



Sellers Land Disclosure

Address or Location: Lots 1337-1345 & 1369-1371 in Old Hickory Estates Subdivision, Sun Valley Lake Ellston IA 50074

Zoning: Unimproved Development Lots Does zoning currently allow for the intended use? ☒ Yes ☐ No

What will be the basis of this sale?: ☒ Gross Acres ☐ Net Acres

What School District is this property associated with?: Mt. Ayr

Have covenants been established for this location? ☒ Yes ☐ No If Yes, attach a copy.

1. Are buildings present on the property?

☐ Yes ☒ No

2. Is there an Association that requires Dues?

☒ Yes ☐ No

3. Water Availability:

- ☒ Rural
☐ Well
☐ Combination
☐ None

4. What types of Sewage Disposal Systems are present at this location?

- ☒ City Sewer
☐ Septic
☐ None

If septic is circled, is the system in compliance with county regulations?

☐ Yes ☐ No If No, Explain

5. Name of the Electric Company that provides service to this location: Southwest Iowa REC

6. What type of fuel is available at this location?

- ☐ LP Gas
☐ Natural Gas
☐ Other
☒ None

7. Are there any Easements or other encumbrances on file for the location? ☒ Yes ☐ No

If Yes, provide a brief description of such.

See Covenants

8. Will a property survey be required? ☐ Yes ☒ No

If Yes, who is responsible for the cost?

☐ Seller ☐ Buyer

9. Will it be necessary to build a driveway to access the property? ☐ Yes ☒ No

10. Is there a Private Road located on this property?

☐ Yes ☒ No

11. Are fences present around the property? ☐ Yes ☒ No

If Yes, what is the condition of the property line fences?

- ☐ New
☐ Properly Maintained
☐ Poor

Are the fences accurate in comparison to property lines?

☐ Yes ☐ No

12. What type(s) of improvements are present to this property?

- ☐ Terraces
☐ Grain Bins
☐ Tile
☐ Springs
☐ Ponds
☐ Other

13. Is there currently a Tenant on this property? ☐ Yes ☒ No

If Yes, has the tenant been provided with a termination notice? ☐ Yes ☐ No

What are the terms of the current agreement?

14. Is the land enrolled in any Government Programs?

☐ Yes ☒ No

If Yes, identify the programs below.

- ☐ CRP
☐ DCP
☐ Conservation Agreements
☐ Wetlands
☐ Forest Service
☐ Other

15. What type(s) of Environmental Concerns are present on this property?

- ☐ Feedlots
☐ Landfills Burial Grounds
☐ Underground Storage Tanks
☐ Illegal Dump Sites
☒ None
☐ Other

Additional Remarks: (use back side for more information)

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| <u>Wendell Sollars (President)</u> | | dotloop verified 11/19/14 4:11PM EST ICPE-NWW3-SISW-AACE | |
| Seller | Seller | Date | |
| | | | |
| Buyer | Buyer | Date | |