?		X		

Additional Comments _____

III. SYSTEMS/UTILITIES INFORMATION

	SYSTEMS/UTILITIES INFORMATION	Working	Not Working	None	Not Included	Comments
1.	Air Conditioning System	X				Age of System, if known: 2013?
2.	Air Exchanger			X		
3.	Air Purifier			X		
4.	Attic Fan			X		
5.	Bathroom Whirlpool and Controls			X		
6.	Burglar Alarm & Security System			X		
7.	Ceiling Fan					
8.	Central Air - Electric	X				
9.	Central Air - Water Cooled			X		
10.	Cistern					
11.	Dishwasher		X			filled
12.	Disposal		X			\$402 credit
13.	Doorbell	X				
14.	Fireplace			X		
15.	Fireplace Insert			X		
16.	Garage Door(s)	X				
17.	Garage Door Opener(s)	X				
18.	Garage Door Control(s)	X				
19.	Garage Wiring	X				
20.	Home Heating System(s) Type: Propane	X				Age of System, if known: 2020
21.	Hot Tub and Controls			X		
22.	Humidifier	X				
22.	Humidifier					
23.	In Floor Heat			X		
24.	Intercom			X		
25.	Light Fixtures	X				
26.	Microwave	X				
27.	Microwave Hood	X				
28.	Plumbing and Fixtures	X				
29.	Pool and Equipment			X		

30.	Propane Tank (select one): Leased <input checked="" type="checkbox"/> Owned _____					
31.	Radon System					
32.	Sauna					
33.	Septic/Leaching Field					
34.	Sewer Systems/Drains					
35.	Smart Home System					Smart Home System Includes:
36.	Smoke/Fire Alarm					
37.	Solar House - Heating					
38.	Sump Pump(s)					
39.	Switches and Outlets					
40.	Underground Sprinkler and Heads					
41.	Vent Fan - Kitchen					
42.	Vent Fan - Bathroom					
43.	Water Heater (select one): Electric <input checked="" type="checkbox"/> Gas _____					Age of System, if known:
44.	Water Purifier (select one): Leased _____ Owned _____					
45.	Water Softener (select one): Leased _____ Owned <input checked="" type="checkbox"/>					
46.	Well and Pump					Rural Water
47.	Wood Burning Stove					

Additional Comments _____

IV. HAZARDOUS CONDITIONS

Are you aware of any existing hazardous conditions of the property and are you aware of any tests having been performed?

If the answer is yes to any of the questions below, please explain in additional comments or on an attached separate sheet.

	HAZARDOUS CONDITIONS	Existing Conditions		Tests Performed		Comments
		Yes	No	Yes	No	
1.	Methane Gas					
2.	Lead Paint					
3.	Radon Gas (House)					
4.	Radon Gas (Well)					
5.	Radioactive Materials					
6.	Landfill, Mineshaft					
7.	Expansive Soil					Behind coop
8.	Mold					
9.	Toxic Materials					
10.	Urea Formaldehyde Foam Insulations					
11.	Asbestos Insulation					
12.	Buried Fuel Tanks					
13.	Chemical Storage Tanks					

14.	Fire Retardant Treated Plywood		X		X
15.	Production of Methamphetamines		X		X
16.	Use of Methamphetamines		X		X

V. MISCELLANEOUS INFORMATION

	MISCELLANEOUS INFORMATION	Yes	No	Do Not Know	N/A	Comments
1.	Is the street or road located at the end of the driveway to the property public or private? Public <input checked="" type="checkbox"/> Private <input type="checkbox"/>	X				
2.	Is there a written road maintenance agreement? If yes, attach a copy of the maintenance agreement.		X			County Road maintained.
3.	Has the fireplace/wood stove/chimney flue been cleaned? If yes, please provide date of service.				X	
4.	Since you have owned the property, are you aware of a human death by homicide or suicide occurring on the property?		X			
5.	Is the water source (select one): Public <input checked="" type="checkbox"/> Private <input type="checkbox"/>	X				If private, what is the date and result of the last water test?
6.	Is the sewer system (select one): Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>	X				If private, what is the date of the last time septic tank was pumped? 6 years ago
7.	Are there broken window panes or seals?		X			
8.	Are there any items attached to the property that will not be left, such as: towel bars, mirrors, curtain rods, window coverings, light fixtures, clothes lines, swingsets, storage sheds, ceiling fans, basketball hoops, mail boxes, tv mounts, speakers, etc.?		X			If yes, please list:
9.	Are you aware of any other material facts which have not been disclosed on this form?		X			If yes, please explain:

Additional Comments _____

VI. ADDITIONAL COMMENTS (Attach additional pages if necessary)



www.suttonauction.com

The Sale of your property may be a once in a lifetime event...

Our company has been serving the auction needs of clients since 1932 & presently we are licensed real estate brokers in SD, MN, IA, & NEB. Our firm has grown to be recognized as industry leaders in the Auction Industry.

In the last 10 years our firm has sold over 132,000 acres of Property including Ag Land, Acreages & Development Property. We have also sold numerous Farm Equipment, Construction Equipment & other Personal Property Auctions.

"Successful Auctions Don't Just Happen They're Planned" - The Sale of your property may be a once in a lifetime event, so it is important that you rely on an auctioneer with experience, knowledge, education, marketing & promotional skills, established contacts with numerous qualified prospective buyers and last but not least - a track record of success! Our auction company has been serving the auction needs of clients since 1932 and currently we are licensed RE Brokers in South Dakota, Minnesota, Iowa and Nebraska. Our firm has grown to be recognized as a leader in the auction industry. Furthermore, auctions have become ***the marketing method of choice for farmland***, being the most tried and true method of marketing with a proven record of results surpassing such methods as sealed bids and negotiated sales, ***with auctions providing the "Ultimate Marketplace" - by maximizing the number of prospective buyers and also allows the seller to set the terms of sale and puts all buyers on an equal playing field, where all parties have a fair and equal opportunity to bid and buy.***

If you are considering the sale of your land, contact, Chuck Sutton or Jared Sutton at Chuck Sutton Auctioneer & Land Broker, LLC or any of our other affiliated offices, and let them and their professional associates put their years of experience to work for You!!

"Remember, Successful Auctions Don't Just Happen, They're Planned!!"
www.suttonauction.com

Chuck Sutton Auctioneer & Land Broker, LLC 1116 N. West Ave Sioux Falls, SD ph. 605-336-6315	Kuhle-Sutton Agency, LLC 127 2nd Ave. W Flandreau, SD ph. 605-997-3777 www.kuhlesutton.com	Pipestone Realty, LLC 120 N. Hiawatha Ave. Pipestone, MN ph. 507-825-3389 www.pipestonerealty.com
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