

SELLERS LAND DISCLOSURE

Address or location: Tract 2 - 40.25 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.

Not installed yet

5. Electric company that provides service to this location: _____

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: cash rent

- 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.

Septic laterals from 1200 Rock Creek encroach on this 40.25 acres

Seller: [Signature]
Buyer: _____

Seller: _____
Buyer: _____

Date: _____

Date: _____