



# SELLERS LAND DISCLOSURE

Address or location: Madison County 40 Acres

Zoning: \_\_\_\_\_ Does zoning currently allow for the intended use? ☒ Yes ☐ No ☐ Unknown

Basis of this sale: ☒ Gross Acres ☐ Net Acres ☐ Unknown School district: \_\_\_\_\_

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:  
Farmers Electric Coop (Greenfield, IA)
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 the farm currently leased?  
☐ Yes ☒ No ☐ Unknown  
- If yes what is the lease type?  
☐ Crop ☐ Solar ☐ Wind ☐ Other: \_\_\_\_\_  
- If Yes, has tenant been provided a termination notice?  
☐ Yes ☐ No ☐ Unknown  
- Have the terms been provided to the agent?  
☐ Yes ☐ No
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 ☐ Unknown
16. Will 100% of the mineral rights transfer with the property?  
☒ Yes ☐ No ☐ Unknown

Additional remarks: Please use back side for more information.

Seller:

*Terri Whelan*  
dotloop verified  
07/09/24 3:14 PM CDT  
QZTY-P7WN-SMDG-RALM

Seller:

Date: 07/09/2024

Buyer:

Buyer:

Date: 07/09/2024