

ACREAGE AUCTION

Well Located +/- 1 Acre Improved
Minnehaha County Acreage with a
Remodeled Split Foyer
2 Bedroom "Country Schoolhouse"
with an Excellent Location within
6 Miles of Sioux Falls, SD,

THURSDAY JULY 14, 2022

SALE TIME: 7:00 PM

**OPEN HOUSE DATES: Wed. June
29th from 5:00 to 7:00 PM, Sunday**

July 3rd from 1:00 to 3:00 PM

Wed. July 6th from 5:00 to 7:00 PM

Property may be available for Per-
sonal Showings by Making Arrange-
ments with the Auctioneers.



As we have made the difficult decision to move to town, we will offer our acreage at public auction at the property located at 26097 468th Ave, Sioux Falls, SD; located from the 60th Street/Hwy. #38 Exit #83 on I-29 - 4 miles west on Hwy. #38 to the property at the Jct. of Hwy. #38 & 468th Ave. (Co. Hwy. #141); from Crooks, SD - approx. 4 miles south on 470th Ave. to Hwy. #38, then 2 miles west; from Hartford, SD - approx. 4 miles east on Hwy. #38; or from the Hartford/Buffalo Ridge Exit #390 on I-90 - approx. 2¼ miles east on Hwy. #38.

ROBERT & KAY VANDER WOUDE, Owners
Ph. 605-759-8461



**CHUCK SUTTON – Auctioneer & Land Broker –
Sioux Falls, SD - ph. 605-336-6315**

**JARED SUTTON, CAI – RE Auctioneer & Broker Assoc. –
Flandreau, SD – ph. 604-864-8527**

**TOM & TED SOUVIGNIER - RE Auctioneers & Broker Assoc. –
Canton, SD - ph. 605-987-2404**

This is a well located attractive acreage that must be seen to be appreciated! This property was originally the former "Foster Country School" which subsequent to closure was remodeled and converted to a single family home. The improvements on this acreage include a cozy and comfortable Split Foyer type home with approx. 784 sq. ft. (approx. 28'x28') on the upper level, plus additional finished area on the lower level. The upper level is comprised of a front entry to a very open style upper level including a living room with a ceiling fan and a corner gas fireplace, a kitchen-dining area w/oak cabinets, 5' island and refrig., elec. stove & built-in microwave, a full bath with a tub-shower unit, a small hallway w/walk-in storage closet w/shelves and a coat/clothes closet; a foyer w/entrance to the lower level and the garage; the lower level includes a bedroom with a walk-in closet, a 2nd bedroom w/closet, ¾ bath w/shower, small TV room/study, furnace room w/Nutone LP gas furnace, a second utility room w/Rural Water service and pressure system for a well (not currently in use); additionally the home is serviced with a 150 amp breaker elec. service (1993). The home has a spacious attached double garage w/2 overhead doors, shop area and is serviced by a fused electrical w/220V service – the garage has a concrete floor, asphalt driveway and there is an adjacent concrete pad on the south side of the garage utilized for vehicle or camper parking. Updates to the home include new insulation and sheetrock in 2010, new siding, windows, roof, soffet & gutters in 2010, new furnace in 2014 & AC in 2012 and a new egress window in 2022. Other improvements include an older garage/storage building (approx. 14'x27'), a hip roof stg. bldg. (+/-8'x12'), as well as an established lawn and other landscaping. The property is serviced by Sioux Valley Rural Electric, Minnehaha Community Rural Water and has a leased LP tank. This property is bordered on the south by Hwy. #38 and on the east by 468th Ave. (Co. Hwy. #141). The 2021 RE taxes payable in 2022 on this property are \$1,474.26. If you are in the market for an affordable and well located acreage, then make plans to inspect this property and be in attendance at this auction

LEGAL DESC.: The south 13 rods of the east 13 rods of the SE ¼, Exc. Lots H-2 & H-4 in the SE¼ of Sec. 29, T. 102N., R. 50W, (Benton Twp.), Minnehaha Co., SD – containing +/-1 Acre.

TERMS: CASH – A 10% downpayment sale day with balance on or before August 26, 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 \$1,474.26 will be paid by the sellers and based on that amount the 2022 RE taxes will be prorated to the date of closing. The acreage size represented is as stated on the county tax record, 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 Minnehaha 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 Robert Vander Woude.**

ROBERT & KAY VANDER WOUDE, Owners

Ph. 605-759-8461

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

TOM & TED SOUVIGNIER - RE Auctioneers & Broker Associates – Canton, SD - ph. 605-987-2404

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

Seller(s) Robert + Kay Warden Woude

Property Address 26097 468th Ave Sioux Falls, S.D, 57107

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? Dec / 1995
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 SDCL 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?					
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)

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			
6.	Type of roof covering: <i>Asphalt</i>					
7.	Age of roof covering, if known: <i>roof</i>					<i>roughly in 2008</i>
8.	Are you aware of any roof leakage, past or present?		X			
9.	Have any roof repairs been made, when and by whom?		X			
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?					<i>yes for roof</i>

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:
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	X				
8.	Central Air - Electric	X				
9.	Central Air - Water Cooled			X		
10.	Cistern			X		
11.	Dishwasher			X		
12.	Disposal			X		
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: <i>LP + Base board electric</i>					Age of System, if known:
21.	Hot Tub and Controls			X		
22.	Humidifier			X		
22.	Humidifier			X		
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 <input type="checkbox"/>					
31.	Radon System					X
32.	Sauna					X
33.	Septic/Leaching Field	X				
34.	Sewer Systems/Drains	X				
35.	Smart Home System					X
						Smart Home System Includes:
36.	Smoke/Fire Alarm					X
37.	Solar House – Heating					X
38.	Sump Pump(s)					X
39.	Switches and Outlets	X				
40.	Underground Sprinkler and Heads					X
41.	Vent Fan – Kitchen					X
42.	Vent Fan – Bathroom	X				
43.	Water Heater (select one): Electric <input checked="" type="checkbox"/> Gas <input type="checkbox"/>	X				
						Age of System, if known:
44.	Water Purifier (select one): Leased <input type="checkbox"/> Owned <input type="checkbox"/>					X
45.	Water Softener (select one): Leased <input type="checkbox"/> Owned <input type="checkbox"/>					X
46.	Well and Pump	X				
47.	Wood Burning Stove					X

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		X			
2.	Lead Paint		X			
3.	Radon Gas (House)		X			
4.	Radon Gas (Well)		X			
5.	Radioactive Materials		X			
6.	Landfill, Mineshaft		X			
7.	Expansive Soil		X			
8.	Mold		X			
9.	Toxic Materials		X			
10.	Urea Formaldehyde Foam Insulations		X			
11.	Asbestos Insulation		X			
12.	Buried Fuel Tanks		X			
13.	Chemical Storage Tanks		X			

14.	Fire Retardant Treated Plywood		X		
15.	Production of Methamphetamines		X		
16.	Use of Methamphetamines		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"/>					
2.	Is there a written road maintenance agreement? If yes, attach a copy of the maintenance agreement.		X			
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"/>					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"/>					If private, what is the date of the last time septic tank was pumped?
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)

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.

Robert Vander Woude *6-6-22*

Seller Date

Kay Vander Woude *6-6-22*

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

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

This addendum is made part of sales agreement dated _____

Property Address: 26097 468th Ave. Spear Falls, SD

Seller(s): Robert + Kay Vander Woude / Agent: Chuck Sutton Anderson / Land Broker LLC

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) CAS 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.

Robert Vander Woude 6-6-22 Kay Vander Woude 6-6-22
Seller Date Seller Date

Purchaser _____ Date _____ Purchaser _____ Date _____
Charles A. Sutton 6-6-22 _____
Agent Date Agent Date



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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