

## SELLER'S LAND DISCLOSURE

This statement is a disclosure of the condition of the real property described below made to the best of seller's knowledge on the date on which this statement is signed. This statement is NOT a warranty of any kind by the seller or any agent representing a principal in the transaction and should NOT be accepted as a substitute for any inspection or warranty that the purchaser may wish to obtain. Any agent representing a principal in the transaction may provide a copy of this statement to any other person in connection with any actual or possible sale of the real property. The information provided in this statement is the representation of the seller and NOT the representation of any agent and is NOT intended to be part of any contract between buyer and seller.

Name of Seller(s): Jeffrey Soncrant

Property Address: 10447 200th Avenue, Lemmon, SD 57638

Legal Description: E1/2 of Sec 9, T22N, R17E of the Black Hills Meridian, Perkins

Legal Description: \_\_\_\_\_

Legal Description: \_\_\_\_\_

Year Purchased: Aug 2023 Annual Taxes: \$2,368.42

Property Currently Zoned: \_\_\_\_\_

### Description of Property (list approximate acres in each category):

Irrigated Tillable: \_\_\_\_\_ Pasture: \_\_\_\_\_ Other: \_\_\_\_\_

Non-Irrigated Tillable: \_\_\_\_\_ Lake/Pond: \_\_\_\_\_

Timer/Creek: \_\_\_\_\_ Home Site: \_\_\_\_\_

« Please Check "Yes," "No" or "Unknown" for each question »

1. Has the property been surveyed?  Yes  No  Unknown  
If "Yes", explain: \_\_\_\_\_

2. Does the Seller own mineral rights to the property?  Yes  No  Unknown  
If "No", explain: \_\_\_\_\_

3. Does the Seller own water rights to the property?  Yes  No  Unknown  
If "No", explain: \_\_\_\_\_

4. Does anyone other than the seller own or have any interest or claim to the mineral or water rights on the property?  Yes  No  Unknown  
If "Yes", explain: \_\_\_\_\_

5. Does the property lie in a flood plain or zone?  Yes  No  Unknown  
If "Yes", state the last date (if ever) that the property experienced any flooding and describe the nature of such flooding: \_\_\_\_\_

6. Is the property subject to any covenants or homeowners Association regulations?  Yes  No  Unknown  
If "Yes", explain: \_\_\_\_\_

7. Is the property connected to city/rural water?  Yes  No  Unknown  
If "Yes", indicate service providers name: \_\_\_\_\_

Perkins County Rural Water  
System Inc

8. Is there a well on the property?  Yes  No  Unknown  
If "Yes", please state the following to the best of your knowledge:

Location: \_\_\_\_\_  
Approx. Age: \_\_\_\_\_ Depth: \_\_\_\_\_ Approx. Gal/Min: \_\_\_\_\_ Date Last Tested: \_\_\_\_\_

Please describe any problems with the well (if any) that you are aware of: \_\_\_\_\_

9. Is the property connected to a public sewer system?  Yes  No  Unknown  
If "Yes", indicate service providers name: \_\_\_\_\_

10. Is there a septic system on the property?  Yes  No  Unknown  
If "Yes", please state the following to the best of your knowledge:

Location: \_\_\_\_\_  
Approx. Age: \_\_\_\_\_ Lateral Location: \_\_\_\_\_ Last Date of Treatment/Pump: \_\_\_\_\_

Please describe any problems with the well (if any) that you are aware of: \_\_\_\_\_

11. Is there electricity on the property?  Yes  No  Unknown  
If "No", what is the distance to the nearest source: \_\_\_\_\_

12. Is there gas on the property?  Yes  No  Unknown  
If "No", what is the distance to the nearest source: UNKNOWN

13. Are there any propane tanks on the property?  Yes  No  Unknown  
If "Yes", please state the following to the best of your knowledge:

Approx. Age: UNKNOWN Size: 3-TANKS, 100GALLONS EA

14. Are there any leases on the property? (Farm, Hunting, Other)  Yes  No  Unknown  
If "Yes", please describe the terms of lease, provide contact info for lessee: \_\_\_\_\_

15. Is the property enrolled in any federal, state or local program?  Yes  No  Unknown  
 CRP  WRP  
 Other \_\_\_\_\_ Acres Enrolled: 280 Annual Payment Amount: 8500 Contract End Date: 2025

16. Are the property boundaries marked?  Yes  No  Unknown  
 Fence Describe fence type and condition: \_\_\_\_\_  
 Other Describe boundaries: 2 ROADS & 2 FENCE LINES

17. Are there any crops currently planted or growing on the property?  Yes  No  Unknown  
If "Yes", explain: \_\_\_\_\_

18. Are there any improvements on the property (e.g., outbuilding, pit blinds, other permanent structures)?  Yes  No  Unknown



If "Yes", please describe the nature, size and condition of each: \_\_\_\_\_

19. Are there any lakes or ponds on the property?  Yes  No  Unknown

If "Yes", answer the following:

Stocked with fish      Date last stocked: \_\_\_\_\_

Approx. Size (+/- Acres): \_\_\_\_\_      Approx. Depth: \_\_\_\_\_      Type of Fish Stocked: \_\_\_\_\_

Does anyone else share access to the lake/pond?

(Name and Nature of access): NO

20. Is there any irrigation equipment being sold with the property?  Yes  No  Unknown

If "Yes," please give specifications and describe in detail:

Type: \_\_\_\_\_

Condition: \_\_\_\_\_

Serial Number: \_\_\_\_\_

21. Are you aware of any boundary disputes, encroachments or unrecorded easements on the property?  Yes  No  Unknown

22. Are there any easements on the property?  Yes  No  Unknown

23. Are you aware of any hazardous waste products, chemicals or other hazardous items on the property?  Yes  No  Unknown

24. Are you aware of any underground storage tanks on the property?  Yes  No  Unknown

25. Are you aware of any notices from any governmental agency or other party affecting this property?  Yes  No  Unknown

26. Does ownership of the property entitle owner to use any common areas?  Yes  No  Unknown

27. Are you aware of any violations of local, state or federal laws or regulations relating to this party?  Yes  No  Unknown

28. Are you aware of any existing or threatened legal action related to or involving this property?  Yes  No  Unknown

29. Are you aware of any proposed or pending zoning charges that might apply to this property?  Yes  No  Unknown

30. Are you aware of any human remains, burials or cemeteries located on the property?  Yes  No  Unknown

If "Yes," please explain: \_\_\_\_\_

31. Are you aware of any drainage issues or has anyone complained of any drainage issues pertaining to the property affecting their property?  Yes  No  Unknown

32. Please describe the wildlife commonly found on the property (e.g., Deer, Turkey, upland birds, waterfowl, etc.): DEER, DUCK, GOOSE, MARMOT,  
PHASANT, VULTURE, WILD BIRDS

33. Have any of the following substances, materials, or products been on the real property? If tests have been conducted for any of the following, provide a copy of all test results, if available:

- a. Toxic materials  Yes  No  Unknown
- b. Have you been notified by the South Dakota Weed and Pest Control Commission in the last 3 years of the presence of noxious weeds, as defined by South Dakota law (Codified Law Ch. 38-22) on the property?  Yes  No  Unknown
- c. Hazardous substances, materials or products identified by The Environmental Protection Agency or its authorized South Dakota Designee (excluding ordinary household cleaners)  Yes  No  Unknown

34. Do any of the following conditions exist with regard to the real property?

- a. Any features, such as walls, fences and driveways which are shared?  Yes  No  Unknown
- b. Any zoning violations, non-confirming uses, or violations of "setback" requirements?  Yes  No  Unknown
- c. Any lot-line disputes?  Yes  No  Unknown
- d. Have you been notified, or are you aware of, any work planned or to be performed by a utility or municipality close to the real property including, but not limited to sidewalks, streets, sewers, water, power, or gas lines?  Yes  No  Unknown
- e. Any planned road or street expansions, improvements, or widening adjacent to the real property?  Yes  No  Unknown
- f. Is there a common wall or walls?  Yes  No  Unknown
- g. Any unpaid bills or claims of others for labor and/or materials furnished to or for the real property?  Yes  No  Unknown
- h. Any unsatisfied judgments against the seller?  Yes  No  Unknown

35. Do any of the following conditions exist with regard to the real property?

- a. Are there any diseased or dead trees, or shrubs on the real property?  Yes  No  Unknown
- b. Have you made any insurance or manufacturer claims with regard to the real property?  Yes  No  Unknown
- c. Were all repairs related to the above claims completed?  Yes  No  Unknown


**Additional Miscellaneous Comments:**

I RECENTLY INHERITED THE PROPERTY AND THAT  
IS WHY THERE ARE SOME UNKNOWN  
ANSWERS.

Check here if additional pages are attached to this Land Disclosure Statement.

**Seller's Certification:** Seller acknowledges that the information contained herein is accurate, true and complete to the best of Seller's knowledge, information and belief; Seller has provided all the information in this disclosure; and that the Broker/Agent has not materially assisted in the preparation of this disclosure. Seller hereby authorizes the listing broker to provide copies of this disclosure to other real estate agents and brokers and prospective buyers of this property. If seller acquires knowledge which renders the Land Disclosure Statement provided previously is materially inaccurate, the Seller shall deliver a revised Land Disclosure Statement to the Buyer as soon as is practicable.

**Seller:**

  
\_\_\_\_\_  
JEFFREY SONCRANT

Seller Printed Name

Date: 6/17/2024

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

\_\_\_\_\_  
\_\_\_\_\_  
Seller Printed Name

**Buyer's Acknowledgement:** Buyer acknowledges receipt of a copy of this statement and understands that the information contained in this Land Disclosure Statement is a statement of certain conditions and information concerning the Property known to the Seller. It is not a warranty of any kind by the Seller or Seller's agent.

**Buyer:**

\_\_\_\_\_  
\_\_\_\_\_  
Buyer Printed Name

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

\_\_\_\_\_  
\_\_\_\_\_  
Buyer Printed Name

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