



SELLERS LAND DISCLOSURE

Address or location: 152 m/l acres in Sec 18 T70N R22W Wayne County, Iowa

Zoning: Ag

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

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

School district: Wayne Community Schools

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.

5. Electric company that provides service to this location:

N/A

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:

Michael Holmes

dotloop verified
03/11/24 8:04 AM CDT
GOVZ-XKFE-RWOF-PMGV

Buyer:

Seller:

Julie Foster

dotloop verified
03/09/24 7:47 PM CST
TPHJ-RMAX-LABB-CQAB

Buyer:

Benet Holme Trustee

Date:

2-26-24

Date: