

SELLER'S PROPERTY DISCLOSURE STATEMENT

This disclosure statement refers to the property located at:

ADDRESS 2672 Douds Rd
 CITY Libertyville, IA STATE _____ ZIP 52567

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?	<u> X </u>	<u> / </u>	_____
2. If not, when did seller last occupy property?	<u>May 6 - 2025</u>		
3. Is any part of the property leased?	<u> X </u>	_____	_____
4. Does anyone claim an easement on or a right to use all or some of the property?	_____	_____	_____
5. Does property rest on a landfill?	_____	<u> X </u>	_____
6. Is the property in a designated flood plain?	_____	<u> X </u>	_____
7. Is the property in a designated fire danger zone?	_____	<u> X </u>	_____
8. Is the property in a designated earthquake danger zone?	_____	<u> X </u>	_____
9. Are you aware of any settling/earth movement?	_____	<u> X </u>	_____
10. Are you aware of any encroachments, boundary line disputes, or unrecorded easements?	_____	_____	<u> X </u>
11. How old is the structure?	<u>50 years</u>		
12. Are you aware of any problems, past or present, with roof, gutters, or downspouts?	<u> X </u>	<u> X </u>	_____
13. Are you aware of any past or present damage caused by infiltrating pests, termites, dry rot, or other wood-boring insects?	_____	<u> X </u>	_____
14. Is your property currently under warranty by a licensed pest control company?	_____	<u> X </u>	<u> X </u>
15. Are you aware of any past or present movement or other structural problems with floors, walls, or foundations?	_____	<u> X </u>	<u> X </u>
16. Has there been fire, wind, or flood damage that required repair?	_____	<u> X </u>	_____
17. Has there ever been water leakage or dampness within basement or crawl space?	_____	<u> X </u>	_____

18. Have there been any additions, structural changes, or alterations to the property? X _____
19. Was work done with the necessary permits and approvals in compliance with building codes and zoning regulations? X _____
20. Is drinking water source public or private? Public _____
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? _____ X
23. Is there polybutylene plumbing (other than the primary service line) on the property? _____ X
24. Are you aware of any toxic substances on the property? _____ X
25. Has the property been tested for radon? _____ I don't know
26. Are there or have there ever been fuel storage tanks below ground on the property? _____ X
27. Is property subject to covenants and restrictions? _____ X
28. Is there a mandatory association fee? _____ X
29. If so, how much monthly/yearly? \$ _____ / _____ no
30. Is there an initiation fee? _____ \$
31. Are special assessments approved by the association? _____ X
32. Has the property ever been the subject of litigation? _____ X
33. Do you know of any violations of local, state, or federal laws, codes, or regulations with respect to the property? _____ X
34. Are any equipment/appliances/systems included in sale of property in need of repair or replacement? _____ X
35. Does the property contain asbestos? _____ X
36. Does the property contain lead paint? _____ X
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:

☒ Burglar Alarms	☒ Smoke Detectors	☒ Fire Alarms	☒ Central Air
☒ Central Heating	☒ Window A/C Unit	☒ Dishwasher	☒ Trash Compactor
☒ Garbage Disposal	☒ Oven	☒ Microwave	☒ TV Antenna
☒ Satellite Dish	☒ Intercom System	☒ Pool	☒ Washer/Dryer Hookups
☒ Hot Tub/Jacuzzi	☒ Washer	☒ Dryer	☒ Refrigerator
☒ Pool Barrier	☒ 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 Teresa R. Channel / by Lynda P. A. Hollan DATE 7/9/25
SELLER Teresa Channel DATE 7/21/25

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

I Don't Know

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.

Teresa R Channel 7/9/25 by Lynda Holland 7/9/25

Seller Date Seller Date

Teresa Channel

7/14/25

Purchaser Date Purchaser Date

Jim Davis July 9 2025

Agent Date Agent Date

MLS Listing Required Information

Buyer/Broker Comp % -

Required MLS Information For Listing With Home:

Year Built: 1976

Foundation Size:

Common Wall: Y/N

Fireplaces:

Manufactured Home: Y/N

Bedrooms: 2

Bath: 2

Stories: 1

- ☒ 1 Story
- ☐ 1.5 Stories
- ☐ 2 Stories

AA - Accessible: Y/N (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

Sellers Land Disclosure Iowa Land Company

Date: July 9, 2025

Address or Location: 2672 Douds Rd Libertyville, IA

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 A No

Is there an Association that requires Dues? Yes No X

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* I don't know

Name of Electric Company that provides service to this location:

Access energy

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.

I don't know

Will a property survey be required? Yes A 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 X

Is there a Private Road located on this property?

Yes ___ No X

Are fences present around the property? Yes X No ___

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

___ New

___ Properly Maintained

X Poor *I don't*

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 X

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

What are the terms of the current agreement? _____

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

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

X None

___ Other _____

Seller

Teresa Channel / Lynda Hall ^{POA} Seller *Teresa Channel*

Buyer _____ Buyer _____