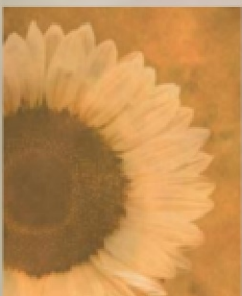


34613 299th St. Burke, SD

Price: \$395,000



This two-story with finished basement log home sits on almost 11 country acres. The home has 7 bedrooms, 7 bathrooms, 3 stalls attached garage, a swimming pool, and a large back deck with a built-in grill giving a great rural view. Inside is a huge vaulted ceiling, a large kitchen, a laundry room on all 3 levels, another kitchen in the basement with a walkout, and a movie theater. Many, many other extras!



34613 299TH St., Burke, SD (House acreage)

Gregory County, South Dakota, 10.96 AC +/-



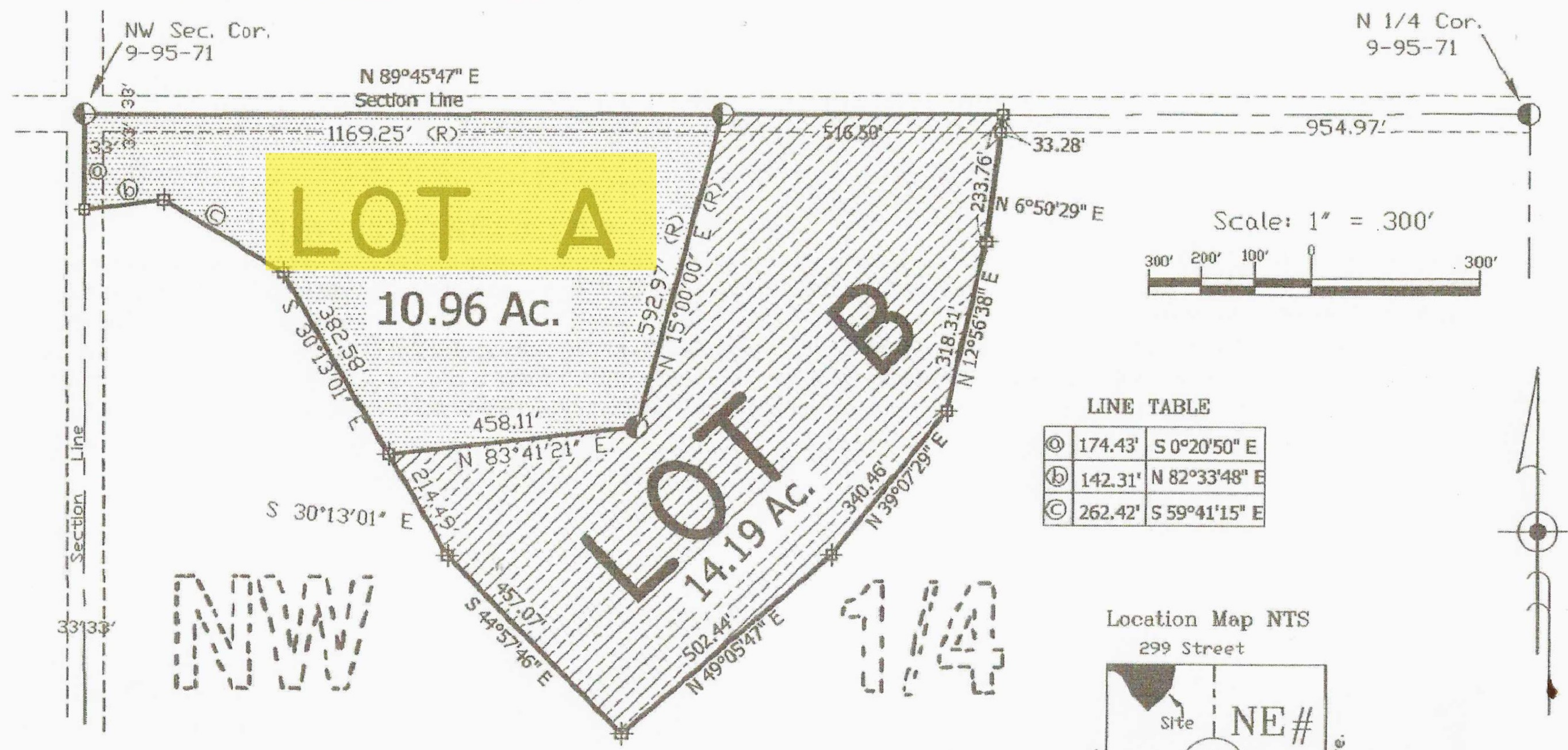
Plat of Lots A and B, KOUPAL FIRST SUBDIVISION

Located in the NW 1/4 of Section 9, T 95 N, R 71 W of the 5th P.M.

This document prepared by:
 Emmett Kotrba, Registered Land Surveyor
 PO Box 322
 Gregory, SD 57533
 (605) 835-8278

Gregory County, SD

NOTE: This Plat vacates the Previous Plat of J.D. McCoy's First Addition
 See Owners Certificates for vacation statement.

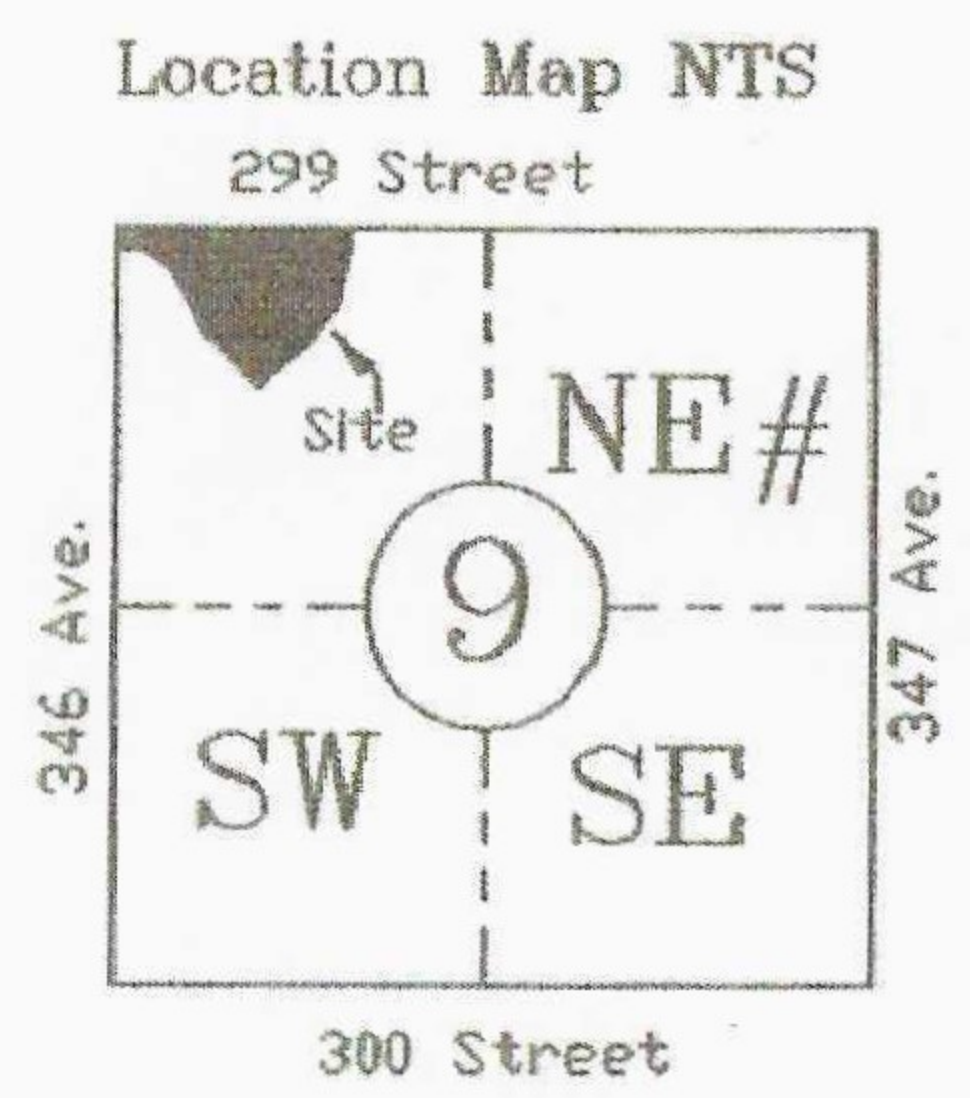


LINE TABLE

Ⓐ	174.43'	S 0°20'50" E
Ⓑ	142.31'	N 82°33'48" E
Ⓒ	262.42'	S 59°41'15" E

LEGEND:

- Bearings are GPS
- ⓐ Existing survey mark from previous survey
- ⊕ 1/2" x 18" rebar with plastic cap #4157



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

Seller(s) Cody Haiar

Property Address 34613 299th St Burke, SD 57523 (House)

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? 12 / 15
 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	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				

Seller _____ / Seller _____

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?		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				WINDOWS OUT / BOUGHT WITH STAINING
2.	Have any water damage related repairs been made?					
3.	Are there any unrepaired water-related damages that remain?	X				YES VISIBLE
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				DINING "VISIBLE"
6.	Type of roof covering: <u>STEEL</u>					*ROOF NEED REPAIR*
7.	Age of roof covering, if known:					15 YRS
8.	Are you aware of any roof leakage, past or present?		X			ROOF IN NEED OF REPAIR NO LEAKING NOTICE
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			

Seller _____ / Seller _____

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?				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				ROOF DAMAGE WINDOW DAMAGE
20.	Have any insurance claims been made for damage to the property?	X				WATER DAMAGE - VISIBL
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				ROOF - DISCOUNTED
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

HOME HAS VISIBL DAMAGE - SOLD AS IS
 3.6 M REPLACEMENT COST IN ~~2015~~ 2015

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	✓				NOT SUBSCRIBED
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:	✓				Age of System, if known:
21.	Hot Tub and Controls		✓			Bought that way
22.	Humidifier			✓		
23.	In Floor Heat			✓		
24.	Intercom	✓				
25.	Light Fixtures	✓				
26.	Microwave	✓				
27.	Microwave Hood	✓				
28.	Plumbing and Fixtures	✓				
29.	Pool and Equipment	✓				USED LAST YEAR & W. UTILIZED
30.	Propane Tank - Select One: Leased <input checked="" type="checkbox"/> Owned					
31.	Radon System			✓		

Seller _____ / Seller _____

Buyer _____ / Buyer _____

Property Address _____

	SYSTEMS/UTILITIES INFORMATION	Working		Not Working		None	Not Included	Comments
		Yes	No	Yes	No			
32.	Sauna					<input checked="" type="checkbox"/>		
33.	Septic/Leaching Field	<input checked="" type="checkbox"/>						
34.	Sewer Systems/Drains	<input checked="" type="checkbox"/>						
35.	Smart Home System					<input checked="" type="checkbox"/>		Smart Home System includes:
36.	Smoke/Fire Alarm	<input checked="" type="checkbox"/>						
37.	Solar House – Heating					<input checked="" type="checkbox"/>		
38.	Sump Pump(s)					<input checked="" type="checkbox"/>		
39.	Switches and Outlets	<input checked="" type="checkbox"/>						
40.	Underground Sprinkler and Heads	<input checked="" type="checkbox"/>						
41.	Vent Fan – Kitchen	<input checked="" type="checkbox"/>						
42.	Vent Fan – Bathroom	<input checked="" type="checkbox"/>						
43.	Water Heater, Select One: <u>Electric</u> Gas							Age of System, if known: ???
44.	Water Purifier, Select One: Leased Owned					<input checked="" type="checkbox"/>		
45.	Water Softener, Select One: Leased Owned					<input checked="" type="checkbox"/>		
46.	Well and Pump					<input checked="" type="checkbox"/>		
47.	Wood Burning Stove					<input checked="" type="checkbox"/>		

Additional Comments

POOL WORKED AS OF LAST SUMMER USED 5 YEARS IN A ROW —
 HAD SALT WATER CHLORINATOR — HAVE NOT USED —

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		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
2. Lead Paint		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
3. Radon Gas (House)		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
4. Radon Gas (Well)		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
5. Radioactive Materials		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
6. Landfill, Mineshaft		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
7. Expansive Soil		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
8. Mold		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
9. Toxic Materials		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
10. Urea Formaldehyde Foam Insulations		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
11. Asbestos Insulation		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
12. Buried Fuel Tanks		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
13. Chemical Storage Tanks		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
14. Fire Retardant Treated Plywood		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
15. Production of Methamphetamines		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
16. Use of Methamphetamines		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	

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

Seller _____ / Seller _____

Buyer _____ / Buyer _____

Property Address _____

	MISCELLANEOUS INFORMATION	Yes	No	Do Not Know	NA	Comments
4.	Since you have owned the property, are you aware of a human death by homicide or suicide occurring on the property?			<input checked="" type="checkbox"/>		
5.	Is the water source (select one) <input checked="" type="checkbox"/> public or <input type="checkbox"/> private	<input checked="" type="checkbox"/>				If private, what is the date and result of the last water test?
6.	Is the sewer system (select one) <input type="checkbox"/> public or <input checked="" 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?	<input checked="" type="checkbox"/>				LOTS - VISIBLE
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, swing sets, storage sheds, ceiling fans, basketball hoops, mail boxes, tv mounts, speakers, etc.?			<input checked="" type="checkbox"/>		If yes, please list:
9.	Are you aware of any other material facts which have not been disclosed on this form?			<input checked="" type="checkbox"/>		If yes, please explain:

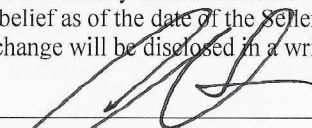
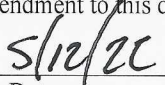
Additional Comments

HOME WAS PURCHASED IN ITS CURRENT CONDITION OUTSIDE OF ROOF DAMAGE 2022 + BROKEN WINDOWS (NO CLAIM ON WINDOWS 25K REPAIR)

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.


 Seller _____ Date 5/12/22

 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 _____

Seller _____ / Seller _____

Buyer _____ / Buyer _____

53967.02 Loc 87-09-03 ACTIVE BILLING INQ - Energy & Charge History
 HAIAR, CODY

	1	2	3	4	5	6	7
Rdg Date	7/19/22	6/19/22	5/19/22	4/20/22	3/18/22	2/18/22	1/19/22
Reading	54760	53670	52140	49780	43180	34860	26340
Batch #	T	U	V	T	X	W	U
Rdg Code	X	X	X	X	X	X	X
Min Bill Cd							
KWH	1090	1530	2360	6600	8320	8520	9560
Dem (KW)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
S/L KWH	50	50	50	50	50	50	50
KWH Chg	115.58	151.66	219.72	567.40	708.44	724.84	810.12
Dem Chg	0.00	0.00	0.00	0.00	0.00	0.00	0.00
S/L Chg	7.35	7.35	7.35	7.35	7.35	7.35	7.35
Off Peak\$	0.00	0.00	0.00	137.54-	189.28-	191.10-	225.68-
PwrCstAdj	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sales Tax	5.53	7.16	10.22	25.86	32.21	32.95	36.79
Penalty \$	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mtr Rd Chg	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Payments	128.46	166.17	237.29	463.07	558.72	574.04	628.58
Mnth Totl	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Balance	0.00	0.00	0.00	0.00	0.00	0.00	0.00

F1=LIST SCREENS F4=LAST BILL F18=GENERAL

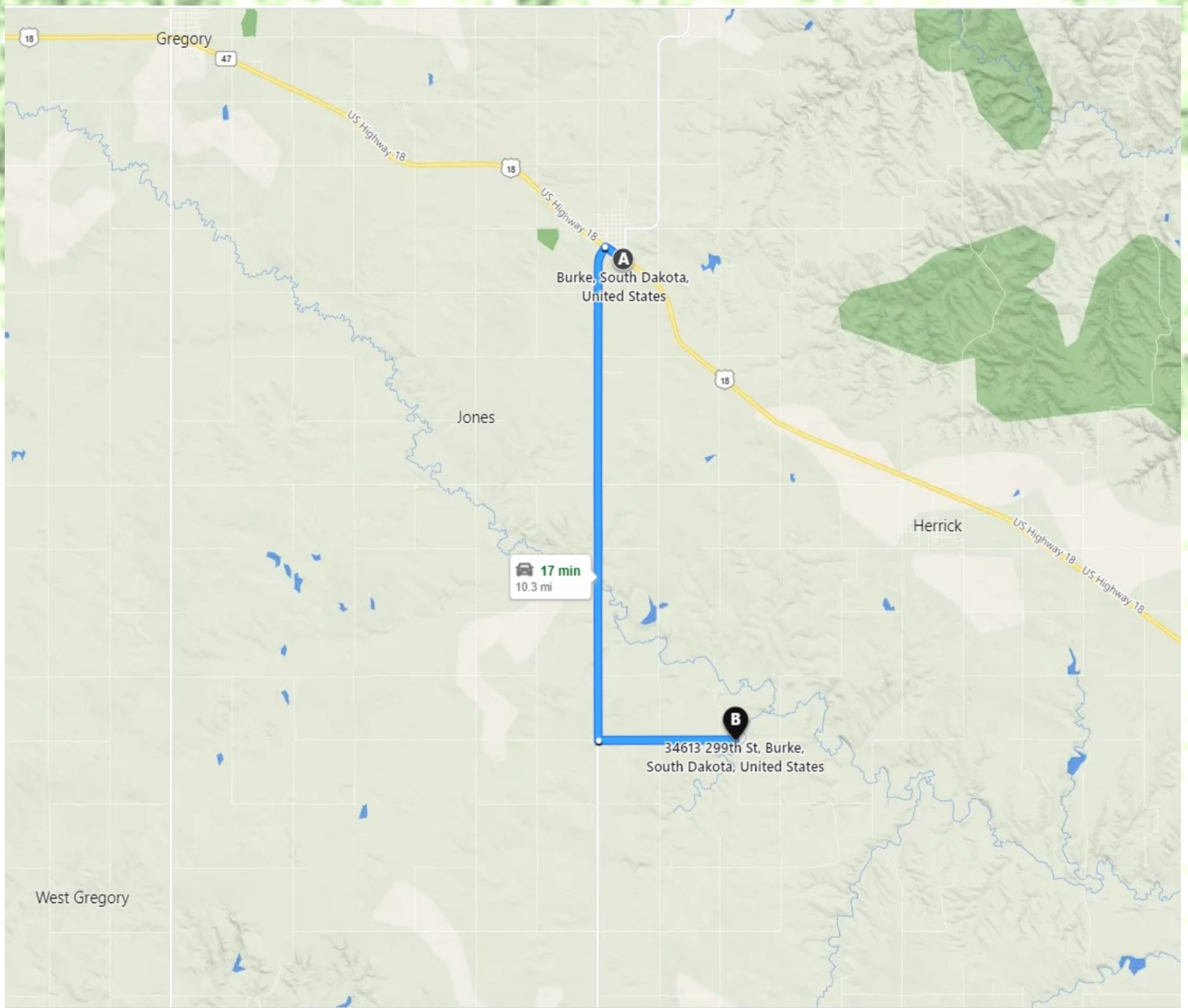
House

53967.02 Loc 87-09-03 ACTIVE BILLING INQ - Energy & Charge History
 HAIAR, CODY

	8	9	10	11	12	13	Totals
Rdg Date	12/20/21	11/19/21	10/20/21	9/20/21	8/19/21	7/19/21	
Reading	16780	10540	04850	02160	99240	94950	
Batch #	U	X	V	T	U	T	
Rdg Code	X	X	X	X	X	X	
Min Bill Cd							
KWH	6240	5690	2690	2920	4290	5010	64820
Dem (KW)	0.0	0.0	0.0	0.0	0.0	0.0	.0
S/L KWH	50	50	50	50	50	50	650
KWH Chg	537.88	492.78	246.78	265.64	377.98	437.02	5655.84
Dem Chg	0.00	0.00	0.00	0.00	0.00	0.00	.00
S/L Chg	7.35	7.35	7.35	7.35	7.35	7.35	95.55
Off Peak\$	105.56-	80.60-	8.58-	0.00	0.00	0.00	.00
PwrCstAdj	0.00	0.00	0.00	0.00	0.00	0.00	.00
Sales Tax	24.54	22.51	11.44	12.28	17.34	20.00	258.83
Penalty \$	0.00	0.00	0.00	0.00	0.00	0.00	.00
Mtr Rd Chg	0.00	0.00	0.00	0.00	0.00	0.00	.00
Other	0.00	115.88-	0.00	0.00	0.00	0.00	115.88-
Payments	348.33	442.04	256.99	285.27	402.67	464.37	4956.00
Mnth Totl	115.88	115.88-	0.00	0.00	0.00	0.00	*****
Balance	0.00	115.88-	0.00	0.00	0.00	0.00	.00

F4=LAST BILLING F18=GENERAL INFO F1=LSIT

House



From Burke, South Dakota

1. Turn south on SD-47 for 7.7 miles
2. Turn left (east) on 299th Street (gravel road)
3. Travel 2.2 miles and the parcel is on the right