

# SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

(This disclosure shall be completed by the seller. This is a disclosure required by law. If you do not understand this form, seek legal advice.)

Seller Myles AND VALARY TIESZEN Property Address 29901 439<sup>th</sup> AVE UTICA SD

This Disclosure Statement concerns the real property identified above situated in the City of UTICA  
County of YANKTON, State of South Dakota.

THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH § 43-4-38. IT IS NOT A WARRANTY OF ANY KIND BY THE SELLER OR ANY AGENT REPRESENTING ANY PARTY IN THIS TRANSACTION AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PARTIES MAY WISH TO OBTAIN.

Seller hereby authorizes any agent representing any party in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property.

IF ANY MATERIAL FACT CHANGES BEFORE CONVEYANCE OF TITLE TO THIS PROPERTY, THE SELLER MUST DISCLOSE SUCH MATERIAL FACT WITH A WRITTEN AMENDMENT TO THIS DISCLOSURE STATEMENT.

## I. LOT OR TITLE INFORMATION

1. When did you purchase or build the home? 2000

*If the answer is yes to any of the following, please explain under additional comments or on an attached separate sheet.*

2. Were there any title problems when you purchased the property? Yes \_\_\_ No

3. Are there any recorded liens or financial instruments against the property, other than a first mortgage?  
Yes  No \_\_\_

4. 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? Yes \_\_\_ No  Unknown \_\_\_

5. 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)? Yes  No \_\_\_ Unknown \_\_\_

6. Are there any problems related to establishing the lot lines/boundaries? Yes \_\_\_ No \_\_\_ Unknown \_\_\_

7. Do you have a location survey in your possession or a copy of the recorded plat? If yes, attach a copy.  
Yes \_\_\_ No \_\_\_ Unknown

8. Are you aware of any encroachments or shared features, from or on adjoining property (i.e. fences, driveway, sheds, outbuildings, or other improvements)? Yes  No \_\_\_

9. Are you aware of any covenants or restrictions affecting the use of the property in accordance with local law? If yes, attach a copy of the covenants and restrictions. Yes \_\_\_ No

10. Are you aware of any current or pending litigation, foreclosure, zoning, building code or restrictive covenant violation notices, mechanic's liens, judgments, special assessments, zoning changes, or changes that could affect your property?  
Yes \_\_\_ No

11. Is the property currently occupied by the owner? Yes  No \_\_\_

12. Does the property currently receive the owner occupied tax reduction pursuant to SDCL 10-13-39? Yes \_\_\_ No

13. Is the property currently part of a property tax freeze for any reason? Yes \_\_\_ No  Unknown \_\_\_

14. Is the property leased? Yes \_\_\_ No

15. If leased, does the property use comply with local zoning laws? Yes \_\_\_ No \_\_\_

16. Does this property or any portion of this property receive rent? Yes \_\_\_ No   
If yes, how much \$ \_\_\_ and how often \_\_\_?



17. Do you pay any mandatory fees or special assessments to a homeowners' or condominium association?

Yes \_\_\_ No

If yes, what are the fees or assessments? \$ \_\_\_ per \_\_\_ (i.e. annually, semi-annually, monthly)

Payable to whom: \_\_\_\_\_ For what purpose? \_\_\_\_\_

18. Are you aware if the property has ever had standing water in either the front, rear, or side yard more than forty-eight hours after heavy rain? Yes \_\_\_ No

19. Is the property located in or near a flood plain? Yes  No \_\_\_ Unknown \_\_\_ **RIVERBOTTOM LAND IN JAMES FLOOD PLAIN**

20. Are wetlands located upon any part of the property? Yes \_\_\_ No  Unknown \_\_\_

21. 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?

Yes \_\_\_ No  Unknown \_\_\_

If yes, what are the fees or charges? \$ \_\_\_\_\_ per \_\_\_\_\_ (i.e. annually, semi-annually, monthly)

## II. STRUCTURAL INFORMATION

*If the answer is yes to any of the following, please explain under additional comments or on an attached separate sheet.*

1. Are you aware of any water penetration problems in the walls, windows, doors, basement, or crawl space?

Yes \_\_\_ No

2. What water damage related repairs, if any, have been made? NONE

If any, when? \_\_\_\_\_

3. Are you aware if drain tile is installed on the property? Yes  No \_\_\_

4. Are you aware of any interior cracked walls or floors, or cracks or defects in exterior driveways, sidewalks, patios, or other hard surface areas? Yes  No \_\_\_

What related repairs, if any, have been made? CRACKS IN DRIVEWAY TO GARAGE

5. Are you aware of any roof leakage, past or present? Yes \_\_\_ No

Type of roof covering: METAL Age: 9 YEARS

What roof repairs, if any, have been made, when and by whom? \_\_\_\_\_

ORIGINAL METAL ROOF REPLACED FOLLOWING PAINT FAILURE (WARRANTY WORK)

Describe any existing unrepaired damage to the roof: NONE

6. Are you aware of insulation in:  
the ceiling/attic? Yes  No \_\_\_ the walls? Yes  No \_\_\_ the floors? Yes  No \_\_\_

7. Are you aware of any pest infestation or damage, either past or present? Yes \_\_\_ No

8. Are you aware of the property having been treated for any pest infestation or damage?

Yes \_\_\_ No  If yes, who treated it and when? \_\_\_\_\_

9. Are you aware of any work upon the property which required a building, plumbing, electrical, or any other permit?

Yes  No \_\_\_ If yes, describe the work: ELECTRICAL

Was a permit obtained? Yes  No \_\_\_ Was the work approved by an inspector? Yes  No \_\_\_

10. Are you aware of any past or present damage to the property (i.e. fire, smoke, wind, floods, hail, or snow)?

Yes \_\_\_ No  If yes, describe \_\_\_\_\_

Have any insurance claims been made? Yes  No \_\_\_ Unknown \_\_\_

Was an insurance payment received? Yes  No \_\_\_ Unknown \_\_\_

Has the damage been repaired? Yes  No \_\_\_ If yes, describe in detail: GREAT ROOM PATIO DOOR

DAMAGED IN STORM WITH WATER TO WOOD FLOOR. BATH REPLACED.

11. Are you aware of any problems with sewer blockage or backup, past or present? Yes \_\_\_ No

12. 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? Yes \_\_\_ No  If yes, describe in detail:

\_\_\_\_\_



V. MISCELLANEOUS INFORMATION

- 1. Is the street or road located at the end of the driveway to the property public or private? Public [checked] Private
2. Is there a written road maintenance agreement? Yes \_\_\_ No [checked]
3. When was the fireplace/wood stove/chimney flue last cleaned? NOT - RARELY USED IN 20 YRS
4. Within the previous twelve months prior to signing this document, are you aware of any of the following occurring on the subject property?
a. A human death by homicide or suicide? Yes \_\_\_ No [checked]
b. Other felony committed against the property or a person on the property? Yes \_\_\_ No [checked]
5. Is the water source (select one) \_\_\_ public or [checked] private?
6. If private, what is the date and result of the last water test? > 10 yrs, results satisfactory
7. Is the sewer system (select one) \_\_\_ public or [checked] private?
8. If private, what is the date of the last time the septic tank was pumped? July 2023
9. Are there broken window panes or seals? Yes \_\_\_ No [checked]
10. Are there any items attached to the property that will not be left, such as: towel bars, mirrors, swag lamps and hooks, curtain rods, window coverings, light fixtures, clothes lines, swing sets, storage sheds, ceiling fans, basketball hoops, mail boxes, etc. Yes \_\_\_ No [checked]
11. Are you aware of any other material facts or problems that have not been disclosed on this form? Yes \_\_\_ No [checked]

VI. ADDITIONAL COMMENTS (ATTACH ADDITIONAL PAGES IF NECESSARY)

Master Bedroom Bay Window closes with some difficulty

CLOSING SECTION

The Seller hereby certifies that the information contained herein is true and correct to the best of the Seller's information, knowledge, and belief as of the date of the Seller's signature below. If any of these conditions change before conveyance of title to this property, the change will be disclosed in a written amendment to this disclosure statement.

Seller [Signature] 11/21/2023 Seller [Signature] 11/21/23

THE SELLER AND THE BUYER MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND INSPECTIONS OF THE PROPERTY TO OBTAIN A TRUE REPORT AS TO THE CONDITION OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN ANY CONTRACT OF SALE AS NEGOTIATED BETWEEN THE SELLER AND THE BUYER WITH RESPECT TO SUCH PROFESSIONAL ADVICE AND INSPECTIONS.

I/We acknowledge receipt of a copy of this statement on the date appearing beside my/our signature(s) below. Any agent representing any party to this transaction makes no representations and is not responsible for any conditions existing in the property.

Buyer Date Buyer Date



### III. SYSTEMS/UTILITIES INFORMATION

	None/Not Included	Working	Not Working
1. 220 Volt Service		✓	
2. Air Exchanger		✓ (lower unit)	✓ (upper, upper unit)
3. Air Purifier	✓		
4. Attic Fan	✓		
5. Burglar Alarm & Security System	✓		
6. Ceiling Fan		✓	
7. Central Air – Electric		✓	
8. Central Air – Water Cooled	✓		
9. Cistern	✓		
10. Dishwasher		✓	
11. Disposal		✓	
12. Doorbell		✓	
13. Fireplace		✓	
14. Fireplace Insert		✓	
15. Garage Door/Opener Control(s)		✓	
16. Garage Wiring		✓	
17. Heating System		✓	
18. Hot Tub, Whirlpool, and Controls		✓	
19. Humidifier		✓	
20. Intercom	✓		
21. Light Fixtures		✓	
22. Microwave/Hood		✓	
23. Plumbing and Fixtures		✓	
24. Pool and Equipment	✓		
25. Propane Tank		✓	
26. Radon System	✓		
27. Sauna	✓		
28. Septic/Leaching Field		✓	
29. Sewer Systems/Drains		✓	
30. Smoke/Fire Alarm		✓	
31. Solar House – Heating	✓		
32. Sump Pump(s)	✓		
33. Switches and Outlets		✓	
34. Underground Sprinkler and Heads		✓	
35. Vent Fan		✓	
36. Water Heater – Electric or Gas		✓	
37. Water Purifier		✓	
38. Water Softener – Leased or Owned		✓	
39. Well and Pump		✓	
40. Wood Burning Stove		✓	

### IV. HAZARDOUS CONDITIONS

**Are you aware of any existing hazardous conditions of the property and are you aware of any tests having been performed?**

	Existing Conditions		Tests Performed	
	Yes	No	Yes	No
1. Methane Gas		✓		✓
2. Lead Paint		✓		✓
3. Radon Gas (House)		✓		✓
4. Radon Gas (Well)		✓		✓
5. Radioactive Materials		✓		✓
6. Landfill, Mineshaft		✓		✓
7. Expansive Soil		✓		✓
8. Mold		✓		✓
9. Toxic Materials		✓		✓
10. Urea Formaldehyde Foam Insulations		✓		✓
11. Asbestos Insulation		✓		✓
12. Buried Fuel Tanks		✓		✓
13. Chemical Storage Tanks		✓		✓
14. Fire Retardant Treated Plywood		✓		✓
15. Production of Methamphetamines		✓		✓

**If the answer is yes to any of the questions above, please explain in additional comments or on an attached separate sheet.**





WHITETAIL PROPERTIES REAL ESTATE  
HUNTING | RANCH | FARM | TIMBER

VALARY 605-661-7147

Client Name	MYLES & VALARY TIESZEN	Phone	MYLES - 605 661 1054
Address	29901 439th AVE UTICA, SD 57067	Email	valary_t@outlook.com
		Expectations	valary_t@gmail.com W.H.Z.M.
Acres	180		

siding  
LOG  
  
METAL

Rural Home/Cabin		Tillable		Pasture	
Year Built	2000	LLC Docs		LLC Docs	
Sq. Ft.	8320	Wet. Det.		Stocking Rate	
Bed/Bath	8 / 7.5	Rent Contract		Fences	
Garage	3	Rent \$		Water	
Sewer Type	SEPTIC	Sept 1 Notice		Soils	
Septic Loc.	NORTH/N.E.	156EZ		FSA Release	
Last Pumped	JULY 2023	FSA Maps		Access	
Electric Co.	B-Y RURAL COOP	Soil Map		Weed Control	
Electric \$		FSA Release		Fertilizer	
HVAC Type	GROUND SOURCE 5T/4T	Fences		Rent Contract	
Water Source	well	Irrigation		Rent \$	
Water \$	NA	Drain Tile		Sept 1 Notice	
HOA \$	NA	Dams		Gov Programs	
Discl. Form		Waterways		Vacant Land	
Lead Paint	Ø	Terraces		Survey	
Taxes	8182	Access		Noxious Weed	
Rent Con.		APH Yield			
Buildings		Grain Storage		CRP/WRP	
Income		Sheds		LLC Docs	
Road		Fertilizer Data		Trail Cam Pics	
Survey		Gov. Pro. Elig.		Harvest Pics	
		Vacant Land		Soils	
Recreational		Survey		Timber	
LLC Docs		Noxious Weed		Food Plots	
Trail Cam Pics				FSA Release	
Harvest Pics				Contracts	
Soils				Payments	
Timber				Lease	
Food Plots				Buildable?	
Management				Cabin	
Lease				Vacant Land	
Buildable?		Recreational Continued		Survey	
Cabin		Survey		Noxious Weed	
Vacant Land		Noxious Weed			

Brett Kleinschmit – Southeast South Dakota Land Specialist  
605-660-6566 – brett.kleinschmit@whitetailproperties.com