

# ONSITE & ONLINE AUCTION

Log home on 3 acres with a beautiful scenic view of the Missouri River!



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](http://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



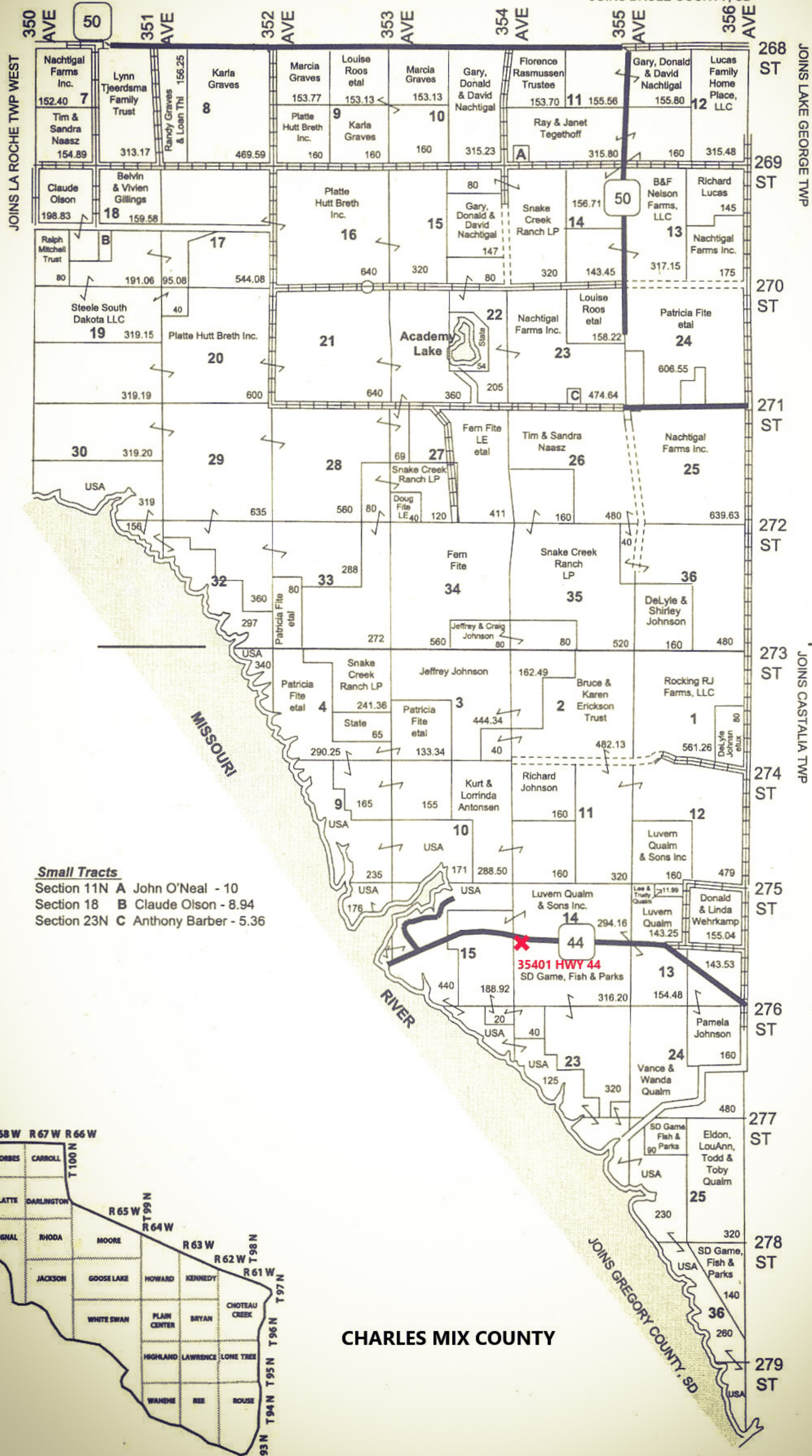
# LA ROCHE TWP EAST

T 100 & 99 N

LAND OWNER

R 70 W

JOINS BRULE COUNTY, SD





Property Address 35401 Hwy 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?		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?					
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			
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			
6.	Type of roof covering: <u>asphalt</u>					
7.	Age of roof covering, if known:					<u>20 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			
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 RG / Seller \_\_\_\_\_

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

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

35401 Hwy 44

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

Additional Comments

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

### III. SYSTEMS/UTILITIES INFORMATION

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

Seller RB / Seller \_\_\_\_\_

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

Property Address 35401 Hwy 44

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

Additional Comments

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#### 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		X			
3. Radon Gas (House)		X			
4. Radon Gas (Well)		X			
5. Radioactive Materials		X			
6. Landfill, Mineshaft		X			
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		X			
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 <u>X</u> Private _____					
2.	Is there a written road maintenance agreement? If yes, attach a copy of the maintenance agreement.		X			
3.	Has the fireplace/wood stove/chimney flue been cleaned? If yes, please provide date of service.		X			

Seller RG / 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 3-29-25 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:

	Included Working	Included Not Working	Not included		Included Working	Included Not Working	Not included
Refrigerator	X			Freezer	X		
Wall Oven			X	Ceiling Fans #	X		
Dishwasher	✓			Propane Tank-leased/owned			X
Microwave	X			Smoke/Fire alarms #			X
Range Hood	X			Sump Pump #			X
Range – Gas or <u>Electric</u>	X			Fireplace Insert	X		
Disposal			X	Water Purifier leased/owned			X
Washer	X			Wood Burning Stove			X
Dryer			X	Hot Tub			X
Garage Door Opener #			X	Basketball Hoop & Backboard			X
Curtains/Drapes	X			Pool & Equipment			X
Blinds/Shades	X			Solar Htg Panels			X
Water Softener Leased/Owned			X	Well Pump			X
<u>Heating System Owned or Leased</u>	X						
<u>A/C System Owned or Leased</u>	X						

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

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

35401 Hwy 44

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

Seller: Ray Amy Date: 3-29-25 Seller: \_\_\_\_\_ Date: \_\_\_\_\_

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



Shippy Realty & Auction 605-842-3212

Brad Gran, Auctioneer 605-208-5671

439 East 2<sup>nd</sup> Street

Winner, SD 57580

# ONSITE & ONLINE AUCTION

Log home on 3 acres with a beautiful  
scenic view of the Missouri River!



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**

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Scan to Website



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



**REAL ESTATE TAXES:** Seller pays all the 2024 Real Estate Taxes, with 2025 taxes 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.**



**Auction Location** 35401 Hwy 44  
Platte, SD

1/2 Mile East Of Snake Creek Recreational Area or  
12 Miles West of Platte, SD on Hwy 44



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.

*May* 2025

SU	MO	TU	WE	TH	FR	SA
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15 <b>Open House 11 AM to 1 PM CDT</b>	16	17 <b>X</b>
18	19	20	21	22	23	24
25	26	27	28 <b>Auction 2:00 PM CDT Registration From Noon to 2 PM CDT</b>	29	30	31 <b>X</b>