

LAND FOR SALE

LISTING #14141

115 ACRES M/L
JACKSON CO., IOWA



DOUG YEGGE

C: 563.320.9900
O: 563.659.8185
Doug@PeoplesCompany.com

ALAN MCNEIL

C: 563.321.1125
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563.659.8185

700 6th Ave
DeWitt, Iowa 52742

LAND FOR SALE

LEGAL DESCRIPTION:

The Southeast ¼ lying west of the river, Section 30, Township 85 North, Range 3 East of the 5th PM., Jackson County, Iowa. Exact legal description to come from abstract.

COMMENTS & BUILDING INFORMATION:

Offering 115 acres m/l in Jackson County, Iowa, Southwest of Andrew. There are 56 cropland acres with the remaining acres in pasture and beautiful timberland. This property includes an extensively updated 2,512 square foot home with five bedrooms, each with it's own 1/2 bath, a full bath, a finished attic, 3-season room, wrap-around covered porch, an attached 2 car garage and Geo Thermal heating & AC. Also, included are two nice outbuildings. A full mile of Maquoketa River frontage you're sure to love this peaceful retreat. This property can be split.

TO CONTACT LISTING AGENTS:

Douglas R. Yegge

Cell: 563.320.9900

Doug@PeoplesCompany.com

Alan McNeil

Cell: 563.321.1125

Alan@PeoplesCompany.com

Office: 563.659.8185

Yeggemcneilland.com

Hefel, 115 Acres M/L, Jackson County, IA

TOTAL ACRES:	115
PRICE:	\$620,000
Price Per Acre:	\$5,391
Owner:	Hefel
Operator:	
County & State:	Jackson Co., IA
Location:	Southwest of Andrew, IA
Possession Date:	As agreed
Drainage Info:	Natural
Average Productivity:	25 CSR 26.5 CSR2
Taxable Acres:	79.73
Net RE Taxes:	\$3,054
Taxes Payable In:	2017-2018
Topography:	Rolling

F.S.A. INFORMATION:

Farmland:	106.04
Crop Acres:	55.74
Effective DCP Cropland	48.79
CRP Acres:	6.95
Corn Base:	45.2
Corn Yield:	122
Oat Base:	.10
Oat Yield:	47

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	115
Tillable Acres:	48.79
CRP Acres:	6.95
Farmstead:	7.26
Roads:	
Waterways:	
Timber:	52
Pasture:	

PeoplesCompany.com
563.659.8185

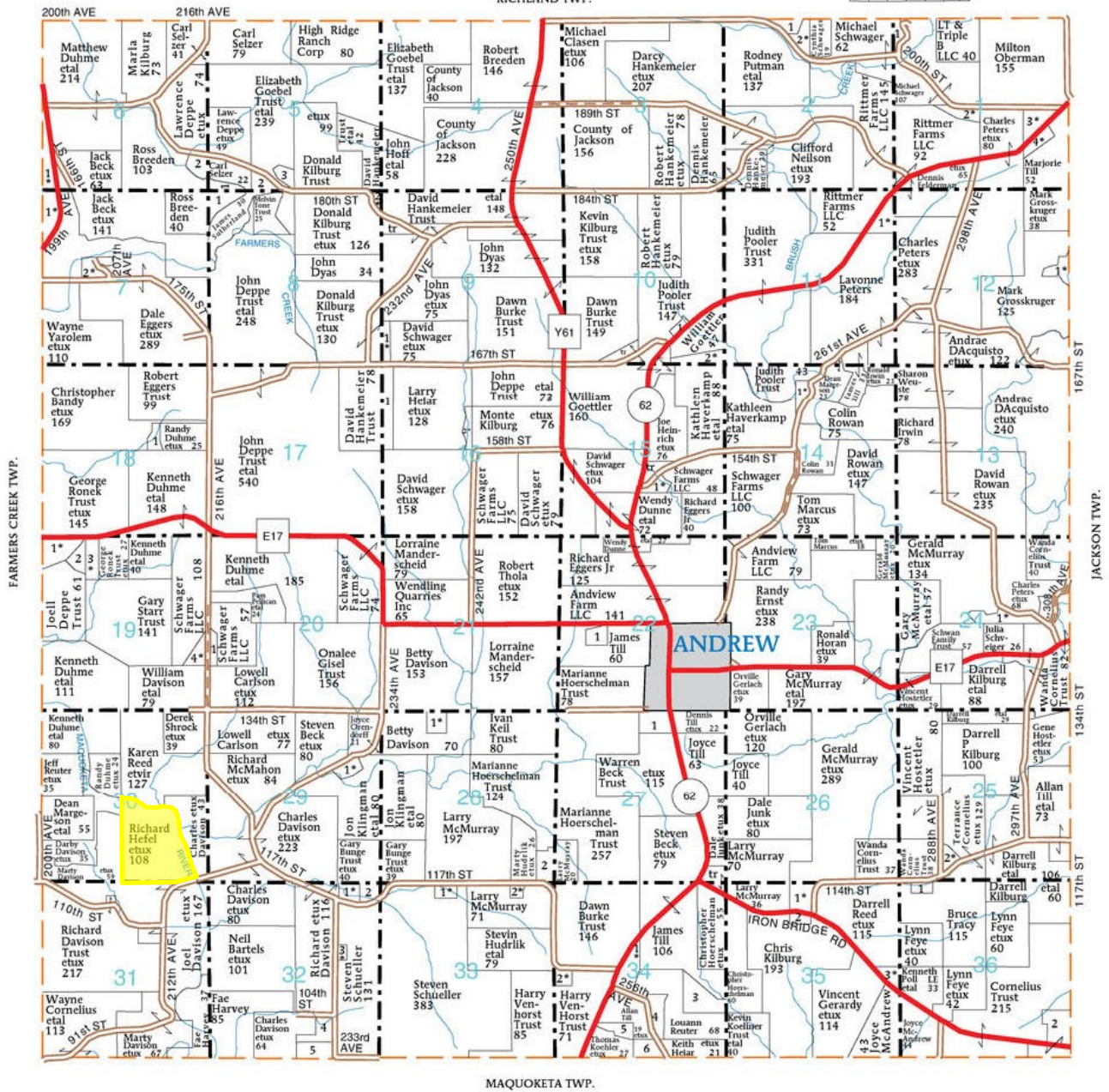
700 6th Ave
 DeWitt, Iowa 52742

T-85-N

PERRY PLAT

(Landowners)
RICHLAND TWP.

R-3-E



MAQUOKETA TWP.

PERRY TOWNSHIP

SECTION 1

1. LT & Triple B LLC 5
2. Nims, LorAnn 10
3. Jackson, Dennis 11
4. Till, Dennis 6

SECTION 2

1. Hasenbank, Cody 7
2. Lehman, Edward 9

SECTION 5

1. Breeden, Ross 5
2. Dawson, Janice 8
3. Duhme, Ryan 10

SECTION 6

1. Mayberry, William 20
2. Selzer, Carl 10

SECTION 7

1. Lenz, David 13
2. Furuseth, Julie 17

SECTION 8

1. Breeden, Ross 12
2. Hoff, John 5

SECTION 9

1. Kilburg Trust, Donald 8

SECTION 10

1. Goettler, William 5
2. Haverkamp, Kathleen 12

SECTION 11

1. Sargent, Daniel 19

SECTION 12

1. Grosskruger, Mark 10

SECTION 14

1. Hingtgen, Lloyd 6

SECTION 15

1. Bormann, Rodney 8

SECTION 16

1. Hankemeier Trust, David 18
2. Osterhaus, Michael 10

SECTION 18

1. Meloy, Robert 11

SECTION 19

1. Schnoor, Richard 14
2. Hudrik, Denver 5
3. McPherson, Scott 10
4. Scott, David 9

SECTION 20

1. VonSprecken, Paul 6

SECTION 22

1. City of Andrew 17

SECTION 24

1. Blend Trust, Jim 14
2. Springbrook Amish Mennonite 5

SECTION 25

1. Cornelius Trust, Wanda 5

SECTION 27

2. Streeter Jr, Darrell 6
1. Innovative Ag Services Co 10

SECTION 28

1. Olson, Aric 10
2. McMurray, Larry 13

SECTION 29

1. Kropf, Eric 12

SECTION 32

1. Reuter, Jeff 9
2. Beyers, Joseph 9

SECTION 33

2. Stanton, Denny 5
4. Davison, Linda 18

SECTION 34

5. Blake, Carmin 12

SECTION 35

1. Weuste, Kenneth 6
2. Meyer, John 6

SECTION 36

1. Lucke, Steven 13

SECTION 37

2. Hudrik, Stevin 11
3. Hoerschelman, Christopher 23

SECTION 38

4. Crawford, Donna 10
5. Martens, Leo 11
6. Jameson, Thomas 10

SECTION 39

1. McMurray, Gerald 13
2. Gunning, James 6

SECTION 40

3. Poll LE, Kenneth 6

SECTION 41

1. Riordan, Natasha 5
2. Smith Trust, Pearl 17

Aerial Map - Hefel Total Acres

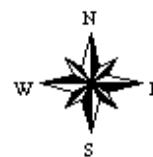


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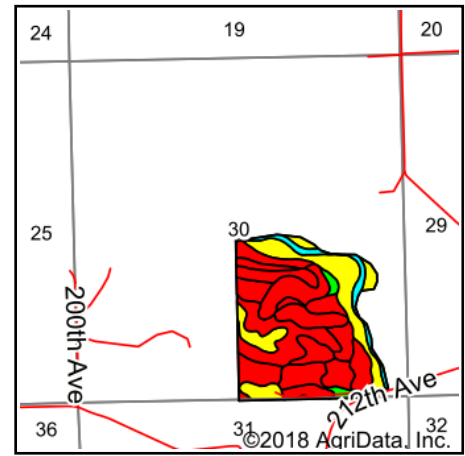
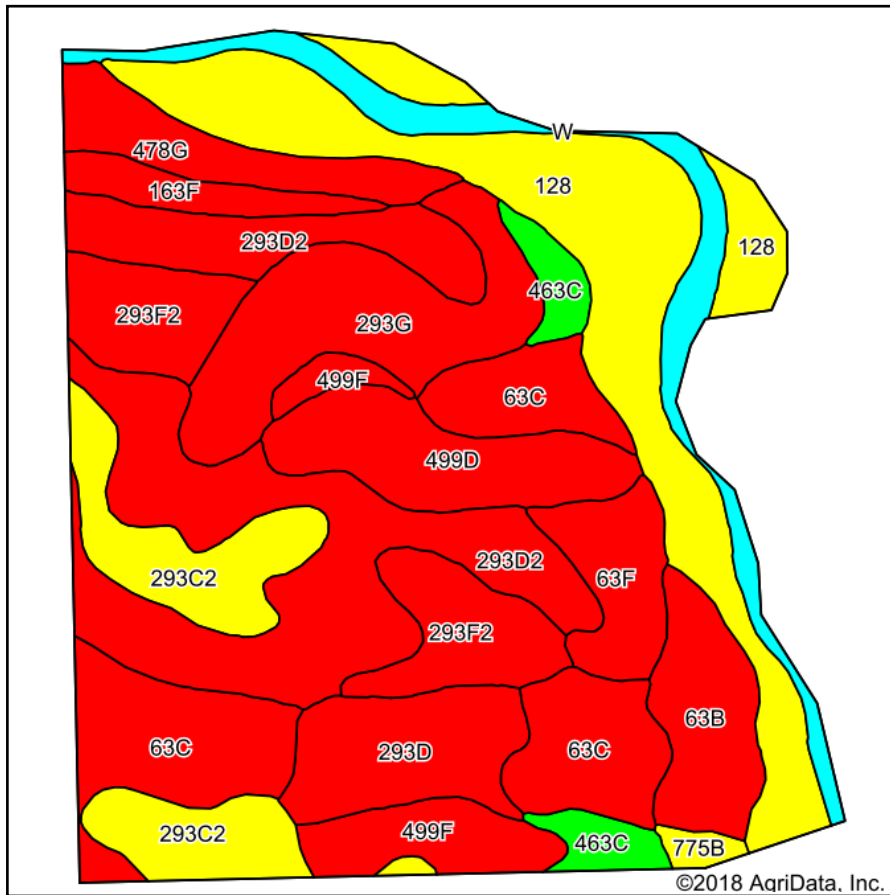
Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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30-85N-3E
Jackson County
Iowa



3/14/2018

Soils Map - Hefel Total Acres



State: **Iowa**
 County: **Jackson**
 Location: **30-85N-3E**
 Township: **Perry**
 Acres: **115**
 Date: **3/14/2018**

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Area Symbol: IA097, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	*i Bluegrass	*i Tall Grasses	CSR2**	CSR	NCCPI Overall	NCCPI Corn and Soybeans	NCCPI Small Grains
293D2	Fayette-Lamont-Chelsea complex, 9 to 14 percent slopes, moderately eroded	19.58	17.0%		Ille	80	2.2	23.2	1.4	2.4	30	28	56	53	38
128	Chaseburg-Perks complex, 0 to 2 percent slopes	19.29	16.8%		Illw	177.6	5	51.5	3.2	5.3	56	50	77	77	55
63C	Chelsea loamy sand, 5 to 9 percent slopes	13.09	11.4%		IVs	88	2.5	25.5	1.6	2.6	13	21	30	30	29
293G	Fayette-Lamont-Chelsea complex, 25 to 40 percent slopes	8.82	7.7%		Vlle	88	2.5	25.5	1.6	2.6	5	5	17	16	13
293C2	Fayette-Lamont-Chelsea complex, 5 to 9 percent slopes, moderately eroded	8.31	7.2%		Ille	128	3.6	37.1	2.3	3.8	53	36	59	56	40

293F2	Fayette-Lamont-Chelsea complex, 18 to 25 percent slopes, moderately eroded	7.53	6.5%		VIIe	80	2.2	23.2	1.4	2.4	12	8	43	41	23
499D	Nordness silt loam, 5 to 14 percent slopes	6.04	5.3%		VIIs	88	2.5	25.5	1.6	2.6	6	5	44	39	33
293D	Fayette-Lamont-Chelsea complex, 9 to 14 percent slopes	5.45	4.7%		IIIe	80	2.2	23.2	1.4	2.4	32	31	70	67	53
W	Water	5.36	4.7%			0	0	0	0	0	0	0	0	0	0
63B	Chelsea loamy sand, 2 to 5 percent slopes	4.64	4.0%		IVs	104	2.9	30.2	1.9	3.1	18	36	30	30	29
478G	Nordness-Rock outcrop complex, 18 to 60 percent slopes	4.11	3.6%		VIIIs	88	0	25.5	1.6	2.6	5	5	7	4	1
499F	Nordness silt loam, 14 to 35 percent slopes	4.05	3.5%		VIIIs	88	2.5	25.5	1.6	2.6	5	5	11	10	8
63F	Chelsea loamy sand, 14 to 30 percent slopes	3.58	3.1%		VIIIs	88	2.5	25.5	1.6	2.6	5	5	20	20	16
463C	Fayette silt loam, benches, 5 to 9 percent slopes	2.49	2.2%		IIIe	198.4	5.6	57.5	3.6	6	79	70	94	94	70
163F	Fayette silt loam, 18 to 25 percent slopes	2.09	1.8%		VIe	121.6	3.4	35.3	2.2	3.6	22	30	68	64	38
775B	Billett sandy loam, 2 to 5 percent slopes	0.57	0.5%		IIIs	80	2.2	23.2	1.4	2.4	70	51	60	60	51
Weighted Average						103.2	2.8	29.9	1.9	3.1	26.5	25.1	45.9	44.4	33.1

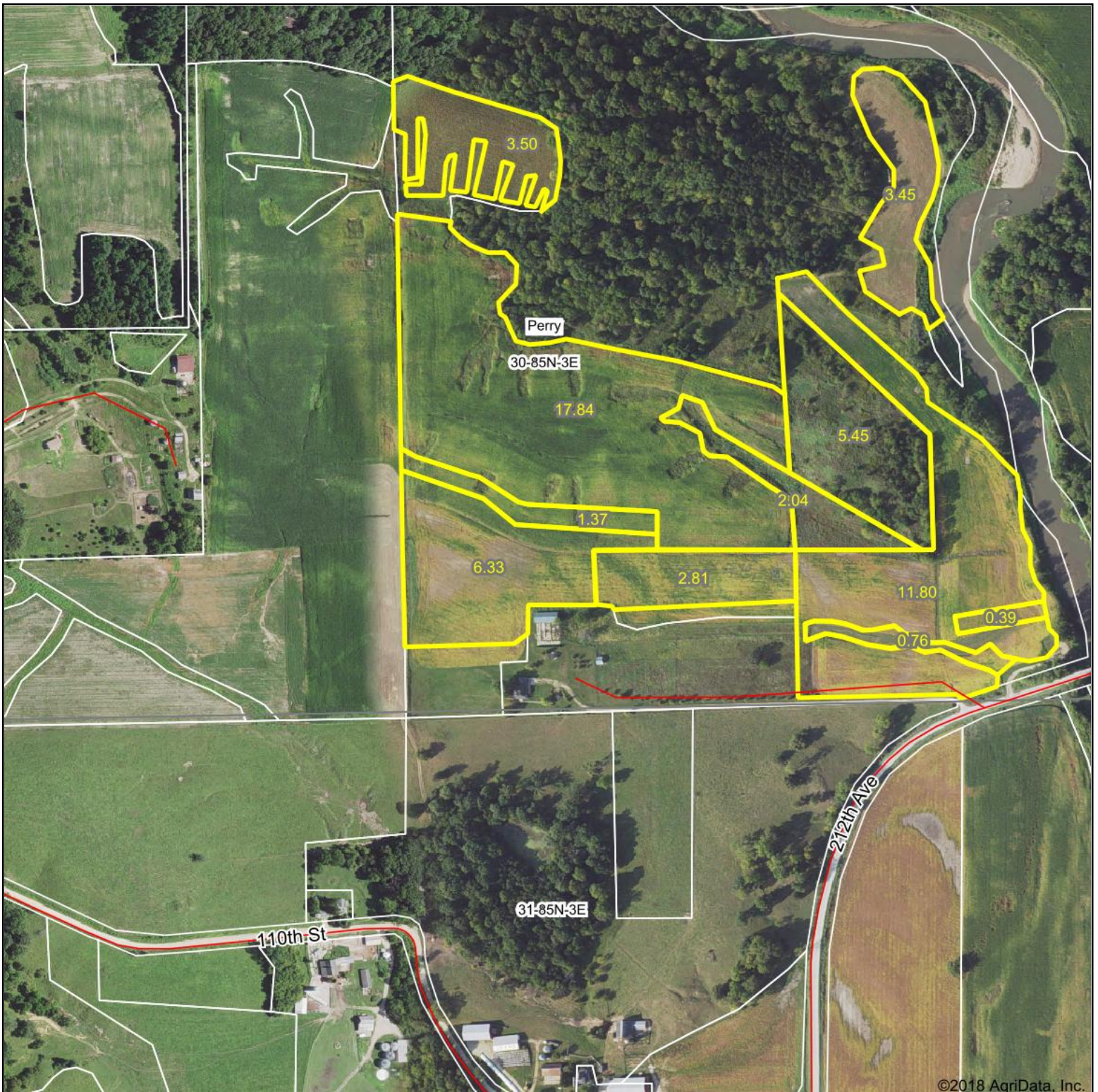
**IA has updated the CSR values for each county to CSR2.

*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Aerial Map - Tillable Acres Per Jackson Co. FSA



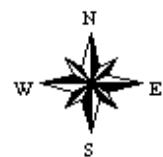
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map center: 42° 8' 11.55, -90° 39' 17.79

0ft 518ft 1037ft

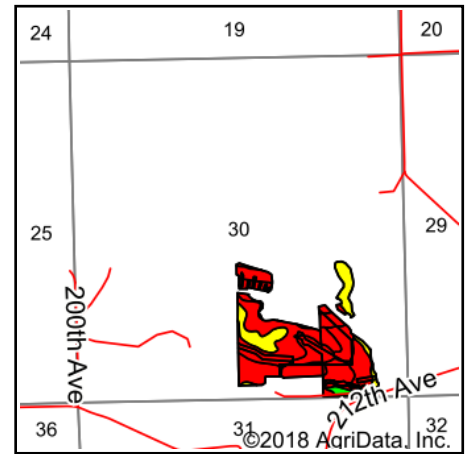
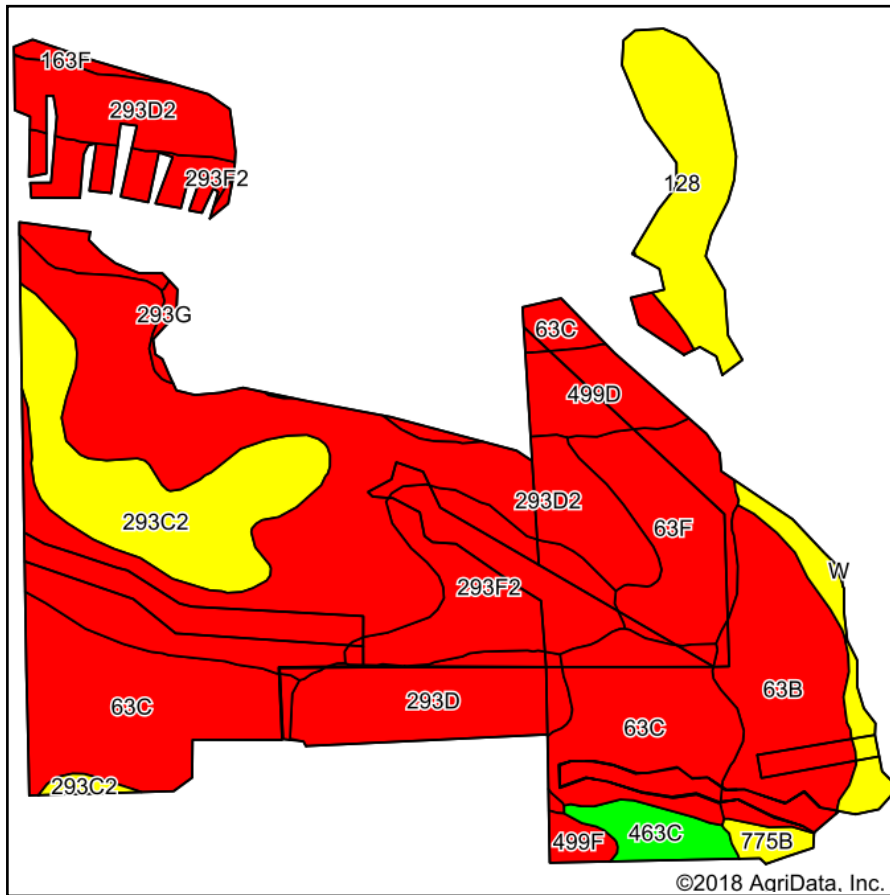
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30-85N-3E
Jackson County
Iowa



3/14/2018

Soils Map - Tillable Acres Per Jackson Co. FSA



State: **Iowa**
 County: **Jackson**
 Location: **30-85N-3E**
 Township: **Perry**
 Acres: **55.74**
 Date: **3/14/2018**

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Area Symbol: IA097, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	*i Bluegrass	*i Tall Grasses	CSR2**	CSR	NCCPI Overall	NCCPI Corn and Soybeans	NCCPI Small Grains
293D2	Fayette-Lamont-Chelsea complex, 9 to 14 percent slopes, moderately eroded	16.43	29.5%		IIle	80	2.2	23.2	1.4	2.4	30	28	56	53	38
63C	Chelsea loamy sand, 5 to 9 percent slopes	9.44	16.9%		IVs	88	2.5	25.5	1.6	2.6	13	21	30	30	29
293F2	Fayette-Lamont-Chelsea complex, 18 to 25 percent slopes, moderately eroded	5.67	10.2%		Vlle	80	2.2	23.2	1.4	2.4	12	8	43	41	23
293C2	Fayette-Lamont-Chelsea complex, 5 to 9 percent slopes, moderately eroded	4.99	9.0%		IIle	128	3.6	37.1	2.3	3.8	53	36	59	56	40
63B	Chelsea loamy sand, 2 to 5 percent slopes	4.59	8.2%		IVs	104	2.9	30.2	1.9	3.1	18	36	30	30	29
128	Chaseburg-Perks complex, 0 to 2 percent slopes	4.29	7.7%		IIIw	177.6	5	51.5	3.2	5.3	56	50	77	77	55

63F	Chelsea loamy sand, 14 to 30 percent slopes	3.36	6.0%		Vlls	88	2.5	25.5	1.6	2.6	5	5	20	20	16
293D	Fayette-Lamont-Chelsea complex, 9 to 14 percent slopes	3.16	5.7%		llle	80	2.2	23.2	1.4	2.4	32	31	70	67	53
499D	Nordness silt loam, 5 to 14 percent slopes	1.67	3.0%		Vls	88	2.5	25.5	1.6	2.6	6	5	44	39	33
463C	Fayette silt loam, benches, 5 to 9 percent slopes	0.97	1.7%		llle	198.4	5.6	57.5	3.6	6	79	70	94	94	70
499F	Nordness silt loam, 14 to 35 percent slopes	0.38	0.7%		Vlls	88	2.5	25.5	1.6	2.6	5	5	11	10	8
775B	Billett sandy loam, 2 to 5 percent slopes	0.38	0.7%		llls	80	2.2	23.2	1.4	2.4	70	51	60	60	51
163F	Fayette silt loam, 18 to 25 percent slopes	0.23	0.4%		Vle	121.6	3.4	35.3	2.2	3.6	22	30	68	64	38
293G	Fayette-Lamont-Chelsea complex, 25 to 40 percent slopes	0.18	0.3%		Vlle	88	2.5	25.5	1.6	2.6	5	5	17	16	13
Weighted Average						98.2	2.7	28.5	1.8	2.9	27.1	26.6	48.6	46.9	35.4

**IA has updated the CSR values for each county to CSR2.

*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

IOWA
JACKSON

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1182

Prepared : Feb 1, 2018

Crop Year : 2018

Operator Name :
Farms Associated with Operator :
CRP Contract Number(s) : 10025A

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
106.04	55.74	55.74	0.00	0.00	6.95	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	48.79	0.00		0.00		0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	OATS, CORN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Oats	0.10	0.00	0	47	
Corn	45.20	0.00	0	122	
TOTAL	45.30	0.00			

NOTES

Tract Number : 2185

Description : I9 SE1/4 S30 T85N R3E PERRY
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : MADONNA M HEFEL
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
106.04	55.74	55.74	0.00	0.00	6.95	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	48.79	0.00	0.00	0.00	0.00	

DCP Crop Data

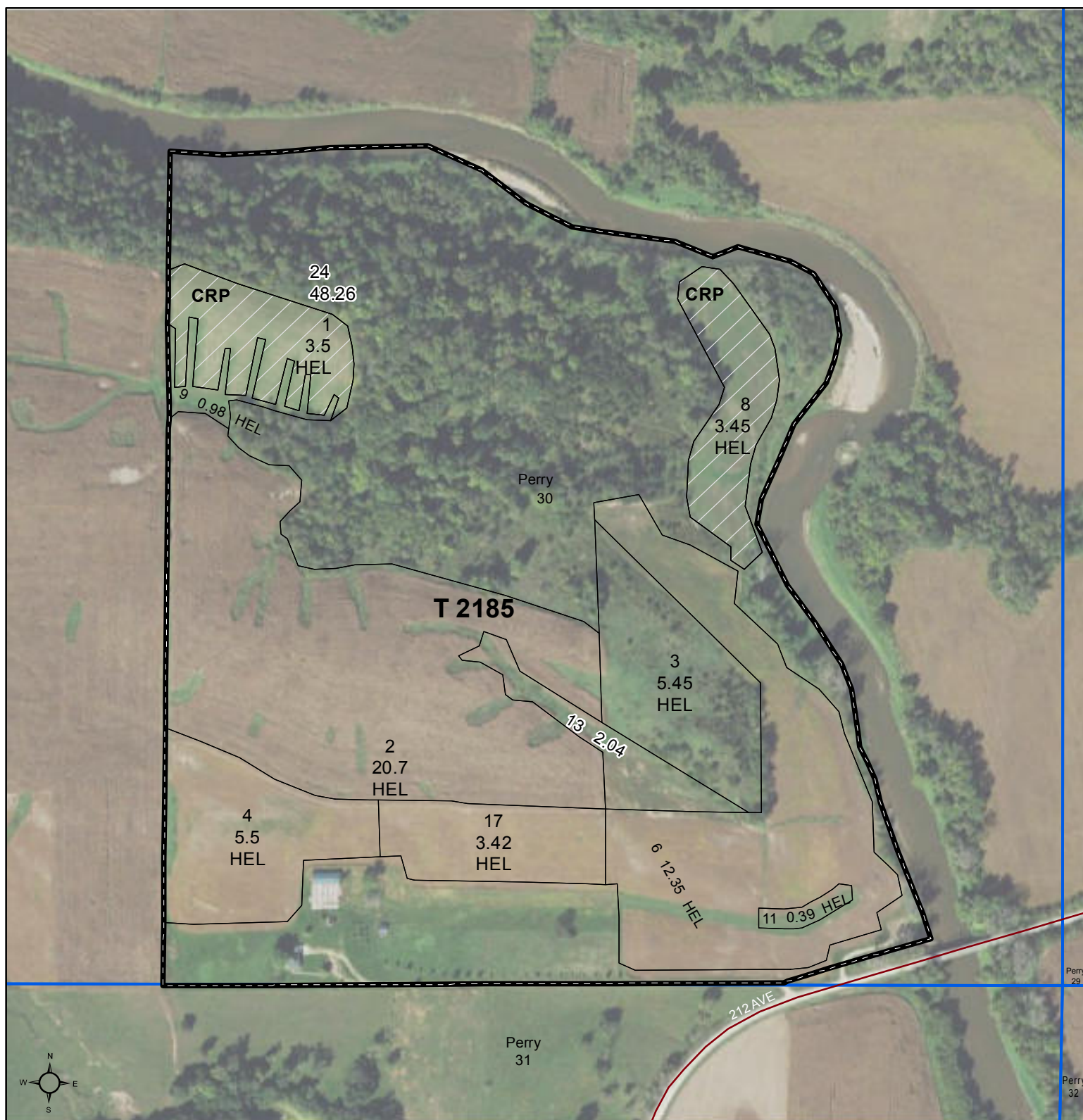
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Oats	0.10	0.00	0	47
Corn	45.20	0.00	0	122
TOTAL	45.30	0.00		

NOTES



United States
Department of
Agriculture

Jackson County, Iowa



Common Land Unit

- CRP
- Tract Boundary
- PLSS

Non-Cropland

Cropland

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 55.74 acres

2017 Program Year

Map Created May 04, 2017

Farm 1182
Tract 2185

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

CRP-1 (10-22-15) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation CONSERVATION RESERVE PROGRAM CONTRACT	1. ST. & CO CODE & ADMIN. LOCATION 19 097	2. SIGN-UP NUMBER 41
	3. CONTRACT NUMBER 10025A	4. ACRES FOR ENROLLMENT 6.95
7A. COUNTY OFFICE ADDRESS (Include Zip Code) JACKSON COUNTY FARM SERVICE AGENCY 601 EAST PLATT MAQUOKETA, IA 52060-2465	5. FARM NUMBER 1182	6. TRACT NUMBER(S) 2185
7B. TELEPHONE NUMBER (Include Area Code): (563) 652-3237	8. OFFER (Select one) GENERAL <input checked="" type="checkbox"/> ENVIRONMENTAL PRIORITY <input type="checkbox"/>	9. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2011 TO: (MM-DD-YYYY) 09-30-2021

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2; CRP-2C; or CRP-2G.

10A. Rental Rate Per Acre	\$ 170.00	11. Identification of CRP Land (See Page 2 for additional space)				
10B. Annual Contract Payment	\$ 1,182	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
10C. First Year Payment	\$	2185	0001	CP25	3.50	\$ 588
(Item 10C applicable only to continuous signup when the first year payment is prorated.)		2185	0008	CP2	3.45	\$ 355

12. PARTICIPANTS (If more than three individuals are signing, see Page 3.)

A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): MADONNA M HEFEL 11094 212TH AVE MAQUOKETA, IA 52060-8742	(2) SHARE 100.00%	(3) SIGNATURE <i>X Madonna M Hefel</i>	(4) DATE (MM-DD-YYYY) <i>X 12/5/16</i>
B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)
C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)

13. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE <i>Kenteth L. Keltch</i>	B. DATE (MM-DD-YYYY) <i>12-14-2016</i>
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NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is 7 CFR Part 1410, the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

This information collection is exempted from the Paperwork Reduction Act as specified in the Agricultural Act of 2014 (Pub. L. 113-79, Title I, Subtitle F, Administration). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

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If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov. USDA is an equal opportunity provider and employer.

☒ Original - County Office Copy

☐ Owner's Copy

☐ Operator's Copy











Disclosure of Information & Acknowledgment Form - Lead-Based Paint and/or Lead-Based Paint Hazards -

(Seller(s) must read, initial and sign prior to signing Listing Agreement. Purchaser(s) must read, initial and sign prior to signing Purchase Agreement. Seller and Purchaser agree that this form shall be an attachment to any Purchase Agreement between them for this property.)

Property Address: 11094 212th Ave. N. ARDEN, IA 52006

LEAD WARNING STATEMENT:

Every Purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the Purchaser with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Purchaser of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

SELLER'S DISCLOSURE (Seller(s) MUST Initial Both A and B, and Check (i) or (ii) under Both A and B):

- MDJ A. Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):
☐ (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

☒ (ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- MDJ B. Records and Reports available to the Seller (check (i) or (ii) below):
☐ (i) Seller has provided the Purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

☒ (ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

PURCHASER'S ACKNOWLEDGMENT (Purchaser(s) MUST Initial C and Check (i) or (ii) under C. Purchaser(s) MUST Initial Both D and E and Check (i) or (ii) under E):

- _____/____ C. ☐ (i) Purchaser has received copies of all information listed above, OR
☐ (ii) No records or reports were available.
- _____/____ D. Purchaser has received the pamphlet Protect Your Family From Lead in Your Home.
- _____/____ E. Purchaser has (check (i) or (ii) below):
☐ (i) Received a 10 calendar day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; OR
☐ (ii) Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

AGENT'S ACKNOWLEDGMENT (Listing Agent (LA) and Selling Agent (SA) MUST Initial as Noted):

- MDJ F. Listing Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.
LA
- MDJ / MDJ G. The Listing Agent and Selling Agent whose initials appear on this form have assured compliance with the
LA SA Lead-Based Paint Disclosure requirements by the use and completion of this disclosure form.

CERTIFICATION OF ACCURACY:

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<u>MDJ</u> Seller	_____ Date	_____ Purchaser	_____ Date
<u>MDJ</u> Seller	_____ Date	_____ Purchaser	_____ Date
<u>MDJ</u> Listing Agent	<u>3-6-18</u> Date	_____ Selling Agent	_____ Date



Iowa - Residential Property Seller Disclosure Statement



(To be completed by Seller at time of listing; completed form to be provided to Buyer prior to Buyer making a written offer to buy)

Property Address: 11094 212th Ave, Maguoketa, IA 52060
 (Seller(s): Please print property address including City, State and Zip Code)
 Property Owner: Madonna M. Hefel
 (Seller(s): Please print property ownership)

PURPOSE:

Use this statement to disclose information as required by Iowa Code chapter 558A. This law requires certain Sellers of residential property that includes at least one and no more than four dwelling units to disclose information about the property to be sold. The following disclosures are made by the Seller(s) and not by any Agent acting on behalf of the Seller(s). **The Agent has no independent knowledge of the condition of the property; the Agent's knowledge is limited to the disclosure made by the Seller(s) on this form.** In no event shall any Agent involved in the sale or purchase of the property or any such Agent's broker be liable for any matters subject to this disclosure. Buyer(s) is advised to obtain such independent inspections of the property as Buyer(s) deems appropriate.

Exempt Properties:

Properties exempted from the Seller's disclosure requirement include: Bare ground; property containing 5 or more dwelling units, all being sold; court ordered transfers; transfers by a power of attorney; foreclosures; lenders selling foreclosed properties; fiduciaries in the course of an administration of an estate, guardianship, conservatorship, or trust; between joint tenants, or tenants in common; to or from any governmental division; quit claim deeds; intra-family transfers; commercial or agricultural property which has no dwellings. Seller(s) certifies that the property is exempt from the requirement(s) of Iowa Code 558A. If so sign and stop here.

_____ Seller	_____ Date	_____ Seller	_____ Date
_____ Buyer	_____ Date	_____ Buyer	_____ Date

INSTRUCTIONS TO SELLER(S):

- Seller(s) must complete this statement. Respond to all questions as directed, or attach reports allowed by Iowa Code section 558A.4(2);
- Disclose all known conditions materially affecting this property;
- If an item does not apply to this property, indicate that it is not applicable (N/A);
- Please provide information in good faith and make a reasonable effort to ascertain the required information. If the required information is **unknown** or is **unavailable** following a reasonable effort, use an **approximation** of the information, or indicate that the information is **unknown (UNK)**. All approximations must be identified as **approximations (AP)**;
- Additional pages may be attached as needed;
- Keep a copy of this statement with your other important papers.

DISCLOSURES: EVERY QUESTION MUST BE ANSWERED AS DIRECTED ON FORM CHECK ONLY ONE RESPONSE:

- Basement/Foundation: Any known water or other problems? 2 pages in the past ☒ Yes [] No [] N/A [] JUNK
 Any Sump Pump issues in the past? (Failures/Replacement) [] Yes ☒ No [] N/A [] JUNK
- Roof: Any known problems? [] Yes ☒ No [] N/A [] JUNK
 If yes, date of repairs/replacement: ____/____/____
- Well and Pump: (If N/A please so indicate and skip to Question #4) [] N/A
 Any known problems? [] Yes ☒ No [] N/A [] JUNK
 Any known repairs? [] Yes ☒ No [] N/A [] JUNK
 If yes, date of repairs/replacement: ____/____/____
 Any known water tests? ☒ Yes [] No [] N/A [] JUNK
 If yes, date of last report: ____/____/03 and results: OK

m4 Seller's _____ Buyer's _____ (Buyer(s) and Seller(s) acknowledge that they have read this page.)
 Initial(s) Initial(s)

4. Sewer System: (If N/A please so indicate and skip to Question #5). ☒ N/A
 Any known problems? [] Yes [] No [] N/A [] JUNK
 Any known repairs? [] Yes [] No [] N/A [] JUNK
 If yes, date of repairs/replacement: ____/____/____
 Any known Orangeburg tile? [] Yes [] No [] N/A [] JUNK
5. Septic Tanks/Drain Fields: (If N/A please so indicate and skip to Question #6). [] N/A
 Any known problems? [] Yes ☒ No [] N/A [] JUNK
 If yes, explain: _____
 Has the system been inspected by an Iowa DNR certified inspector within 2 years? [] Yes ☒ No [] N/A [] JUNK
 Date of Inspection: _____ [] JUNK
 Has the system been pumped/cleaned within the last 3 years? [] Yes ☒ No [] N/A [] JUNK
 Date tank last cleaned: ____/____/____ [] JUNK
 (Note: If inspected within 2 years of closing date, system may not need inspection and if pumped within 3 years may not need pumping/cleaning.)
 General location of system: North west side of Home [] JUNK
 Age: 2003 [] JUNK
6. Heating System(s): Any known problems? [] Yes ☒ No [] N/A [] JUNK
 Any known repairs? [] Yes ☒ No [] N/A [] JUNK
 If yes, date of repairs/replacement: ____/____/____
7. Central Cooling System(s): (If N/A please so indicate and skip to Question #8) [] N/A
 Any known problems? [] Yes ☒ No [] N/A [] JUNK
 Any known repairs? [] Yes ☒ No [] N/A [] JUNK
 If yes, date of repairs/replacement: ____/____/____
8. Plumbing System(s): Any known problems? [] Yes ☒ No [] N/A [] JUNK
 Any known repairs? [] Yes ☒ No [] N/A [] JUNK
 If yes, date of repairs/replacement: ____/____/____
9. Electrical System(s): Any known problems? [] Yes ☒ No [] N/A [] JUNK
 Any known repairs? [] Yes ☒ No [] N/A [] JUNK
 If yes, date of repairs/replacement: ____/____/____
10. Pest Infestation (wood-destroying insects, destructive/troublesome animals, etc.):
 Any known current or past problems? [] Yes ☒ No [] N/A [] JUNK
 If yes, date(s) of treatment : ____/____/____
 Any known structural damage? [] Yes ☒ No [] N/A [] JUNK
 If yes, date(s) of repairs/replacement: ____/____/____
11. Asbestos: Any known to be present in or on the structure? [] Yes ☒ No [] N/A [] JUNK
 If yes, explain: _____
12. Radon: Any known tests for the presence of radon gas? ☒ Yes [] No [] N/A [] JUNK
 If yes, date of last report: ____/____/____ and results: OK
13. Lead-Based Paint: Any known to be present in the structure? [] Yes ☒ No [] N/A [] JUNK
14. Flood Plain: Is any of the property/land located in a flood plain? [] Yes ☒ No [] N/A [] JUNK
 If yes, what is the flood plain designation? _____
15. Zoning: Do you know the zoning classification of the property? [] Yes ☒ No [] N/A [] JUNK
 If yes, what is the zoning classification? Ag

ML / _____ Seller's _____ / _____ Buyer's (Buyer(s) and Seller(s) acknowledge that they have read this page.)
 Initial(s) Initial(s)

16. Shared or Co-Owned Features: Any features of the property known to be shared in common with adjoining landowners, such as walls, fences, roads, and driveways whose use maintenance responsibility may have an effect on the property?..... []Yes [X]No []N/A []UNK

Any known "common areas" such as pools, tennis courts, walkways, or other areas co-owned with others, or a Homeowner's Association which has any authority over the property?.. []Yes [X]No []N/A []UNK
Any easements or encroachments onto or from neighboring properties? []Yes [X]No []N/A []UNK

17. Physical Problems: Any known settling, flooding, drainage or grading problems?..... []Yes [X]No []N/A []UNK

18. Structural Damage: Any known structural damage? []Yes [X]No []N/A []UNK

19. Has there been a property/casualty loss resulting in an insurance claim in excess of \$5,000?.. []Yes [X]No []N/A []UNK
If yes, indicate date, loss type and loss amount: _____

20. Covenants: Is the property subject to restrictive covenants? []Yes [X]No []N/A []UNK
If yes, a true, current copy of the covenants can be obtained:
____ Attached to this Property Disclosure
____ At the _____ county recorder's office
____ Other: _____

You **MUST** explain any "Yes" response(s) above. Use additional sheets as necessary:

SELLER(S) DISCLOSURE:

Seller(s) discloses the information regarding this property based on information known or reasonably available to the Seller(s). The Seller(s) has owned the property since 06/15/2003 The Seller(s) certifies that as of the date signed this information is true and accurate to the best of my/our knowledge. **If any changes occur between the date Seller(s) completes this form and the date of closing which would result in any of the above disclosures being inaccurate, Seller(s) shall immediately disclose such changes to Buyer(s) in writing.**

Seller acknowledges requirement that Buyer be provided with the "Iowa Radon Home-Buyers and Sellers Fact Sheet" prepared by the Iowa Department of Public Health.

Seller: Madonna M. Hyle Seller: _____
Date: 03/06/18 Date: ____/____/____

BUYER(S) ACKNOWLEDGEMENT:

Buyer(s) acknowledges receipt of a copy of this Real Estate Disclosure Statement. This statement is not intended to be a warranty or to substitute for any inspection the Buyer(s) may wish to obtain.

Buyer acknowledges receipt of the "Iowa Radon Home-Buyers and Sellers Fact Sheet" prepared by the Iowa Department of Public Health.

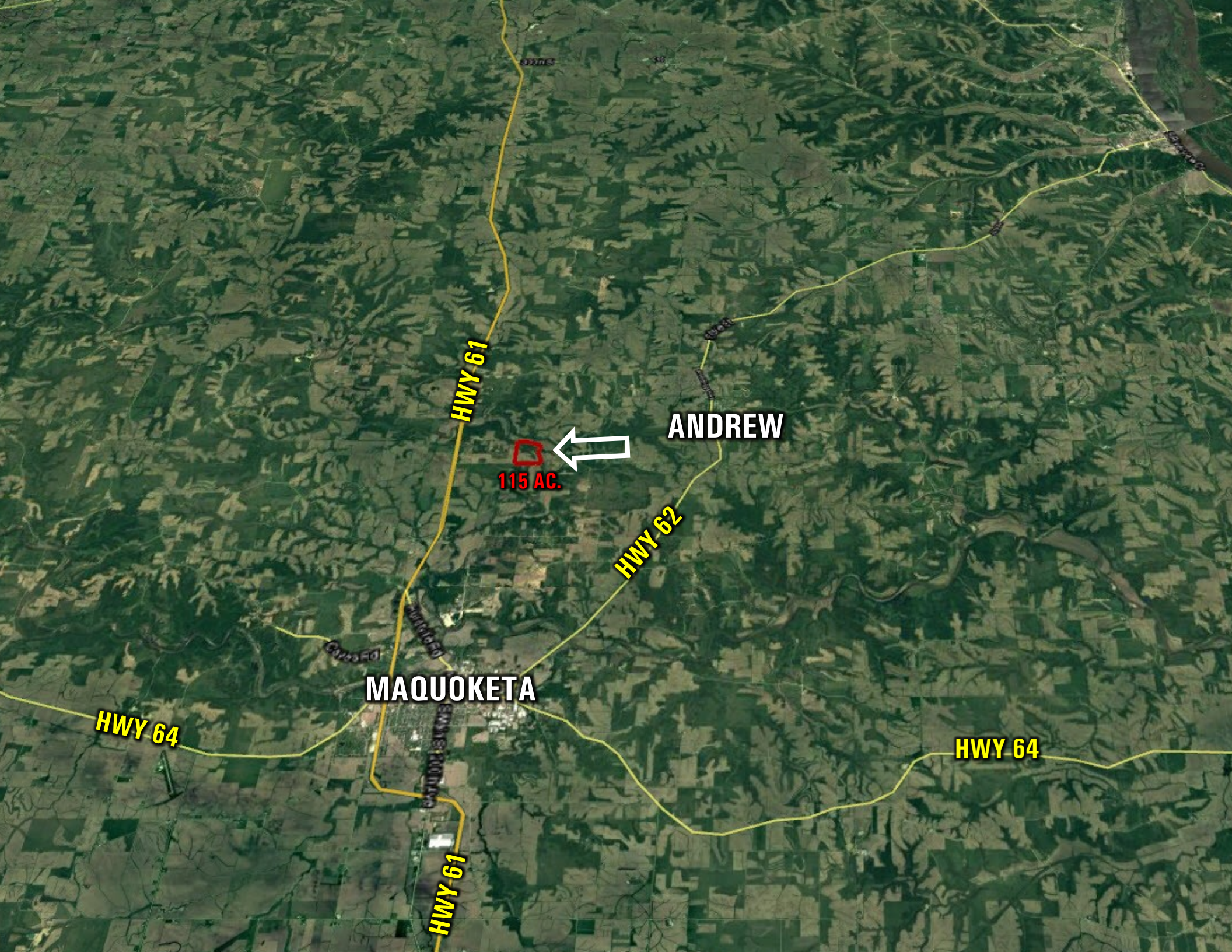
Buyer: _____ Buyer: _____
Date: ____/____/____ Date: ____/____/____



216 TH AVE.

An aerial photograph of a rural landscape. A large, irregularly shaped area is outlined in red, indicating a specific property. This property is mostly covered in dense green trees and vegetation, with some cleared brownish patches. To the north of the red-outlined area is a road labeled '216 TH AVE.'. To the east, a road labeled '212TH AVE.' runs vertically. The surrounding area consists of various agricultural fields in shades of brown and tan, interspersed with green forested areas. In the bottom left corner, there is a small cluster of buildings, including what appears to be a house and several barns or sheds, with a dirt road leading to them.

212TH AVE.



HWY 61

ANDREW

115 AC.

HWY 62

MAQUOKETA

HWY 64

HWY 64

HWY 61