31774 279th Street, Winner, SD 12 Acres w Home Price: 595,000











HOME TYPE: Single family ranch style

LIVING AREA: 3128 sq ft, (upper: 1732, lower 1396)

LAND AREA: 12 +/- acres

YEAR BUILT: 1979

EXTERIOR: Wood siding

GARAGE: Attached 2-car garage (24' X 24')

LOWER LEVEL: Walkout finished basement with egress windows

DECK/PATIO: Back high patio

ROOF: Asphalt

INTERIOR: Kitchen updated in 2020 with granite countertops, new sink and faucet along with a new Jen-air range countertop, new oven, and led lighting. Beautiful wood interior with wood-burning fireplace, sunroom, and small loft. The lower level is an in-house unit containing 2 bedrooms, a kitchen, a family room, a bathroom, and another laundry room.

OF BEDROOMS: 4

OF BATHS: 3 (1 full and 1 being remodeled on the main) and 1 on the lower level

PERSONAL PROPERTY: Refrigerator, wall oven, counter-top range (electric), dishwasher, microwave, washer, dryer, disposal

HEATING: Cove heat, baseboard in the lower level, wood-burning fireplace

COOLING: Splitter for cool air in loft, 7 ceiling fans

WATER HEATER: Electric

SYSTEMS: 220

LEGAL: BROZIK'S OUTLOT A & B & J OF BROZIK'S OUTLOTS LOCATED IN THE NE 34-99-76 HOUSE: 31774 279TH ST

LOCATION: 1/2 mile southeast of Winner on Hwy 18

TAXES: \$1032.60 (2021)

OTHER BUILDINGS: Morton building (54' X 30'), storage shed (16' X 20')

SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

	RESIDEN	ΓIAL	– SD	CL 43-	4-44	
Selle	er(s) Larry & Kim Nordsiden					
Prop	perty Address 31774 279th St Winner, SD 5	7580				
be c	Disclosure Statement concerns the real property iden ompleted by sellers of real property and given to pote ot understand this form, you should seek advice from	ntial b	uyers.	This fo	rm can	or sale. This disclosure is required by law to have important legal consequences. If you
the o	er states that the information contained in this discloss date affixed to the form. If any material fact changes p ndment to this disclosure statement and give the same	orior to	closi	ng, the s	Seller seller N	's knowledge of the matters disclosed as of AUST disclose that change in a written
Sou	s statement is a DISCLOSURE OF THE CONDITION th Dakota law § 43-4-38. It is NOT A WARRANTY of saction. It is NOT A SUBSTITUTE FOR ANY INSP	of AN	Y KIN	ID by th	e Selle	er or anyone representing any party in a
Sell enti	er hereby authorizes any agent representing any party ty in connection with any actual or anticipated sale of	in this	trans	.		
	e answer to any of the following requires more space trate sheet.	for ex	planat	ion, ple	ase ful	ly explain in comments or on an attached
	I. LOT OR T 1. When did you purchase or build the home?			FORM	ATIC	ly explain in comments or on an attached N Spring - 1979 - Began Build 178 - Land ear
	LOT OR TITLE INFORMATION	Yes	No	Do Not Know	N/A	Comments
2.	Are there any recorded liens or financial instruments		X	Know		
3.	against the property, other than a first mortgage? 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?		X			
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)?		×			
5.	Are there any problems related to establishing the lot lines/boundaries?		X			
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)?	X				Fences
8.	Are you aware of any covenants or restrictions affecting the use of the property in accordance with local law?		X			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		1			

your property?

Is the property currently occupied by the owner?

Does the property currently receive the owner-occupied tax reduction pursuant to SDCL 10-13-39?

Seller // Seller // Seller // Buyer //

Property	Addrago
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?		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?		*			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?		X			
18.	Is the property located in a flood plain?		X			
19.	Are federally protected wetlands located upon any part of the property?					
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)

Iditional Comments			

II. STRUCTURAL INFORMATION

Are you aware of any water penetration in the walls, windows, doors, basement, or crawl space? Have any water damage related repairs been made? Are there any unrepaired water-related damages that remain? Are you aware if drain tile is installed on the property? Are you aware of any interior cracked walls, ceilings or		XXX			
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remain? Are you aware if drain tile is installed on the property? Are you aware of any interior cracked walls, ceilings or		7			
Are you aware of any interior cracked walls, ceilings or		10			
Are you aware of any interior cracked walls, ceilings or		X			
floors, or cracks or defects in exterior driveways, sidewalks, patios, or other hard surface areas?	×	,			
Type of roof covering: 5 hingles	X				
Age of roof covering, if known:					1998?
Are you aware of any roof leakage, past or present?		X			
Have any roof repairs been made, when and by whom?				X	
Is there any existing unrepaired damage to the roof?	蒼	X		,	
Are you aware of insulation in ceiling/attic?	X				
	X.				
Are you aware of insulation in the floors?	X				
Are you aware of any pest infestation or damage, either past or present?		X			
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?
Are you aware of any work upon the property which required a building, plumbing, electrical, or any other permit?		X			
	Are you aware of insulation in the floors? Are you aware of any pest infestation or damage, either past or present? Are you aware of insulation in the floors? Are you aware of the property having been treated or repaired for any pest infestation or damage? Are you aware of any work upon the property which required a building, plumbing, electrical, or any other	Are you aware of insulation in the floors? Are you aware of any pest infestation or damage, either past or present? Are you aware of any pest infestation or damage? Are you aware of any pest infestation or damage? Are you aware of insulation in the property which required a building, plumbing, electrical, or any other	Are you aware of insulation in the floors? Are you aware of any pest infestation or damage, either past or present? Are you aware of any pest infestation or damage? Are you aware of any pest infestation or damage? Are you aware of any pest infestation or damage? Are you aware of the property having been treated or repaired for any pest infestation or damage? Are you aware of any work upon the property which required a building, plumbing, electrical, or any other	Are you aware of insulation in the floors? Are you aware of any pest infestation or damage, either past or present? Are you aware of any pest infestation or damage? Are you aware of any pest infestation or damage? Are you aware of any pest infestation or damage? Are you aware of any pest infestation or damage? Are you aware of any you work upon the property which required a building, plumbing, electrical, or any other	Are you aware of insulation in the floors? Are you aware of any pest infestation or damage, either past or present? Are you aware of any pest infestation or damage? Are you aware of any pest infestation or damage? Are you aware of any pest infestation or damage? Are you aware of any pest infestation or damage? Are you aware of any work upon the property which required a building, plumbing, electrical, or any other

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Property	Address				

	SYSTEMS/UTILITIES INFORMATION	Working	Not Working	None	Not Included	Comments
32.	Sauna				7	
33.	Septic/Leaching Field	X	NIMOLES CR			
34.	Sewer Systems/Drains	X				
35.	Smart Home System				×	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	×				
42.	Vent Fan – Bathroom	久				V-1000000
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				×	
46.	Well and Pump				X	
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 P	erformed	Comments
	Yes	No	Yes	No	
1. Methane Gas		X		X	
2. Lead Paint		X		X	
3. Radon Gas (House)		×	1	\times	
4. Radon Gas (Well)		X		X	
5. Radioactive Materials		X		X	
6. Landfill, Mineshaft		X		X	
7. Expansive Soil		X		X	
8. Mold		X	F_F	X	
9. Toxic Materials		X		X.	
10. Urea Formaldehyde Foam Insulations		X		Z.	
11. Asbestos Insulation		V		X	
12. Buried Fuel Tanks		V		X	
13. Chemical Storage Tanks		X		X	
14. Fire Retardant Treated Plywood		X		×	
15. Production of Methamphetamines		X		X	
16. Use of Methamphetamines		V		×	

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	X				
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				2020

Seller // Seller // Buyer ____/ Buyer ____/

Property Address	
Property Address	

	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?	N				
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				72.
21.	Was an insurance payment received for damage to the property?	X				
22.	Has the damage to the property been repaired?	1				
23.	Are there any unrepaired damages to the property from the insurance claim?		7	4		
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:
2.	Air Exchanger				X	
3.	Air Purifier				×	
4.	Attic Fan				X	
5.	Bathroom Whirlpool and Controls				X	
5.	Burglar Alarm & Security System				X	
7.	Ceiling Fan	X				
8.	Central Air - Electric	/ \			×	
9.	Central Air – Water Cooled				X	
10.	Cistern	多			X	20034-03603-03404
11.	Dishwasher	X				
12.	Disposal	X	_ 1 _ 7 1			
13.	Doorbell	X				*
14.	Fireplace	X				
15.	Fireplace Insert	X				
16.	Garage Door(s)	1				
17.	Garage Door Opener(s)	X				
18.	Garage Door Control(s)	7				
19.	Garage Wiring	X				
20.	Home Heating System(s) Type: & lectric	X				Age of System, if known:
21.	Hot Tub and Controls				X	
22.	Humidifier				X	
23.	In Floor Heat				×	
24.	Intercom				入	
25.	Light Fixtures	×				
26.	Microwave	X				
27.	Microwave Hood	V			X	
28.	Plumbing and Fixtures	1 1				
29.	Pool and Equipment	1			X	
30.	Propane Tank – Select One: Leased Owned				X	
31.	Radon System /				X	

Seller // Seller

Buyer _____/ Buyer _____

	MISCELLANEOUS INFORMATION	Yes	No	Do Not Know	NA	Comments
	Since you have owned the property, are you aware of a human death by homicide or suicide occurring on the	iau	X	Kilow		
	property? Is the water source (select one) public or private	X	/~			If private, what is the date and result of the last water test?
	Is the sewer system (select one)public orprivate					If private, what is the date of the last time sept tank was pumped? 2019 - (Apri
ò	Are there broken window panes or seals?		X			
ò	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.?	X				If yes, please list: 2 Swings, gate-metal Baths
,	Are you aware of any other material facts which have not been disclosed on this form?		1			If yes, please explain:
	tained glass in laft VI. ADDITIONAL COMMENTS (AT					
	VI. ADDITIONAL COMMENTS (AT	TAC	CH Al			
Th	VI. ADDITIONAL COMMENTS (AT	OSINC erein is ny of the	G SEC	ODITION and correct onditions	DNAL	PAGES IF NECESSARY)
- h	CLO e Seller hereby certifies that the information contained hed belief as of the date of the Seller's signature below. If an	OSINC erein is ny of the	G SEC	ODITION and correct onditions	DNAL	PAGES IF NECESSARY)
The see of	CLO e Seller hereby certifies that the information contained hed belief as of the date of the Seller's signature below. If an	OSINC erein is ny of the disclose AIN PR	SELECTION SELLECTION OF AS N	CTION and correct onditions attement. SIONAL IN OF THE EGOTIA	t to the change ADVI E PROTED B	PAGES IF NECESSARY) best of the Seller's information, knowledge before conveyance of title to this property Local Loca

 Date
 Buyer
 Date

 Seller _____/ Seller ______/ Buyer ______/ Buyer ______

Buyer

Bill of Sale/Personal Property Agreement

	Included	Included Not	Not		Included	Included Not	Not
	Working	Working	included		Working	Working	included
Refrigerator	7			Freezer	a.t		
Wall Oven	X			Ceiling Fans #			
Dishwasher	X			Propane Tank- leased/owned			X
	X			Smoke/Fire	1		
Microwave	V .			alarms # Sump Pump #	Α,		X
Range Hood				Sump Fump #	2/		
Range – Gas or Electric	X			Fireplace Insert	χ		
Disposal	X			Water Purifier leased/owned			X
	×			Wood Burning			4
Washer -	1			Stove			1
Dryer				Hot Tub Basketball Hoop	umst'		
Garage Door Opener#	X			& Backboard	*		
Curtains/Drapes	X			Pool & Equipment			X
Blinds/Shades	X			Solar Htg Panels			X
Water Softener Leased/Owned			X	Well Pump			人
Heating System Owned or Leased	X						
A/C System Owned or Leased	X						
Comments:							
his agreement is sub	ject to the	Seller(s) ar	nd Buyer(s)	closing the sale of	Seller(s) Pr	operty loca	ated at:
31774 279th ST	Winner,	SD 5758	0				
On or before							
,				eller:	, 1		

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Utilities Douse 021 REC 0 249.05 40 287.98 23 206.40 82 187.98 161.88 127.60 140,46 179-02 138,74 102-70 177.31 169.58 2128,70

UH Douse 2021 RE HZU 249. 44.40 287. 51.23 206. 46.82 187 161 42.41 12 46.82 14 51,23 84.38 68,23 92.14 60,15 42.211 746 82(2) 608.81 677.04

