

SELLERS LAND DISCLOSURE

PART OF THE NW1/4 NE1/4; PART OF THE NE1/4 NE1/4; PART OF THE SW1/4 NE1/4; SE1/4 NE1/4;
PART OF THE NW1/4 SE1/4; PART OF THE NE1/4 SE1/4 OF SECTION 5, TOWNSHIP 71 NORTH, 21
WEST, LUCAS COUNTY, IOWA

Address or location:

Zoning: Ag

Does zoning currently allow for the intended use? ☒ Yes ☐ No ☐ Unknown

Basis of this sale: ☐ Gross Acres ☒ Net Acres ☐ Unknown

School district: Chariton

Covenants established for this location? ☐ Yes ☒ No ☐ Unknown If Yes, attach a copy.

1. Are buildings present on the property?
☒ Yes ☐ No ☐ Unknown
2. Is there an association that requires dues?
☐ Yes ☒ No ☐ Unknown
3. Water availability:
☒ Rural ☐ Well ☐ Combination
☐ None ☐ Unknown
4. What types of sewage disposal systems are present at this location?
☐ City Sewer ☐ Septic ☒ None ☐ Unknown
- If Septic is checked, is the system in compliance with county regulations?
☐ Yes ☐ No If No, please explain.
N/A
5. Electric company that provides service to this location:
Alliant
6. What type of fuel is available at this location?
☐ LP Gas ☐ Natural Gas ☐ Other
☐ None ☒ Unknown
7. Are there any easements or other encumbrances on file for the location? ☒ Yes ☐ No ☐ Unknown
- If Yes, provide brief description.

8. Will a property survey be required?
☒ Yes ☐ No ☐ Unknown
- If Yes, who is responsible for the cost?
☒ Seller ☐ Buyer ☐ Unknown
9. Necessary to build a driveway to access the property?
☐ Yes ☒ No ☐ Unknown
10. Is there a private road located on this property?
☐ Yes ☒ No ☐ Unknown
11. Are fences present around the property?
☒ Yes ☐ No ☐ Unknown
- If Yes, what is the condition of the property line fences?
☐ New ☐ Properly Maintained ☒ Poor ☐ Unknown
- Are the fences accurate in comparison to property lines?
☒ Yes ☐ No ☐ Unknown
12. What type(s) of improvements are present to this property?
☐ Terraces ☐ Grain Bins ☐ Tile ☐ Springs ☒ Ponds
☐ Other ☐ Unknown
13. Is there currently a tenant on this property?
☐ Yes ☒ No ☐ Unknown
- If Yes, has tenant been provided a termination notice?
☒ Yes ☐ No ☐ Unknown
- What are the terms of the current agreement?

14. Is the land enrolled in any government programs?
☒ Yes ☐ No ☐ Unknown
- If Yes, identify the programs:
☐ CRP ☒ DCP ☐ Conservation Agreements
☐ Wetlands ☐ Forest Service ☐ Other
15. Environmental concerns are present on this property?
☐ Feedlots ☐ Landfills Burial Grounds
☐ Underground Storage Tanks ☐ Illegal Dump Sites
☒ None ☐ Other

Additional remarks: Please use back side for more information.

Seller:

John Curran

dotloop verified
09/12/22 5:04 PM CDT
6F9G-WFRZBDA-A6PL

Buyer:

Seller:

Leslie Curran

dotloop verified
09/13/22 7:34 AM CDT
3BAW-QYUL-MQPQ-Q6QS

Buyer:

Date: _____

Date: _____