






# 122 Cottonwood Avenue, Draper, SD

Price: 183,500

 A charming property in Draper, SD! This 5-bedroom house, with 3 bedrooms on the main level and 2 more in the basement, offers plenty of space. Additionally, it features 2 bathrooms and a sunroom, providing a comfortable and bright living environment. Situated on three lots, this property also boasts a spacious three-door garage with a workshop area. It's a wonderful opportunity for those seeking a small-town lifestyle with easy access to Interstate 90.  

HOME TYPE: 1 story frame

YEAR: 1984

LIVING AREA (SIZE): 1344 sq ft

BASEMENT: Full (1344 sq ft), part finished

LOT: 140' X 150'

GARAGE: 3-door, with shop area

EXTERIOR: Wood siding

ROOF: Asphalt

PRESENT USE: Used as a rental

INTERIOR: Large bedrooms, sunroom (14' X 15'), storage room, small kitchenette in the basement

# OF BEDROOMS: 5 (3 bedrooms on the main and 2 non-conforming in the basement)

# OF BATHS: 2 (1 full bath on the main and 3/4 in the basement)

PERSONAL PROPERTY: Dishwasher, range, oven, disposal, propane tank

HEATING: Electric baseboard, propane heater in the sunroom

COOLING: Mini-split, ceiling fan

WATER HEATER: Electric Marathon tank

SYSTEMS: 220, sump pump, rural water

LEGAL: LOTS 1, 2 & 3 of BLK 6, Draper, SD

PARCEL ID: 2409





# SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

RESIDENTIAL – SDCL 43-4-44

Seller(s) Robert and Yvonne Kincaid

Property Address \_\_\_\_\_

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? \_\_\_\_\_ / \_\_\_\_\_  
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?		✓			
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?		✓			
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)?		✓			
5.	Are there any problems related to establishing the lot lines/boundaries?		✓			
6.	Do you have a location survey in your possession or a copy of the recorded plat?		✓			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)?		✓			
8.	Are you aware of any covenants or restrictions affecting the use of the property in accordance with local law?		✓			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?		✓			
10.	Is the property currently occupied by the owner?		✓			
11.	Does the property currently receive the owner-occupied tax reduction pursuant to SDCL 10-13-39?		✓			

Seller AK / Seller YK Buyer \_\_\_\_\_ / Buyer \_\_\_\_\_

Property Address \_\_\_\_\_

	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>\$ 1250.00</u> 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.	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?		✓	✓		If yes, what are the fees or charges? \$ _____ per _____ (i.e. annually, semi-annually, monthly)

Additional Comments

\_\_\_\_\_

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## 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>Shingles</u>			✓		
7.	Age of roof covering, if known:			✓		
8.	Are you aware of any roof leakage, past or present?		✓			
9.	Have any roof repairs been made, when and by whom?		✓			
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?		✓			
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?			✓		

Seller AK / Seller JK

Buyer \_\_\_\_\_ / Buyer \_\_\_\_\_



Property Address \_\_\_\_\_

	STRUCTURAL INFORMATION	Yes	No	Do Not Know	N/A	Comments
17.	Was a permit obtained for work performed upon the property?			✓		
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?		✓			
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?		✓			

Additional Comments

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### 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: <i>Electric</i>	✓				Age of System, if known:
21.	Hot Tub and Controls			✓		
22.	Humidifier	✓		✓		
23.	In Floor Heat			✓		
24.	Intercom			✓		
25.	Light Fixtures	✓				
26.	Microwave			✓		
27.	Microwave Hood			✓		
28.	Plumbing and Fixtures	✓				
29.	Pool and Equipment			✓		
30.	Propane Tank - Select One: Leased <input type="radio"/> Owned <input checked="" type="radio"/>	✓				
31.	Radon System			✓		

Seller *RK* / Seller *JK*

Buyer \_\_\_\_\_ / Buyer \_\_\_\_\_

Property Address \_\_\_\_\_

	SYSTEMS/UTILITIES INFORMATION	Working	Not Working	None	Not Included	Comments
32.	Sauna	✓				<i>In Garage</i>
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: <u>Electric</u> Gas	✓				Age of System, if known:
44.	Water Purifier, Select One: Leased Owned			✓		
45.	Water Softener, Select One: Leased Owned			✓		
46.	Well and Pump	✓				
47.	Wood Burning Stove			✓		

Additional Comments

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#### 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	✓				
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		✓			
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 checked="" type="checkbox"/> Private _____	✓				
2.	Is there a written road maintenance agreement? If yes, attach a copy of the maintenance agreement.			✓		
3.	Has the fireplace/wood stove/chimney flue been cleaned? If yes, please provide date of service.			✓		

Seller RK / Seller JK

Buyer \_\_\_\_\_ / Buyer \_\_\_\_\_





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

Comments: Personal property of renters (not included)

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

122 Cottonwood Draper

On or before \_\_\_\_\_

Seller: Robert Kincaid Date: 9/7/23 Seller: Yvonne Kincaid Date: 9/7/23

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_ Buyer: \_\_\_\_\_ Date: 9/7/23



**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) RK 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) RK 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)**

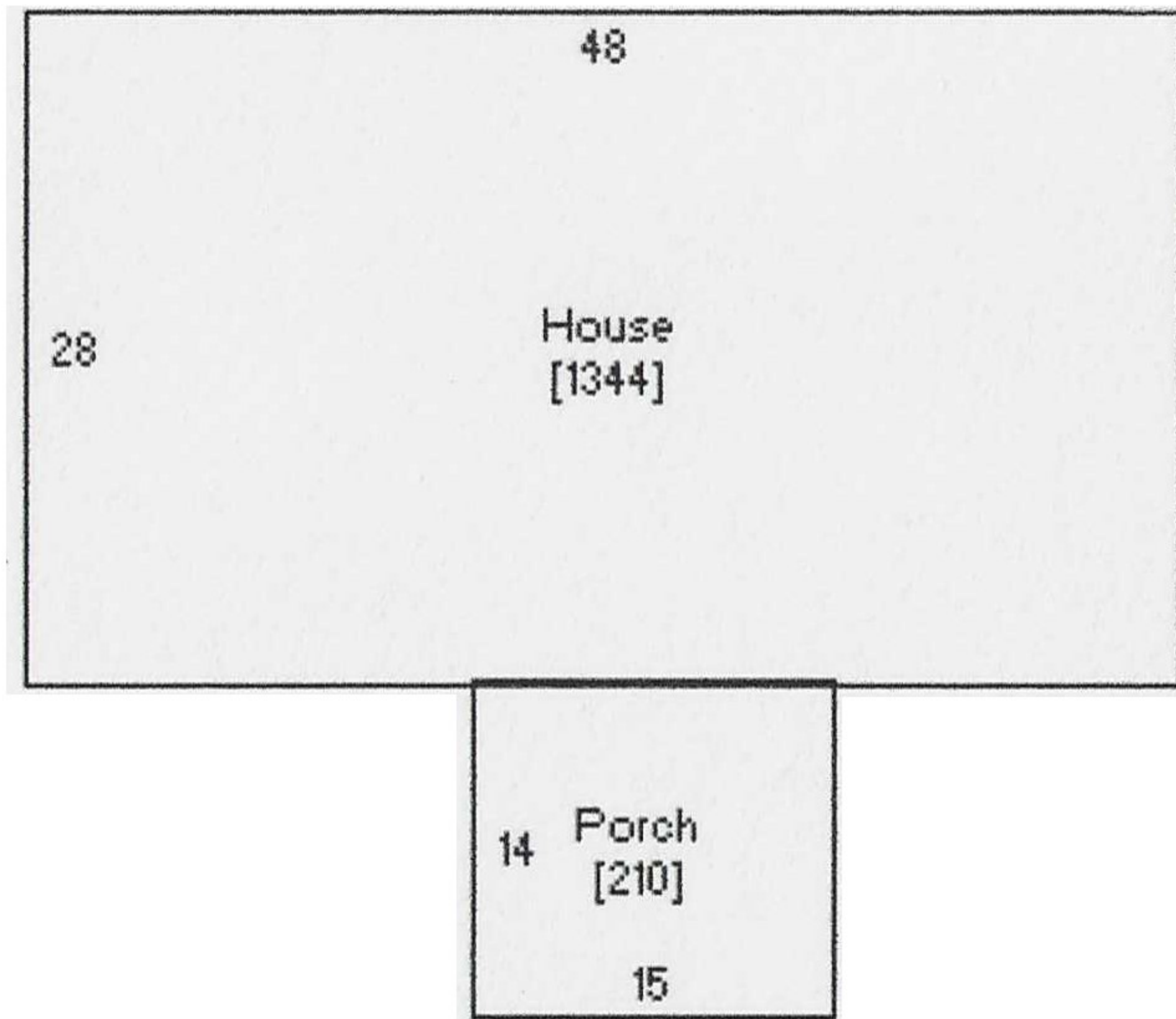
(f) \_\_\_\_\_ Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

**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.

<u>Robert Kincaid</u>	<u>9/7/23</u>	<u>Gyovonne Kincaid</u>	<u>9-7-23</u>
Seller	Date	Seller	Date
_____	Date	_____	Date
Purchaser	Date	Purchaser	Date
_____	Date	_____	Date
Agent	Date	Agent	Date









CHEYENNE RIVER RESERVATION

CROW CREEK RESERVATION

ROSEBUD OFF-RESERVATION TRUST LAND

ROSEBUD INDIAN RESERVATION

PINE RIDGE RESERVATION

Badlands National Park

Nebraska National Forest

Ogala National Grassland

Hills National Forest