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**SHIPPY
REALTY**
& AUCTION

MLS 605-842-3212



HOUSE FOR SALE

144,000

**361 W 2nd Street
Mission, SD**



SPECIAL FEATURES

- 3 Bedrooms
- 1 Full Bath
- Radon System
- Wood floors
- Attached garage
- 60 X 150 lot



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

Seller(s) _____

Property Address _____ 361 West 2nd Street Mission, SD 57555 _____

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 SDCL 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? June / 2016
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?		<input checked="" type="checkbox"/>			
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?		<input checked="" type="checkbox"/>			
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)?		<input checked="" type="checkbox"/>			(Not that I know of.)
5.	Are there any problems related to establishing the lot lines/boundaries?		<input checked="" type="checkbox"/>			
6.	Do you have a location survey in your possession or a copy of the recorded plat?		<input checked="" type="checkbox"/>			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)?		<input checked="" type="checkbox"/>			
8.	Are you aware of any covenants or restrictions affecting the use of the property in accordance with local law?		<input checked="" type="checkbox"/>			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?		<input checked="" type="checkbox"/>			
10.	Is the property currently occupied by the owner?		<input checked="" type="checkbox"/>			Rented thru April 4, 2026
11.	Does the property currently receive the owner-occupied tax reduction pursuant to SDCL 10-13-39?		<input checked="" type="checkbox"/>			

Seller GM / Seller _____

Buyer _____ / Buyer _____

LOT OR TITLE INFORMATION		Yes	No	Do Not Know	N/A	Comments
12.	Is the property currently part of a property tax freeze for any reason?		✓			
13.	Is the property leased?	✓				
14.	If leased, does the property use comply with applicable local ordinances?	✓				
15.	Does this property or any portion of this property receive rent?	✓				If yes, how much \$ <u>700 (Family rate)</u> (could be raised) and how often <u>Monthly</u>
16.	Do you pay any mandatory fees or special assessments to a homeowners' or condominium association?		✓			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?		✓			
18.	Is the property located in a flood plain?		✓			
19.	Are federally protected wetlands located upon any part of the property?		✓			
20.	Has the property been designated as a historic property by a local governing body pursuant to SDCL 1-19B-20?		✓			
21.	Is the property located within an established historic district?		✓			
22.	Are you aware of any private transfer fee obligations, as defined pursuant to SDCL 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?		✓			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?		✓			
2.	Have any water damage related repairs been made?		✓			
3.	Are there any unrepaired water-related damages that remain?		✓			
4.	Are you aware if drain tile is installed on the property?		✓			
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?		✓			
6.	Type of roof covering: <u>Steel</u>					
7.	Age of roof covering, if known: <u>2021</u>					
8.	Are you aware of any roof leakage, past or present?	✓				Very minor, 2020.
9.	Have any roof repairs been made, when and by whom?					New roof, 2021, Joe Moore
10.	Is there any existing unrepaired damage to the roof?		✓			
11.	Are you aware of insulation in ceiling/attic?		✓			
12.	Are you aware of insulation in walls?		✓			
13.	Are you aware of insulation in the floors?			✓		
14.	Are you aware of any pest infestation or damage, either past or present?		✓			

Seller GM / Seller _____

Buyer _____ / Buyer _____

	STRUCTURAL INFORMATION	Yes	No	Do Not Know	N/A	Comments
15.	Are you aware of the property having been treated or repaired for any pest infestation or damage?		✓			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?			✓		New breaker box, circa 2019. Lenko Electric did the work.
17.	Was a permit obtained for work performed upon the property?			✓		(upgrade from fuse box)
18.	Was the work approved by an inspector as required by local or state ordinance?			✓		
19.	Are you aware of any past or present damage to the property (i.e. fire, smoke, wind, floods, hail, or snow)?		✓			
20.	Have any insurance claims been made for damage to the property?		✓			
21.	Was an insurance payment received for damage to the property?				✓	
22.	Has the damage to the property been repaired?				✓	
23.	Are there any unrepaired damages to the property from the insurance claim?				✓	
24.	Are you aware of any problems with sewer blockage or backup, past or present?	✓				Approximately a year ago, cleared out blockage
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?		✓			No problems since.

Additional Comments

III. SYSTEMS/UTILITIES INFORMATION

	SYSTEMS/UTILITIES INFORMATION	Working	Not Working	None	Not Included	Comments
1.	Air conditioning System		✓	.		Age of System, if known:
2.	Air Exchanger			✓		
3.	Air Purifier			✓		
4.	Attic Fan			✓		
5.	Bathroom Whirlpool and Controls			✓		
6.	Burglar Alarm & Security System			✓		
7.	Ceiling Fan	✓				
8.	Central Air - Electric		✓			
9.	Central Air - Water Cooled			✓		
10.	Cistern			✓		
11.	Dishwasher			✓		
12.	Disposal		✓			
13.	Doorbell			✓		
14.	Fireplace			✓		
15.	Fireplace Insert			✓		
16.	Garage Door(s)	✓				
17.	Garage Door Opener(s)			✓		
18.	Garage Door Control(s)			✓		
19.	Garage Wiring			✓		
20.	Home Heating System(s) Type: <u>Propane Furnace</u>	✓				Age of System, if known: <u>unknown</u>
21.	Hot Tub and Controls			✓		
22.	Humidifier			✓		
23.	In Floor Heat			✓		
24.	Intercom			✓		
25.	Light Fixtures	✓				
26.	Microwave				✓	

Seller GM / Seller _____

Buyer _____ / Buyer _____

	SYSTEMS/UTILITIES INFORMATION	Working	Not Working	None	Not Included	Comments
27.	Microwave Hood			✓		
28.	Plumbing and Fixtures	✓				
29.	Pool and Equipment			✓		
30.	Propane Tank – Select One: Leased <input checked="" type="checkbox"/> Owned	✓				
31.	Radon System	✓				Installed 2016. Levels were only slightly high.
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: <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas					Age of System, if known: Pretty New / ← 5 years
44.	Water Purifier, Select One: Leased <input type="checkbox"/> Owned <input type="checkbox"/>			✓		
45.	Water Softener, Select One: Leased <input type="checkbox"/> Owned <input type="checkbox"/>			✓		
46.	Well and Pump			✓		
47.	Wood Burning Stove			✓		A vent exists, but I never hooked up a 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)	Not	Sure	✓		Tested (at-home kit) in 2016. Slightly high, so we installed the mitigation system.
4. Radon Gas (Well)				✓	
5. Radioactive Materials				✓	
6. Landfill, Mineshaft				✓	
7. Expansive Soil				✓	
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				✓	
15. Production of Methamphetamines		✓	✓	✓	Did at-home test in 2016. No meth.
16. Use of Methamphetamines		✓		✓	

V. MISCELLANEOUS INFORMATION

	MISCELLANEOUS INFORMATION	Yes	No	Do Not Know	NA	Comments
1.	Is the street or road located at the end of the driveway to the property public or private? Public <input type="checkbox"/> Private <input type="checkbox"/>			✓		

Seller GM / Seller _____

Buyer _____ / Buyer _____

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Bill of Sale/Personal Property Agreement

This agreement is attached to an offer to purchase real property. Upon the successful completion of the attached contract dated _____ this contract will become legally binding.

For good and valuable consideration, we, the seller(s), agree to sell the following items of personal property left in "AS IS" condition and without warranty:

	Included Working	Included Not Working	Not included		Included Working	Included Not Working	Not included
Refrigerator ^{New 2026}	✓			Freezer	✓		
Wall Oven	_____	_____	_____	Ceiling Fans #	✓		
Dishwasher	_____	_____	_____	Propane Tank-leased/owned	✓		
Microwave			✓	Smoke/Fire alarms #	✓		
Range Hood	_____	_____	_____	Sump Pump #	_____	_____	_____
^{New 2026} Range - Gas or Electric	✓			Fireplace Insert	_____	_____	_____
Disposal		✓		Water Purifier leased/owned	_____	_____	_____
Washer	✓			Wood Burning Stove	_____	_____	_____
Dryer	✓			Hot Tub	_____	_____	_____
Garage Door Opener #	_____	_____	_____	Basketball Hoop & Backboard	_____	_____	_____
Curtains/Drapes			✓	Pool & Equipment	_____	_____	_____
Blinds/Shades			✓	Solar Htg Panels	_____	_____	_____
Water Softener Leased/Owned	_____	_____	_____	Well Pump	_____	_____	_____
Heating System Owned or Leased	✓						
A/C System Owned or Leased	_____	_____	_____				

Comments: Central Air has venting and hook ups, but hasn't worked since 2016. Furnace age unknown, but works well. New range & fridge.

This agreement is subject to the Seller(s) and Buyer(s) closing the sale of Seller(s) Property located at:

361 West 2nd Street Mission, SD 57555

On or before _____

Seller: [Signature] Date: 2-27-26 Seller: _____ Date: _____

Buyer: _____ Date: _____ Buyer: _____ 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).

(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

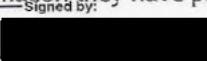
(ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

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.

Signed by: 		2/27/2026	
Seller	E9800E5038624DB...	Date	
Purchaser		Date	2/26/26
Agent		Date	