



2652 Lake Shore Drive, Volga, SD 57071

MLS #22-636

In the market for a Lake Home?! You'll OOOO and AHHH over this 2002 built 1.5 Story home on a huge lot with 81' of lake frontage, and an 80x80 back lot included! Once inside the house, you'll be greeted with the gorgeous lake views from the living room, generous size kitchen, and dining room! There is a pantry closet with access to the crawl space. Off the kitchen you'll find a spacious bathroom, primary bedroom and laundry/mud room area. You'll love the attached 3 stall garage with plenty of space for vehicles and lake toys. The main floor has in floor heat and a beautiful fireplace to enjoy in the cooler weather. Head upstairs to the loft and you'll find an space large enough for additional sleeping quarters and a 3/4 bath. The lake views are gorgeous from the loft!

Property Type

Residential

Contract Information

Owner	Bruce and Maureen Lentsch	Listing Member	David Kneip Mobile: 605-691-9200 Office Phone: 605-692-9200 http://David.Brookingshomes.com
Co-listing Agent	Megan Hammond of Advantage Land Company	County	Brookings
Status	Active	List Price	424,900
Possession Date	TBD	Legal	LOT 3-3A OF JORENBY'S THIRD ADDN IN SW 1/4 SEC 28-109-50 LOT 3 81.2' X 215, City of Volga, Brookings County, South Dakota

Realtor.COM Type

Residential Single Family

Descriptive Information

Area	Residential	Style	1.5 Story
Lake	Lake Campbell	Lot Size	81'x215'
Year Built	2002	Stories	1.50
Total SqFt.	1,456	SqFt ML	1,456
SqFt. UL	377	SqFt. LL	0
SqFt LL Finish	0	Total Finished SqFt	1,833
Taxes	2,813.94	Tax Year	2021
Garage Type	Attached	Garage Stall	3
Garage Remarks	936 SF	Total Bedrooms	2
Total Bathrooms	2	Total Full Baths	0
Total Half Baths	0	Total 3/4 Baths	2

Details

Construction:	Foundation: Crawl; Roof: New Shingles	Negotiable:	1: Dock; 2: Propane Tank
Amenities:	Deck: Covered; Porch; Landscaping; View: Lake Front!; Fireplace(s); Other Amenities: In Floor Heat	Utilities:	Sewer: Private; Water: Kingbrook; Water Monthly Ave.: \$49.65/avg.; Electric: Sioux Valley; Heating Fuel: F&M Coop; Fuel Cost: \$700 full tank
Included:	Dishwasher; Range; Refrigerator; Water Heater; Garage Door Opener		
Excluded:	1: Washer; 2: Dryer		

RESIDENTIAL-SDCL 43-4-44
Seller(s) Bruce Margaret Lentsch
Property Address 2652 Lakeshore Dr Volga SD 57071
Property Legal Description Lot 3-390 F Jorenbus 3rd Addn

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)?		X			
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			
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 assessments, zoning changes, or changes that could affect your property?		X			
10.	Is the property currently occupied by the owner?	X				
11.	Does the property currently receive the owner-occupied tax reduction pursuant to SDCL 10-13-39?	X				
12.	Is the property currently part of a property tax freeze for any reason?					
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?		X			
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				2019 Heavy Rain 10 inch, Crawl Space

No

2.	Have any water damage related repairs been made?	X				Blackburn Co.
	Are there any unrepaired water-related damages that remain?		X			
3.	Are you aware if drain tile is installed on the property?		X			
4.	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				Drive way
5.	Type of roof covering:					
6.	Are you aware of any roof leakage, past or present?		X			
7.	Is there any existing unrepaired damage to the roof?		X			
8.	Are you aware of insulation in ceiling/attic?	X				
9.	Are you aware of insulation in walls?	X				
10.	Are you aware of insulation in the floors?		X			
11.	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?
12.	Are you aware of any work upon the property which required a building, plumbing, electrical, or any other permit?		X			
13.	Was a permit obtained for work performed upon the property?	X	X			
	Was the work approved by an inspector as required by local or state ordinance?		X			
14.	Are you aware of any past or present damage to the property (i.e. fire, smoke, wind, floods, hail, or snow)?	X				May 12 2022 Wind damage to Shingles.
15.	Have any insurance claims been made for damage to the property?	X				
16.	Was an insurance payment received for damage to the property?	X				
17.	Has the damage to the property					

	been repaired?	<input checked="" type="checkbox"/>				
18.	Are there any unrepaired damages to the property from the insurance claim?		<input checked="" type="checkbox"/>			
19.	Are you aware of any problems with sewer blockage or backup, past or present?		<input checked="" type="checkbox"/>			
20.	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?		<input checked="" type="checkbox"/>			

Additional Comments _____

III. SYSTEMS/UTILITIES INFORMATION

	SYSTEMS/UTILITIES INFORMATION	Working	Not Working	None	Not Included	Comments
1.	Air Conditioning System	<input checked="" type="checkbox"/>				Age of System, if known:
2.	Air Exchanger			<input checked="" type="checkbox"/>		
3.	Air Purifier			<input checked="" type="checkbox"/>		
4.	Attic Fan			<input checked="" type="checkbox"/>		
5.	Bathroom Whirlpool and Controls			<input checked="" type="checkbox"/>		
6.	Burglar Alarm & Security System			<input checked="" type="checkbox"/>		
7.	Ceiling Fan	<input checked="" type="checkbox"/>				
8.	Central Air - Electric	<input checked="" type="checkbox"/>				
9.	Central Air - Water Cooled			<input checked="" type="checkbox"/>		
10.	Cistern			<input checked="" type="checkbox"/>		
11.	Dishwasher	<input checked="" type="checkbox"/>				
12.	Disposal			<input checked="" type="checkbox"/>		
13.	Doorbell			<input checked="" type="checkbox"/>		
14.	Fireplace	<input checked="" type="checkbox"/>				
15.	Fireplace Insert			<input checked="" type="checkbox"/>		
16.	Garage Door(s)	<input checked="" type="checkbox"/>				
17.	Garage Door Opener(s)	<input checked="" type="checkbox"/>				
18.	Garage Door Control(s)	<input checked="" type="checkbox"/>				
19.	Garage Wiring	<input checked="" type="checkbox"/>				
20.	Home Heating System(s) Type: <i>electric panels</i>	<input checked="" type="checkbox"/>				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 <input type="checkbox"/> Owned <input checked="" type="checkbox"/>					
31.	Radon System			X		
32.	Sauna			X		
33.	Septic/Leaching Field	X				
34.	Sewer Systems/Drains	X				
35.	Smart Home System			X		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	X				
42.	Vent Fan – Bathroom	X				
43.	Water Heater – Select One: X Electric Gas	X				Age of System, if known:
44.	Water Purifier, Select One: Leased <input type="checkbox"/> Owned <input checked="" type="checkbox"/>	X				
45.	Water Softener, Select One: Leased <input type="checkbox"/> Owned <input checked="" type="checkbox"/>	X				
46.	Well and Pump			X		
47.	Wood Burning Stove	X				

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		X		X	
2. Lead Paint		X		X	
3. Radon Gas (House)		X		X	
4. Radon Gas (Well)		X		X	
5. Radioactive Materials		X		X	
6. Landfill, Mineshaft		X		X	
7. Expansive Soil		X		X	
8. Mold		X		X	
9. Toxic Materials		X		X	
10. Urea Formaldehyde Foam Insulations		X		X	
11. Asbestos Insulation		X		X	
12. Buried Fuel Tanks		X		X	
13. Chemical Storage Tanks		X		X	
14. Fire Retardant Treated Plywood		X		X	
15. Production of Methamphetamines		X		X	
16. Use of Methamphetamines		X		X	

V. MISCELLANEOUS INFORMATION

	MISCELLANEOUS INFORMATION	Yes	No	Do Not Know	N/A	Comments
1.	Is the street or road located at the end of the driveway to the property public or private? Public Private					Public, Township
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			
4.	Since you have owned the					

	property, are you aware of a human death by homicide or suicide occurring on the property?		X			
5.	Is the water source (select one) X public or private Rural Water					If private, what is the date and result of the last water test?
6.	Is the sewer system (select one) public or X private					If private, what is the date of the last time septic tank was pumped?
7.	Are there broken window panes or seals?		X			
8.	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:
9.	Are you aware of any other material facts which have not been disclosed on this form?		X			If yes, please explain:

Additional Comments _____

VI. ADDITIONAL COMMENTS (ATTACH ADDITIONAL PAGES IF NECESSARY)

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.

X Bruce Lantz 4 Sept 22 [Signature] 4 Sept 22
Seller Date Seller Date

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
