

Sellers Land Disclosure Iowa Land Company

Date: 5-14-24

Address or Location: 5258 175th Ave

Zoning _____ Does zoning currently allow for the intended use? Yes No

What will be the basis of this sale? Gross acres Net acres

Are buildings present on this property? Yes No

Is there an Association that requires Dues? Yes No

Water Availability

- Rural
 Well
 Combination
 None

What Type of Sewage Disposal Systems are present at this location?

- City Sewer
 Septic
 None

If septic is circled, is the system in compliance with county regulations?

Yes No If No, Why Not _____

Name of Electric Company that provides service to this location:

Southern Iowa Electric Company

What type of fuel is available at this location

- LP Gas
 Natural Gas
 Other
 None

Are there any Easements or other encumbrances on file for the location?

Yes No

If yes, provide a brief description of such.

Will a property survey be required? Yes No

If Yes, who is responsible for the cost?

Seller Buyer

Will it be necessary to build a driveway to access the property?

Yes No

Is there a Private Road located on this property?

Yes ___ No

Are fences present around the property? Yes No ___

If Yes, what is the condition of the property line fences?

- New
- Properly Maintained
- Poor

What type(s) of improvements are present to this property?

- Terraces
- Tile
- Ponds
- Fence
- Grain Bins

Is there currently a Tenant on this property? Yes No ___

If Yes, has the tenant been provided with a termination notice? Yes ___ No

What are the terms of the current agreement? Crop land leased for 24 season

Is the land enrolled in an Government Programs? Yes ___ No

If Yes, identify the programs below.

- CRP
- DCP
- Conservation Agreements
- Wetlands
- Forest Reserve
- Others _____

What type (s) of Environmental Concerns are present on this property?

- Feedlots
- Landfills Burial Grounds
- Underground Storage Tanks
- Illegal Dump Sites
- None
- Other _____

Seller [Signature]
Buyer _____

Seller Broke Spungen
Buyer _____

MLS Listing Required Information

Buyer/Broker Comp % -

Required MLS Information For Listing With Home:

Year Built: **1918**

Foundation Size:

Common Wall: Y/N

Fireplaces: **No**

Manufactured Home: Y/

Bedrooms: **4**

Bath: **1**

Stories:

- 1 Story
- 1.5 Stories
- 2 Stories

AA - Accessible: Y/ (Yes if added handicap features, example: wheelchair ramp, stair chair lift etc.)

Air Conditioning:

- Central
- Window
- Wall
- Geothermal
- Ductless Mini-Split
- Whole House Fan
- None

Exterior:

- Wood
- Shakes
- Metal
- Vinyl
- Stucco

- Brick/Stone
- Log

Heating:

- Forced Air
- Baseboard
- Hot Water
- Space Heater
- Heat Pump
- Radiant
- Geothermal
- Fireplace
- Wood Stove

Basement:

- Walkout
- Full
- Partial
- Crawspace
- Finished
- Partial Finished
- Slab
- Unfinished

Fuel Features

- Natural Gas
- Oil
- Electric
- Solar
- Propane
- Wood
- Pellet
- Other

SELLER'S PROPERTY DISCLOSURE STATEMENT

This disclosure statement refers to the property located at:

ADDRESS 5258 175th Ave

CITY OHUMWA

STATE IA

ZIP 52501

NOTICE TO BUYER AND SELLER: This disclosure statement is designed to assist Seller in disclosing to a buyer all known materials or adverse facts relating to the physical condition of the property that are not readily observable. All questions must be answered completely. If answers are affirmative, please provide detailed explanations on the "Additional Explanations" section (page 3).

	YES	NO	DON'T KNOW
1. Does seller currently occupy property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. If not, when did seller last occupy property?	-----	<input type="checkbox"/>	<input type="checkbox"/>
3. Is any part of the property leased?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Does anyone claim an easement on or a right to use all or some of the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Does property rest on a landfill?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the property in a designated flood plain?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is the property in a designated fire danger zone?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Is the property in a designated earthquake danger zone?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Are you aware of any settling/earth movement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Are you aware of any encroachments, boundary line disputes, or unrecorded easements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. How old is the structure?	_____		
12. Are you aware of any problems, past or present, with roof, gutters, or downspouts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. Are you aware of any past or present damage caused by infiltrating pests, termites, dry rot, or other wood-boring insects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. Is your property currently under warranty by a licensed pest control company?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15. Are you aware of any past or present movement or other structural problems with floors, walls, or foundations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Has there been fire, wind, or flood damage that required repair?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Has there ever been water leakage or dampness within basement or crawl space?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

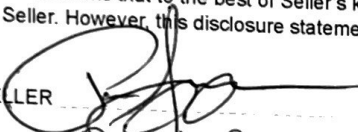
- 18. Have there been any additions, structural changes, or alterations to the property? ✓
- 19. Was work done with the necessary permits and approvals in compliance with building codes and zoning regulations? _____
- 20. Is drinking water source public or private? Ponds
- 21. Is sewer system public or private? private
- 22. Are you aware of any past or present leaks, backups, etc. relating to water and/or sewer? NO
- 23. Is there polybutylene plumbing (other than the primary service line) on the property? ✓
- 24. Are you aware of any toxic substances on the property? ✓
- 25. Has the property been tested for radon? NO
- 26. Are there or have there ever been fuel storage tanks below ground on the property? ✓
- 27. Is property subject to covenants and restrictions? ✓
- 28. Is there a mandatory association fee? ✓
- 29. If so, how much monthly/yearly? \$ _____ / _____
- 30. Is there an initiation fee? ✓
- 31. Are special assessments approved by the association? ✓
- 32. Has the property ever been the subject of litigation? ✓
- 33. Do you know of any violations of local, state, or federal laws, codes, or regulations with respect to the property? ✓
- 34. Are any equipment/appliances/systems included in sale of property in need of repair or replacement? ✓
- 35. Does the property contain asbestos? ✓
- 36. Does the property contain lead paint? ✓
- 41. Additional explanations or disclosures (please attach additional sheets if necessary) :

The following checked items are currently on the property and will be included in the sale:

- | | | | |
|---|---|---|---|
| <input type="checkbox"/> Burglar Alarms | <input checked="" type="checkbox"/> Smoke Detectors | <input checked="" type="checkbox"/> Fire Alarms | <input checked="" type="checkbox"/> Central Air |
| <input checked="" type="checkbox"/> Central Heating | <input checked="" type="checkbox"/> Window A/C Unit | <input type="checkbox"/> Dishwasher | <input type="checkbox"/> Trash Compactor |
| <input type="checkbox"/> Garbage Disposal | <input type="checkbox"/> Oven | <input type="checkbox"/> Microwave | <input checked="" type="checkbox"/> TV Antenna |
| <input checked="" type="checkbox"/> Satellite Dish | <input type="checkbox"/> Intercom System | <input type="checkbox"/> Pool | <input type="checkbox"/> Washer/Dryer Hookups |
| <input type="checkbox"/> Hot Tub/Jacuzzi | <input type="checkbox"/> Washer | <input type="checkbox"/> Dryer | <input type="checkbox"/> Refrigerator |
| <input type="checkbox"/> Pool Barrier | <input type="checkbox"/> Safety Cover for Hot Tub | | |

SELLER'S REPRESENTATION

Seller warrants that to the best of Seller's knowledge, the above information is complete and accurate as of the date signed by Seller. However, this disclosure statement is not a substitute for inspections and/or warranties.

SELLER 

DATE 5-14-24

SELLER Brooke Spurgeon

DATE 5-14-24

BUYER'S RECEIPT AND ACKNOWLEDGEMENT

I acknowledge receipt of this Disclosure. I understand that except as stated in the Purchase and Sale Agreement with Seller, the property is being sold in its present condition only, without warranties of guarantees of any kind by Seller. No representations concerning the condition of the property are being relied upon by me except as disclosed herein or stated in the Purchase and Sale Agreement.

BUYER _____ DATE _____

BUYER _____ DATE _____

NOTICE: Many local law enforcement agencies maintain the locations of persons such as sex offenders who might be required to register their addresses. You may retain the right to contact local law enforcement authorities for information about the presence of these individuals in any neighborhood.

(For Residential Real Property Sales or Purchases)

Radon Warning Statement

Every buyer of any interest in residential real property property may present exposure to dangerous levels of indoor radon gas that may place the occupants at risk of developing radon-induced lung cancer. Radon, a Class-A human carcinogen, is the leading cause of lung cancer in non-smokers and the second leading cause overall. The seller of any interest in residential property is required to provide the buyer with any information on radon test results of the dwelling showing elevated levels of radon in the seller's possession.

Seller's Disclosure

- a. NO Elevated radon concentrations (above EPA or IEMA recommended Radon Action Level) are known to be present within the dwelling. (Explain)
b. YES Seller has provided the purchaser with all available records and reports pertaining to elevated radon concentrations within the dwelling.
c. NO Seller has no knowledge of elevated radon concentrations in the dwelling.
d. NO Seller has no records or reports pertaining to elevated radon concentrations within the dwelling.

Purchaser's Acknowledgment

Initial each of the following that applies:

- e. Purchaser has received copies of all information listed above.
f. Purchaser has received the Iowa Radon Home Buyer's-Sellers Fact Sheet.

Agents Acknowledgment

Initial if applicable:

- g. Agent has informed the seller of the seller's obligations under Iowa law.

Certification of Accuracy

The following parties have reviewed the information above and each party certifies, to the best of his or her knowledge that the information he or she provided is true and accurate.

Seller [Signature] 5-14-24 Seller Brooke Spurgeon 5-14-24

Purchaser Date Purchaser Date

Agent [Signature] Date Agent 5/14/24 Date