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**SHIPPY  
REALTY**  
& AUCTION

MLS 605-842-3212



# HOUSE FOR SALE

**114,000**

**361 W 2<sup>nd</sup> Street  
Mission, SD**



## SPECIAL FEATURES

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



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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 Inscrt			✓		
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			<input checked="" type="checkbox"/>		
28.	Plumbing and Fixtures	<input checked="" type="checkbox"/>				
29.	Pool and Equipment			<input checked="" type="checkbox"/>		
30.	Propane Tank – Select One: Leased <input checked="" type="checkbox"/> Owned	<input checked="" type="checkbox"/>				
31.	Radon System	<input checked="" type="checkbox"/>				Installed 2016. Levels were only slightly high.
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: <input checked="" type="checkbox"/> Electric Gas					Age of System, if known: Pretty New / 5 years
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"/>		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		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
2. Lead Paint		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
3. Radon Gas (House)	Not	Sure	<input checked="" type="checkbox"/>		Tested (at-home kit) in 2016. Slightly high, so we installed the mitigation system.
4. Radon Gas (Well)				<input checked="" type="checkbox"/>	
5. Radioactive Materials				<input checked="" type="checkbox"/>	
6. Landfill, Mineshaft				<input checked="" type="checkbox"/>	
7. Expansive Soil				<input checked="" type="checkbox"/>	
8. Mold				<input checked="" type="checkbox"/>	
9. Toxic Materials				<input checked="" type="checkbox"/>	
10. Urea Formaldehyde Foam Insulations				<input checked="" type="checkbox"/>	
11. Asbestos Insulation				<input checked="" type="checkbox"/>	
12. Buried Fuel Tanks				<input checked="" type="checkbox"/>	
13. Chemical Storage Tanks				<input checked="" type="checkbox"/>	
14. Fire Retardant Treated Plywood				<input checked="" type="checkbox"/>	
15. Production of Methamphetamines		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Did at-home test in 2016. No meth.
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 Private			<input checked="" type="checkbox"/>		

Seller GM / Seller \_\_\_\_\_

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



361

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 <sup>New 2026</sup>	✓			Freezer	✓		
Wall Oven	<del>_____</del>		<del>_____</del>	Ceiling Fans #	✓		
Dishwasher	<del>_____</del>		<del>_____</del>	Propane Tank-leased/owned	✓		
Microwave			✓	Smoke/Fire alarms #	✓		
Range Hood	<del>_____</del>		<del>_____</del>	Sump Pump #	<del>_____</del>		
<sup>New 2026</sup> Range - Gas or Electric	✓			Fireplace Insert	<del>_____</del>		
Disposal		✓		Water Purifier leased/owned	<del>_____</del>		
Washer	✓			Wood Burning Stove	<del>_____</del>		
Dryer	✓			Hot Tub	<del>_____</del>		
Garage Door Opener #	<del>_____</del>		<del>_____</del>	Basketball Hoop & Backboard	<del>_____</del>		
Curtains/Drapes			✓	Pool & Equipment	<del>_____</del>		
Blinds/Shades			✓	Solar Htg Panels	<del>_____</del>		
Water Softener Leased/Owned	<del>_____</del>		<del>_____</del>	Well Pump	<del>_____</del>		
Heating System Owned or Leased	✓						
A/C System Owned or Leased	<del>_____</del>		<del>_____</del>				

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

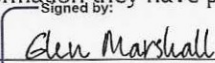
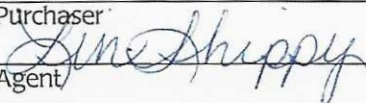
(ii) \_\_\_\_\_ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

**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	Date	Seller	Date
<hr/>		<hr/>	
Purchaser	Date	Purchaser	Date
	2/26/26		
Agent	Date	Agent	Date