



OPEN HOUSE:
SATURDAY
MAY 17
11:00 TO 1:00



Saturday, May 31, 2025 at 2:00 pm (CDT)
Viewing & registration on May 31 from noon to 2:00

Brad Gran, AUCTIONEER 605-208-5671

online bidding go to: gran.auctioneersoftware.com



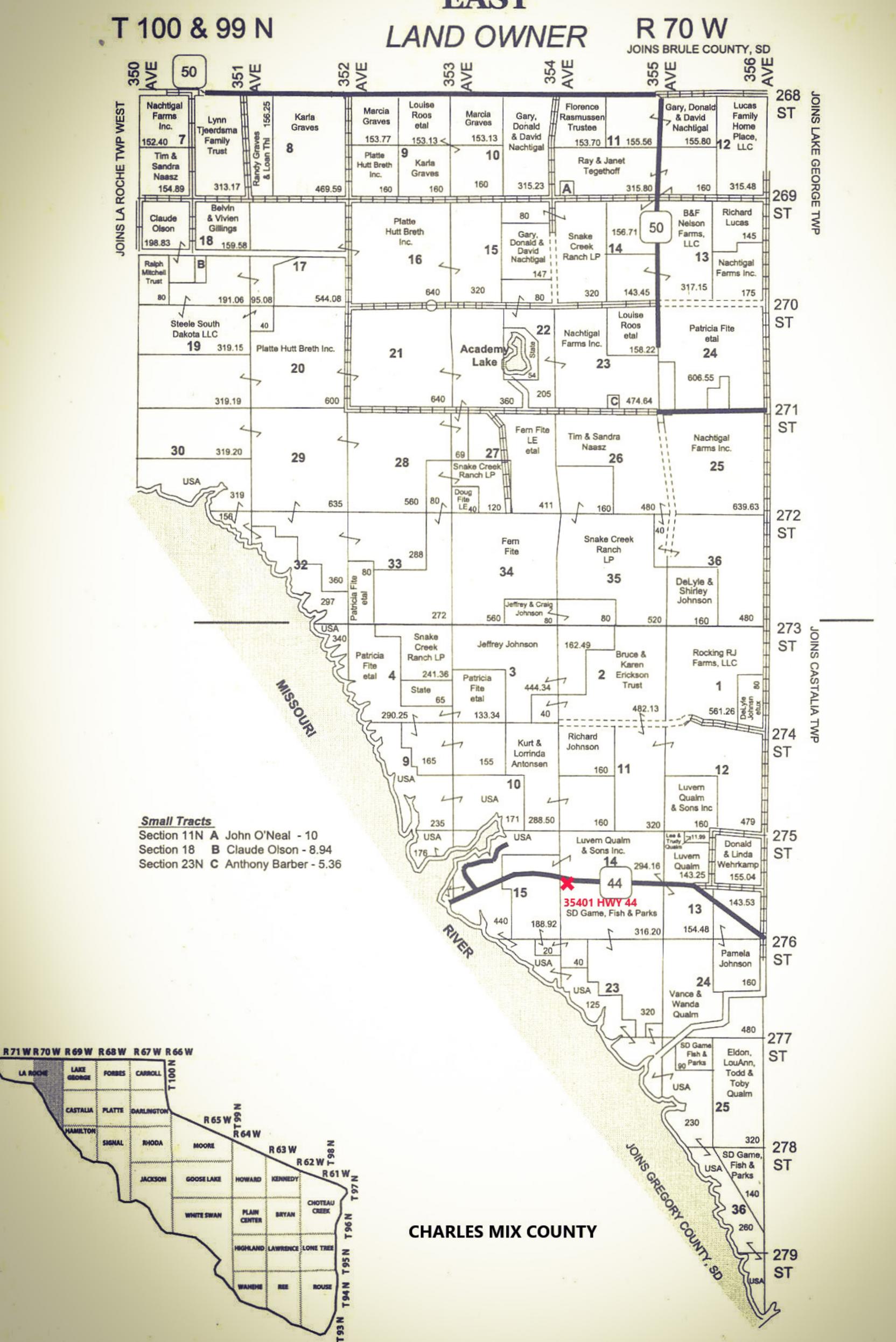
Lin Shippy 605-351-4656 Rick Shippy 605-840-2735 Steve Steinke 605-999-5559



Auction Location: 35401 US Hwy 44, Platte, SD ½ Mile East of Snake Creek Recreation Area



# LA ROCHE TWP EAST



# SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

RESIDENTIAL – SDCL 43-4-44

Selle	er(s)	Loy	GRAY	<i>!</i>						
Prop	erty Address	35	401	Hwy	4	4				
be co		real prop	perty and g	given to pote	ntial b	uyers.	This fo	rm car	or sale. This disclosure is a have important legal co	
the c	er states that the informate affixed to the formate adment to this disclosure.	. If any	material fa	act changes p	orior to	closi	ng, the	Seller seller N	's knowledge of the matt MUST disclose that chan	ers disclosed as of ge in a written
Sout	h Dakota law § 43-4-3	8. It is <b>N</b>	NOT A WA	ARRANTY o	of AN	Y KIN	ID by th	e Selle	RIBED PROPERTY in our or anyone representing FIES either party may with the control of the cont	any party in a
	er hereby authorizes an y in connection with a							provi	de a copy of this stateme	nt to any person or
	e answer to any of the rate sheet.	followin	ng requires	more space	for ex	planat	ion, ple	ase ful	ly explain in comments o	r on an attached
			I. I	LOT OR T	ITLI	EINE	FORM	ATIO	ON	
	When did you put	rchase c	or build th	e home?				10	7004	
					Mo	nth		Ye	ear	
	LOT OR TI	TLE INFO	ORMATION		Yes	No	Do Not Know	N/A	Com	ments
2.	Are there any recorded li- against the property, other					X				
3.	Are there any unrecorded against the property, othe any materials or services hundred twenty days that property under chapter 44	l liens or a er than a f been pro- a would cr 4-9?	financial ins first mortgag vided in the reate a lien a	struments ge; or have past one against the		Х				ē
4.	Are there any easements connection with the prop- easements for public wat service, telephone service drainage, and sidewalks)	erty (othe er and sev e, cable to	er than norm wer, gas and	al utility l electric		X				
5.	Are there any problems r lines/boundaries?					X				
6.	Do you have a location stopy of the recorded plat		your possess	sion or a		X			If yes, attach a copy.	
7.	Are you aware of any end from or on adjoining projoutbuildings, or other im	croachme perty (i.e.	fences, driv			X				
8.	Are you aware of any couthe use of the property in	venants o	r restrictions			X			If yes, attach a copy.	
9.	Are you aware of any cur foreclosure, zoning, build violation notices, mechar assessments, zoning char your property?	rrent or po ling code nic's liens	ending litiga or restrictiv , judgments	ntion, re covenant , special		x				
10. 11.	Is the property currently  Does the property curren					X				- 1
	reduction pursuant to SD			o roupled tax		X				
	Callan	66 10	Coller				Т	histor	/ Buyer	

35401 Hwg 44

	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?		1			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
17.	Are you aware if the property has ever had water in either the front, rear, or side yard more than forty-eight hours?		V			
18.	Is the property located in a flood plain?		•			
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
١.	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?		1			
3.	Are there any unrepaired water-related damages that remain?		1			
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			
6.	Type of roof covering: QSDhelt					
7.	Age of roof covering, if known:					20 4RS
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?		1			
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?		×			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				

	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)?		Х			
20.	Have any insurance claims been made for damage to the property?		K			
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?		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?		V			

Additional Comments		

# III. SYSTEMS/UTILITIES INFORMATION

	SYSTEMS/UTILITIES INFORMATION	Working	Not Working	None	Not Included	Comments
1.	Air conditioning System	1				Age of System, if known: 14arol
2.	Air Exchanger	V				
3.	Air Purifier			X		NONE
4.	Attic Fan			N N		
5.	Bathroom Whirlpool and Controls			X		
6.	Burglar Alarm & Security System			d		
7.	Ceiling Fan	X				
8.	Central Air - Electric	*		No.		
9.	Central Air – Water Cooled			X		V
10.	Cistern			X		
11.	Dishwasher	l k				
12.	Disposal			X		
13.	Doorbell			X		
14.	Fireplace	人				
15.	Fireplace Insert	7				
16.	Garage Door(s)			X		
17.	Garage Door Opener(s)			X		
18.	Garage Door Control(s)			X		
19.	Garage Wiring		Electric	Heat	rums	
20.	Home Heating System(s) Type:		Electric Electric	Hent	PMP	Age of System, if known:   480 015
21.	Hot Tub and Controls			X		
22.	Humidifier	×				
23.	In Floor Heat	Y	V.			
24.	Intercom			X		
25.	Light Fixtures	X				
26.	Microwave	X				
27.	Microwave Hood	X				
28.	Plumbing and Fixtures	X				
29.	Pool and Equipment			X		
30.	Propane Tank - Select One: Leased Owned			X		
31.	Radon System			メ		

es	X	99	
		X	
ect One: Leased Owned		X	
^		7	

35401 Nwy 44

	SYSTEMS/UTILITIES INFORMATION	Working	Not Working	None	Not Included	Comments
32.	Sauna			×		
33.	Septic/Leaching Field	y				
34.	Sewer Systems/Drains	X				
35.	Smart Home System			X		Smart Home System includes:
36.	Smoke/Fire Alarm			X		
37.	Solar House – Heating			0(		
38.	Sump Pump(s)			X		
39.	Switches and Outlets	×				
40.	Underground Sprinkler and Heads			1		
41.	Vent Fan - Kitchen	8				
42.	Vent Fan – Bathroom			X		
43.	Water Heater, Select One: Electric Gas	X				Age of System, if known:
44.	Water Purifier, Select One: Leased Owned			X		
45.	Water Softener, Select One: Leased Owned		The state of the s	X		
46.	Well and Pump			X		
47.	Wood Burning Stove			X		

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		X			
2. Lead Paint		×			
3. Radon Gas (House)		X			
4. Radon Gas (Well)		Х			
5. Radioactive Materials		X			
6. Landfill, Mineshaft		У			
7. Expansive Soil		X			
8. Mold		X			
9. Toxic Materials		X			
10. Urea Formaldehyde Foam Insulations		X			
11. Asbestos Insulation		X			
12. Buried Fuel Tanks		X			
13. Chemical Storage Tanks		K			
14. Fire Retardant Treated Plywood		X			
15. Production of Methamphetamines		X			
16. Use of Methamphetamines		X			

## 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					
2.	Is there a written road maintenance agreement?  If yes, attach a copy of the maintenance agreement.		Х			
3.	Has the fireplace/wood stove/chimney flue been cleaned? If yes, please provide date of service.		X			
	Seller / Seller			]	Buyer _	/ Buyer

35401 Mwy 44

	MISCELLANEOUS INFORMATION	Yes	No	Do Not Know	NA	Comments					
4.	Since you have owned the property, are you aware of a			Kilow							
	human death by homicide or suicide occurring on the property?		X								
5.	Is the water source (select one)public orprivate					If private, what is the date and result of the last water test?					
6.	Is the sewer system (select one)public or private					If private, what is the date of the last time septic tank was pumped?					
7.	Are there broken window panes or seals?		W								
			X			TC 1 1'					
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.?		×			If yes, please list:					
9.	Are you aware of any other material facts which have not been disclosed on this form?		X			If yes, please explain:					
			- A								
VI. ADDITIONAL COMMENTS (ATTACH ADDITIONAL PAGES IF NECESSARY)											
	CLO	SINC	SE	CTION							
and	e Seller hereby certifies that the information contained he belief as of the date of the Seller's signature below. If an change will be disclosed in a written amendment to this	y of th	iese co	onditions							
		,									
Sel	Koy   2My 3-29-25   Date	_	Selle	r		Date					
PR AP	E SELLER AND THE BUYER MAY WISH TO OBTA OPERTY TO OBTAIN A TRUE REPORT AS TO THE PROPRIATE PROVISIONS IN ANY CONTRACT OF YER WITH RESPECT TO SUCH PROFESSIONAL AI	CONI SALE	DITIO AS N	N OF TH EGOTIA	E PRO TED B	PERTY AND TO PROVIDE FOR ETWEEN THE SELLER AND THE					
	We acknowledge receipt of a copy of this statement on the party to this transaction makes no representations and is										
Bu	yer Date	- :	Buyer			Date					
	Seller / 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 3-39-25 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:

Not

Included

Not

Not

Included

Included

Not

Included

	Working	Working	included		Working	Working	included
Refrigerator	X			Freezer	X		
Wall Oven			X	Ceiling Fans #	×		
Dishwasher	4			Propane Tank- leased/owned			У
Microwave	X			Smoke/Fire alarms #			×
Range Hood	7			Sump Pump #			×
Range – Gas or Electric	X			Fireplace Insert	X		
Disposal			X	Water Purifier leased/owned			X
Washer	Х			Wood Burning Stove			X
Dryer			X	Hot Tub			X
Garage Door Opener #			Х	Basketball Hoop & Backboard			火
Curtains/Drapes	X			Pool & Equipment			Х
Blinds/Shades	Х			Solar Htg Panels			X
Water Softener Leased/Owned			X	Well Pump	U 17 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		X
Heating System Owned or Leased	X						
A/C System Owned or Leased	X						
Comments: This agreement is sub		Seller(s) an	d Buyer(s)				
On or before	<i>s</i>	<b>V</b>		 eller:			
Buyer:		Date:	: В	uyer:		Date:_	



pro-rated to date of closing.

**MINERAL RIGHTS:** Seller will transfer all mineral rights that they presently have in this property to the new owner(s).

ACREAGES: Acreages determined by Charles Mix Co. Assessors, FSA maps, Agri-Data maps, and BLM maps & sold by legal description only. No survey provided. If sold, interior corners are deemed reliable, however, neither Seller or Auctioneer/ Broker are making any guarantees or warranties, actual or implied, as to number of acres, or in the entire unit. No guarantee on the placement of any of the existing fences.

TITLE INSURANCE & CLOSING: Gregory County Title Company, Burke, SD at 605-775-2531 will conduct the closing. Policy available for inspection prior to the auction. Owners Title Policy & Closing Agent Fee to be split between Buyer & Seller. Lenders Policy, if needed, is to be paid at Buyer's Expense.

**1031 EXCHANGE**: Seller will cooperate to facilitate a 1031 Exchange, if needed by the buyer. Inspect property to the extent deemed necessary and rely on your own judgment when bidding. Do your own research both onsite and offsite. Descriptions & information are from sources deemed reliable; however, neither Seller, Auctioneers, nor associated persons is making any guarantees or warranties, actual or implied.

Property is sold "As-is, Where-is".

**TERMS**: All bidders must provide a Bank Pre-Approval Letter to pre-qualify to Bid on Auction Day. Successful bidder will deposit 20% nonrefundable earnest money on Auction Day with the balance due in certified funds on, or before June 30, 2025. Property Sells without Buyer Contingency. Have financial arrangements secured prior to bidding. Marketable title transferred by Deed, subject to any easements, restriction, or reservations of record. Possession: June 30, 2025.

Announcements made at Auction take precedence over any printed material or prior representations.

Auctioneers represent Sellers in transaction. Seller is not responsible for Accidents.





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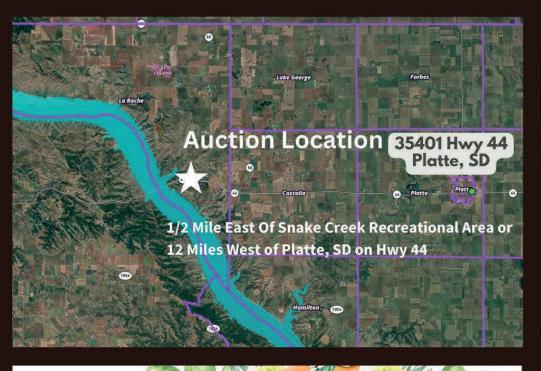


Lin Shippy 605-351-4656 Rick Shippy 605-840-2735 Steve Steinke 605-999-5559



Auction Location: 35401 US Hwy 44, Platte, SD ½ Mile East of Snake Creek Recreation Area









3.18 Acres / 4 beds + loft / 2.5 baths / 3054 sq ft

Perched above the Missouri River in the prestigious River
Hills, this handcrafted 2004 log home offers an extraordinary
blend of rustic elegance and refined comfort. Set on 3.18
peaceful acres, the property is a true sanctuary with
sweeping river views, artisan craftsmanship, and thoughtful
design throughout.

Constructed with hand-peeled logs and soaring cathedral ceilings, the home invites you into warm, open spaces anchored by a grand Black Hills stone-covered fireplace. Expansive redwood decks and oversized windows bring the beauty of nature into every room.

Main Floor - 1,647 Sq Ft

Black Hills stone fireplace in the great room

Light-filled kitchen nook overlooking the river

Powder room for guests

Spacious open loft – ideal as a home office, creative space, or reading lounge Access to sweeping redwood decks with space to entertain or unwind

Primary Suite Highlights:

Tranquil main floor primary suite with deck access

Private retreat layout with full bath

Walk-in closet and warm wood finishes throughout

A perfect blend of comfort, style, and seclusion

Lower Level - 1,407 Sq Ft

Three well-appointed guest bedrooms

Modern 1 bathroom

Expansive game/family room with walkout access

Ideal for entertaining, hosting guests, or enjoying quiet evenings

Natural light and scenic views throughout

Features

Energy-efficient electric heat pump / Central air

RV hookup water & electric

Electric water heater

Taxes: \$3569.06

Whether watching eagles soar from the deck, relaxing fireside under vaulted beams, or hosting family in the warm lower level, this residence invites you to live in nature's embrace.