

SELLERS LAND DISCLOSURE

Address or location: Bare Land @ Nixon St

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:
CLARKS ELFC

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.
TOWEN

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: [Signature]
Buyer: _____

Seller: _____
Buyer: _____

Date: 10-20-25
Date: _____