

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')



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?		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?					
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>Shingles</u>	X				
7.	Age of roof covering, if known:					1998?
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	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 [Signature] / Seller [Signature]

Buyer _____ / Buyer _____

Property Address _____

	SYSTEMS/UTILITIES INFORMATION	Working	Not Working	None	Not Included	Comments
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: <u>Electric</u> Gas	<input checked="" type="checkbox"/>				Age of System, if known:
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

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"/>		<input checked="" type="checkbox"/>	
2. Lead Paint		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
3. Radon Gas (House)		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
4. Radon Gas (Well)		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
5. Radioactive Materials		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
6. Landfill, Mineshaft		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
7. Expansive Soil		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
8. Mold		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
9. Toxic Materials		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
10. Urea Formaldehyde Foam Insulations		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
11. Asbestos Insulation		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
12. Buried Fuel Tanks		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
13. Chemical Storage Tanks		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
14. Fire Retardant Treated Plywood		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
15. Production of Methamphetamines		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
16. Use of Methamphetamines		<input checked="" type="checkbox"/>		<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 _____	<input checked="" type="checkbox"/>				
2.	Is there a written road maintenance agreement? If yes, attach a copy of the maintenance agreement.		<input checked="" type="checkbox"/>			
3.	Has the fireplace/wood stove/chimney flue been cleaned? If yes, please provide date of service.	<input checked="" type="checkbox"/>				2020

Seller JM / Seller KN

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?		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	X				Age of System, if known:
2.	Air Exchanger				X	
3.	Air Purifier				X	
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			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	X				
20.	Home Heating System(s) Type: <u>Electric</u>	X				Age of System, if known:
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 296 / Seller KA

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				Included		
	Included Working	Not Working	Not included		Included Working	Not Working	Not included
Refrigerator	X			Freezer			X
Wall Oven	X			Ceiling Fans # ⁷	X		
Dishwasher	X			Propane Tank-leased/owned			X
Microwave	X			Smoke/Fire alarms #	X		
Range Hood	X			Sump Pump #			X
Range – Gas or Electric	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
Heating System Owned or Leased	X						
A/C System Owned or Leased	X						

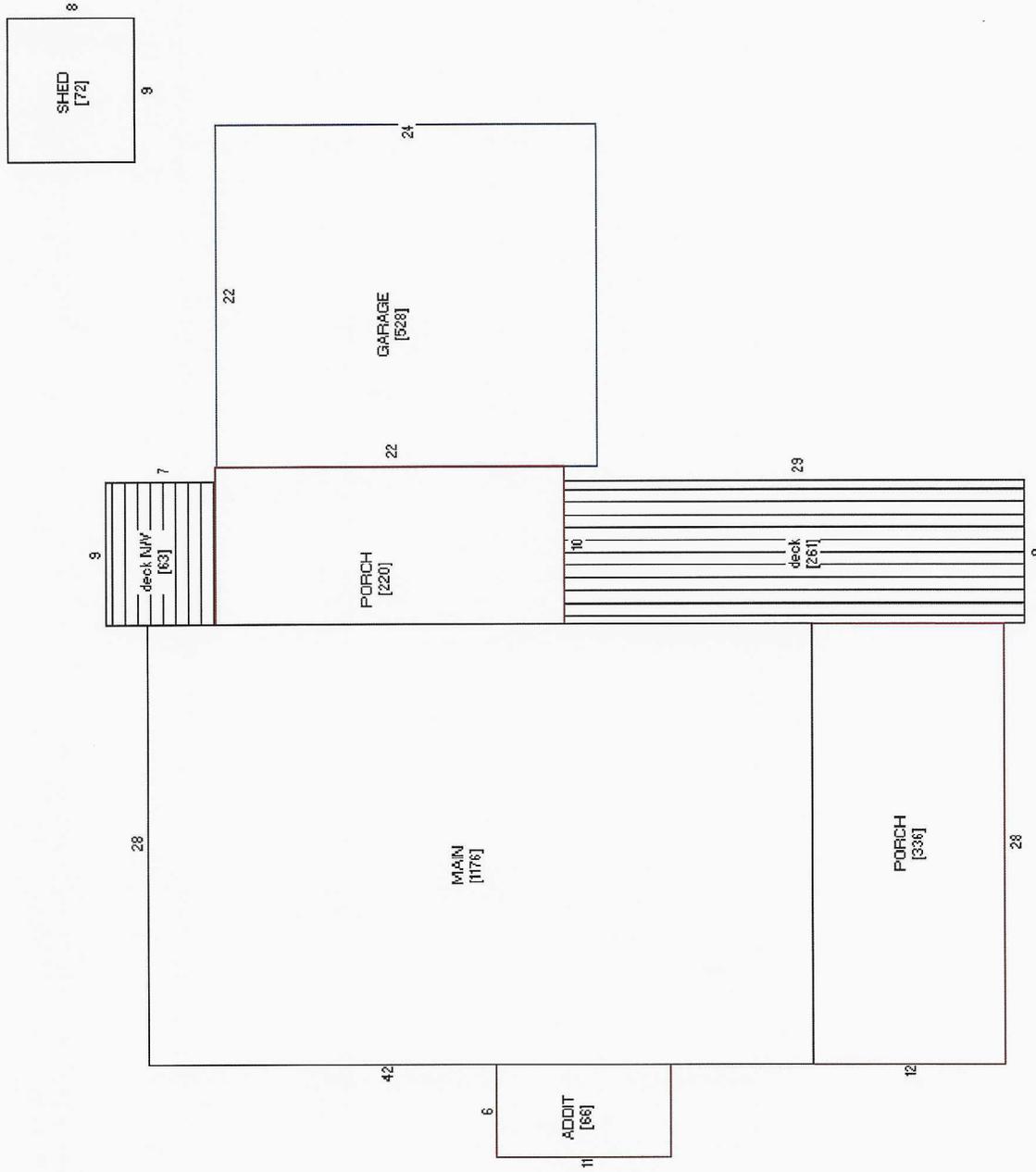
Comments: _____

This agreement is subject to the Seller(s) and Buyer(s) closing the sale of Seller(s) Property located at:
31774 279th ST Winner, SD 57580

On or before _____

Seller: Kim Nordmark Date: 10/3/22 Seller: [Signature] Date: 10/3/22

Buyer: _____ Date: _____ Buyer: _____ Date: _____



House Utilities

021

REC

0

40

249.05

23

287.98

82

206.40

11

187.98

2

161.88

127.60

140.46

179.02

138.74

102.70

177.31

169.58

2128.70

2021

House

UTR

H2O

RE

44.40

249.

51.23

287.

46.82

206.

42.41

187.

46.82

161

51.23

127

84.38

140

68.23

92.14

17

60.15

1

42.211

2

46.82 (2)

608.81

+ 68.23

677.04

	A	B	C
10	Real Estate Taxes	\$1,050.94	
11	Water	\$ 677.04	
12	Electricity	\$2,128.70	

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