

📍 834 Truman Street
Winner, SD

For Sale: 310,000

HOME FOR SALE



Home Features

This daycare features a 12' x 16' back patio, backyard privacy fence, composition siding, and a handicap-accessible ramp. Situated on a 68' x 140' (9,520 sq ft) lot with an attached garage currently used for storage.

Major updates include a propane heat pump and central air (both approximately 6 years old) and a 7-year-old asphalt shingle roof. Electric water heater.

Included personal property: refrigerator, dishwasher, electric range, wall oven, range hood, disposal, washer, dryer, small freezer, and owned propane tank.

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& AUCTION**

605-842-3212



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?					
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.	Has the property been designated as a historic property by a local governing body pursuant to SDCL 1-19B-20?		X			
21.	Is the property located within an established historic district?		X			
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?		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			
2.	Have any water damage related repairs been made?			X		
3.	Are there any unrepaired water-related damages that remain?		X			
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				Drive way
6.	Type of roof covering: <u>Asphalt</u>					
7.	Age of roof covering, if known: <u>7 yrs</u>					
8.	Are you aware of any roof leakage, past or present?		X			
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			

Seller DR / Seller CR

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?		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				
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			
20.	Have any insurance claims been made for damage to the property?		X			
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			
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

III. SYSTEMS/UTILITIES INFORMATION

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

Seller DR / Seller CR

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"/>	
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	<input checked="" type="checkbox"/>				Age of System, if known: <u>unknown</u>
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

~~NO~~ Sewerline was replaced in 2020 with schedule 40 pipe from house to main in the Alley

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"/>			
2. Lead Paint		<input checked="" type="checkbox"/>			
3. Radon Gas (House)		<input checked="" type="checkbox"/>			
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"/>			
16. Use of Methamphetamines		<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					

Seller DR / Seller CR

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 2-19-26 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	✓ <i>small</i>		
Wall Oven	✓			Ceiling Fans # <i>0</i>			✓
Dishwasher	✓			Propane Tank leased/owned	✓		
Microwave			X	Smoke/Fire alarms # <i>9</i>	✓		
Range Hood	✓			Sump Pump # <i>0</i>			✓
Range – Gas or <u>Electric</u>	✓			Fireplace Insert			✓
Disposal	✓			Water Purifier leased/owned			✓
Washer	✓			Wood Burning Stove			✓
Dryer	✓			Hot Tub			✓
Garage Door Opener # <i>1</i>	✓			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: Large freezer downstairs is negotiable
smaller upright upstairs will stay

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

834 Truman Street Winner, SD 57580

On or before _____

Seller: *[Signature]* Date: 2-19-26 Seller: *[Signature]* Date: 2-19-26

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) DRCP Purchaser has received copies of all information listed above.
- (d) DRCP 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) DRCP 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) DRCP 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>[Signature]</u> Seller	<u>2-19-2026</u> Date	<u>[Signature]</u> Seller	<u>2-20-26</u> Date
<u>[Signature]</u> Purchaser	<u>2/19/26</u> Date	<u>[Signature]</u> Purchaser	<u> </u> Date
<u>[Signature]</u> Agent	<u> </u> Date	<u>[Signature]</u> Agent	<u> </u> Date

