

Offered at:  
**\$299,000**

**738 E 9<sup>th</sup> Street,  
Winner, SD**



# HOME FOR SALE

Well-Maintained 3-Bedroom Home on a Large Corner Lot

This 1,664 sq ft single-family home, built in 1991 with a back addition sunroom added in 1996, sits on a spacious 120' x 140' corner lot (14,000 sq ft). It features 3 bedrooms, 2 full bathrooms, and a bright sunroom. The kitchen is large with hardwood floors, a built-in china hutch, and includes all major appliances.

The primary bedroom has an en-suite bathroom, and tile floors are featured in the entry, bathrooms, and laundry. A full, unfinished basement (1,344 sq ft) offers future potential.

Enjoy outdoor living with a large backyard, sprinkler system, and garden shed. The attached 2-car garage (678 sq ft) provides plenty of space. Additional highlights include composite siding, a 2018 asphalt roof, electric forced air heat, central A/C, and included personal property like washer, dryer, and water softener.



# SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

RESIDENTIAL – SDCL 43-4-44

Seller(s) Luella Marsh

Property Address 738 E 9th St

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? 1 1992 - Additional 85-96  
 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"/>			
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?					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"/>			
11.	Does the property currently receive the owner-occupied tax reduction pursuant to SDCL 10-13-39?		<input checked="" type="checkbox"/>			

Seller [Signature] / Seller [Signature]

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			✓		<i>Stone Handle</i>
28.	Plumbing and Fixtures	✓				
29.	Pool and Equipment			✓		
30.	Propane Tank - Select One: Leased Owned			✓		
31.	Radon System			✓		

Seller *My* / 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?		<input checked="" type="checkbox"/>			
13.	Is the property leased?		<input checked="" type="checkbox"/>			
14.	If leased, does the property use comply with applicable local ordinances?				<input checked="" type="checkbox"/>	
15.	Does this property or any portion of this property receive rent?		<input checked="" type="checkbox"/>			If yes, how much \$ _____ and how often _____
16.	Do you pay any mandatory fees or special assessments to a homeowners' or condominium association?		<input checked="" type="checkbox"/>			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?		<input checked="" type="checkbox"/>			
18.	Is the property located in a flood plain?		<input checked="" type="checkbox"/>			
19.	Are federally protected wetlands located upon any part of the property?		<input checked="" type="checkbox"/>			
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?		<input checked="" type="checkbox"/>			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?		<input checked="" type="checkbox"/>			
2.	Have any water damage related repairs been made?				<input checked="" type="checkbox"/>	
3.	Are there any unrepaid water-related damages that remain?		<input checked="" type="checkbox"/>			
4.	Are you aware if drain tile is installed on the property?			<input checked="" type="checkbox"/>		
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?		<input checked="" type="checkbox"/>			
6.	Type of roof covering: <u>Asphalt</u>	<input checked="" type="checkbox"/>				
7.	Age of roof covering, if known: <u>2018</u>	<input checked="" type="checkbox"/>				<u>New 2018</u>
8.	Are you aware of any roof leakage, past or present?		<input checked="" type="checkbox"/>			
9.	Have any roof repairs been made, when and by whom?					
10.	Is there any existing unrepaid damage to the roof?		<input checked="" type="checkbox"/>			
11.	Are you aware of insulation in ceiling/attic?			<input checked="" type="checkbox"/>		
12.	Are you aware of insulation in walls?			<input checked="" type="checkbox"/>		
13.	Are you aware of insulation in the floors?			<input checked="" type="checkbox"/>		
14.	Are you aware of any pest infestation or damage, either past or present?		<input checked="" type="checkbox"/>			
15.	Are you aware of the property having been treated or repaired for any pest infestation or damage?		<input checked="" type="checkbox"/>			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?			<input checked="" type="checkbox"/>		

Seller myc / Seller \_\_\_\_\_

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



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

	SYSTEMS/UTILITIES INFORMATION	Working	Not Working	None	Not Included	Comments
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: <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

#### 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 <u>✓</u> 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 NY / 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					If private, what is the date and result of the last water test?
6.	Is the sewer system (select one) <input checked="" type="checkbox"/> public or <input type="checkbox"/> private					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"/>		
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

I did not live there and this information is to the best of my knowledge  
Neil Conrad

#### VI. ADDITIONAL COMMENTS (ATTACH ADDITIONAL PAGES IF NECESSARY)

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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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#### 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 Neil Conrad Date 7/12/25 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 MC / Seller \_\_\_\_\_

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 Working	Included Not Working	Not included		Included Working	Included Not Working	Not included
Refrigerator	✓			Freezer			
Wall Oven				Ceiling Fans #	✓		
Dishwasher	✓			Propane Tank- leased/owned			
Microwave				Smoke/Fire alarms #	✓		
Range Hood	✓			Sump Pump #	✓		
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	✓						

(27)

Comments: \_\_\_\_\_

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

738 East 9th St Winner. SD 57580

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

Seller: Neil Combs POA 4/22/25 Date: \_\_\_\_\_ Seller: \_\_\_\_\_ Date: \_\_\_\_\_

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_ Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

