

HOUSE & BUILDING TO BE MOVED

The South Dakota Department of Transportation offers the following structures to be moved:

1,248 sq. ft. three-bedroom ranch style house with a two-car attached garage built in 1970.

36' x 60' pole building with metal roof and siding.

Location is approximately three miles west of Brandon in the southeast quadrant of the I90 and 478th Ave intersection. Address is 5400 N. Timberline Avenue, Sioux Falls. For keys, call Travis at 605-367-4970, ext. 180-2108.

Condition of the sale requires removal of the structures prior to July 15th, 2017. Purchaser shall contact and coordinate with local utility providers regarding disconnections and closures of all utilities in accordance with local regulations.

Submit all offers in writing prior to December 1, 2016. The State reserves the right to reject any and all offers.

Additional information can be viewed at www.sddot.com/services/property.

Direct all inquiries to the attention of: Department of Transportation
Right of Way Office
700 East Broadway Ave
Pierre, SD 57501
Attn: Scott Pretzer
(605)773-3710

INFORMATION SHEET

The South Dakota Department of Transportation offers the following property for sale:

1,248 square foot wooden ranch style house with a basement walk-out and a two-car attached garage built in 1970. Contains three bedrooms with one and 1/2 baths. Flooring is hardwood and carpet. Interior walls are plaster. Shingles are asphalt and siding is masonite. Windows are double-hung. Heating is natural gas HVAC forced air and cooling is central air conditioning.

30' x 60' pole building with metal roof and siding. 18' x 36' of the building is heated.

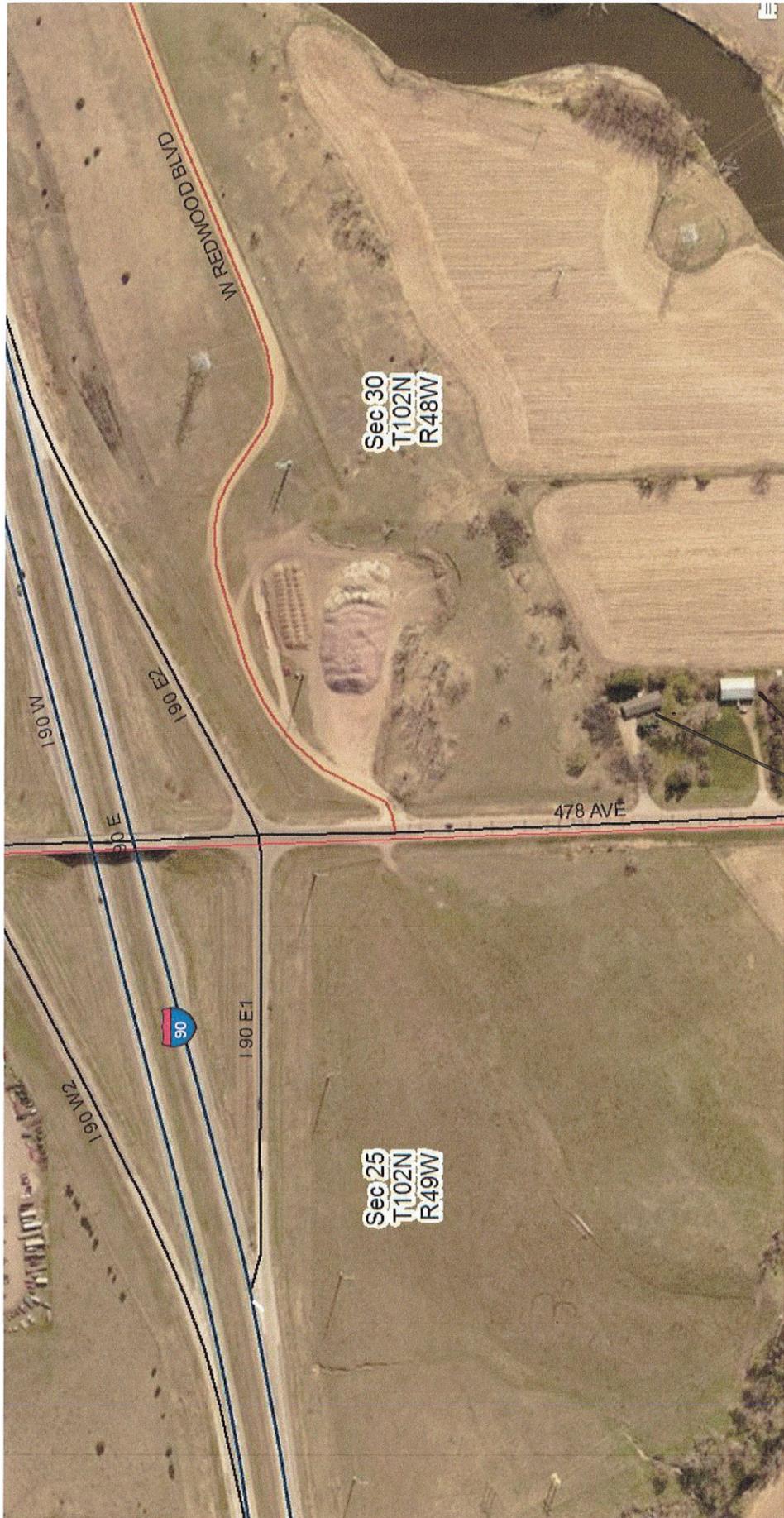
Location is approximately three miles west of Brandon in the southeast quadrant of the I90 and 478th Ave intersection. Address is 5400 N. Timberline Avenue, Sioux Falls.

To view the inside of buildings, call Travis at 605-367-4970, ext. 180-2108 for keys.

Condition of the sale requires removal of the structures prior to July 15th, 2017. Purchaser shall contact and coordinate with local utility providers regarding disconnections and closures of all utilities in accordance with local regulations.

Submit all offers in writing prior to December 1, 2016. The State reserves the right to reject any and all offers.

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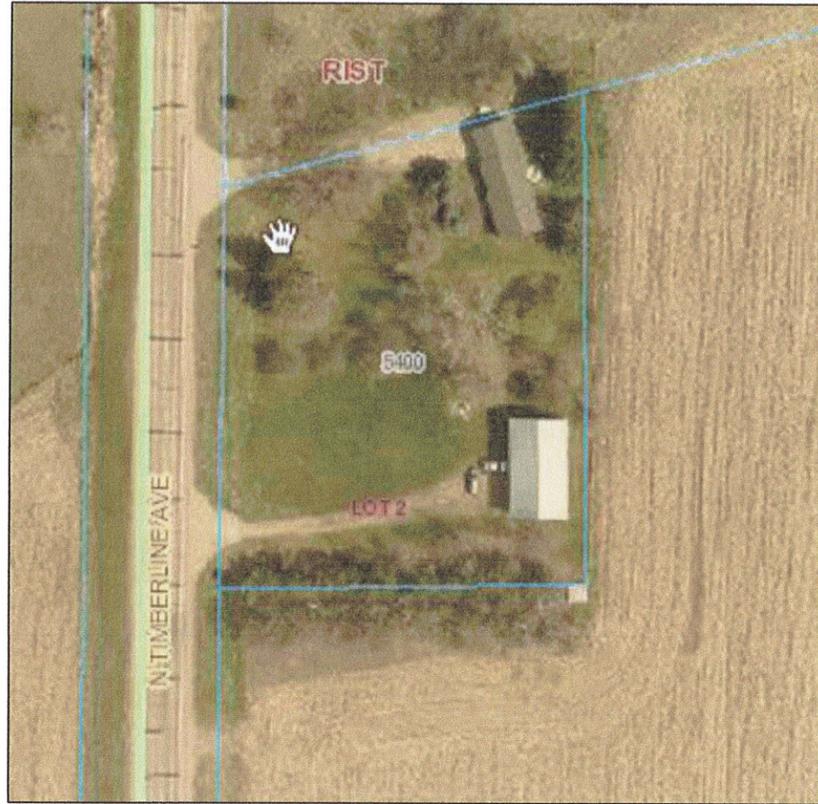


House + Building

Lined writing area with horizontal lines.



NEIGHBORHOOD AERIAL VIEW



SUBJECT

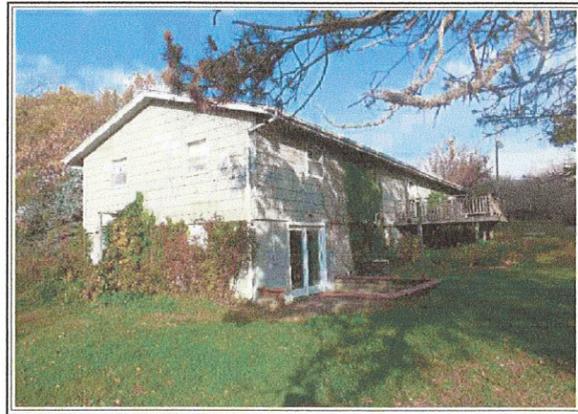
SUBJECT PROPERTY PHOTO ADDENDUM

Borrower:	File No.: 5400 N Timberline	
Property Address: 5400 N Timberline Ave	Case No.:	
City: Sioux Falls	State: SD	Zip: 57104
Lender: South Dakota Department of Transportation -- RoW Program		

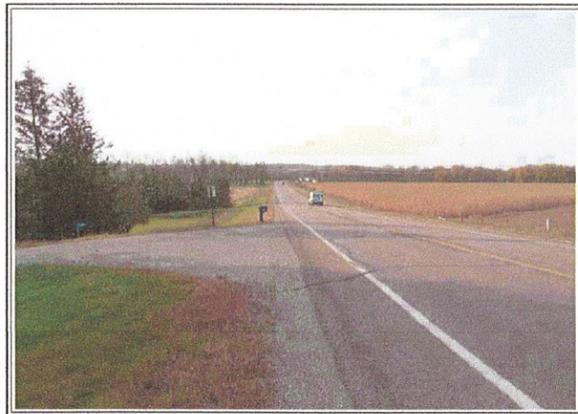


**FRONT VIEW OF
SUBJECT PROPERTY**

Appraised Date: October 21, 2015
Appraised Value: \$ 213,000



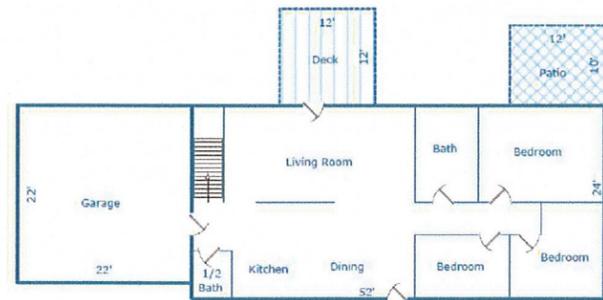
**REAR VIEW OF
SUBJECT PROPERTY**



STREET SCENE

FLOORPLAN SKETCH

Borrower: _____ File No.: 5400 N Timberline
 Property Address: 5400 N Timberline Ave Case No.: _____
 City: Sioux Falls State: SD Zip: 57104
 Lender: South Dakota Department of Transportation -- RoW Program



Sketch by Open Sketch v5 Standard™
 Comments:

AREA CALCULATIONS SUMMARY				LIVING AREA BREAKDOWN		
Code	Description	Net Size	Net Totals	Breakdown		Subtotals
GLA1	First Floor	1248.00	1248.00	First Floor	52.0 x 24.0	1248.00
GAR	Garage	484.00	484.00			
F/P	Deck	144.00				
	Patio	120.00	264.00			
Net LIVABLE Area		(rounded)	1248	1 Item	(rounded)	1248

405 W 34th Street, Sioux Falls, SD 57105 605-336-1552 605-336-2660

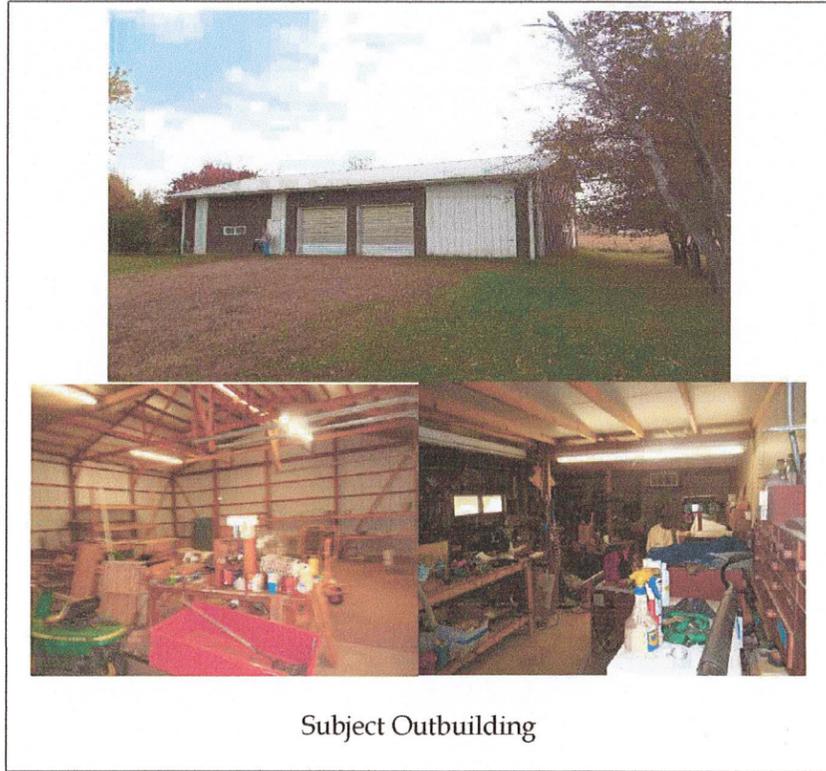
ADDENDUM

Borrower: File No.: 5400 N Timberline
Property Address: 5400 N Timberline Ave Case No.:
City: Sioux Falls State: SD Zip: 57104
Lender: South Dakota Department of Transportation – RoW Program

Additional Scope of Work Comments

The scope of this appraisal encompasses the necessary research and analysis to prepare a report in accordance with the intended use, the Standards of Professional Practice of the Appraisal Institute, and the Uniform Standards of Appraisal Practice of the Appraisal Foundation. With regard to the subject property, this process involved the following steps:

1. Region, city and neighborhood data is based on information available in the data files in the office of Kaschmitter Appraisals, Inc. This material is regularly updated.
2. The subject property data is based on information compiled from public records of Minnehaha and Lincoln County and from the physical inspection of the subject property.
3. In estimating the highest and best use of the subject property, an analysis was made of the data compiled in the two steps noted above.
4. In developing the approaches to value, the market data used was collected from the data files in the office of Kaschmitter Appraisals, Inc., real estate agents, and public records of Minnehaha and Lincoln County and local MLS
5. After assembling and analyzing the data defined in the scope of this appraisal, a final value estimate was made.



Subject Outbuilding

Addendum Page 1 of 1