

SELLERS LAND DISCLOSURE

Address or location: 30496 HWY 34, Russell, IA 50238

Zoning: AG Does zoning currently allow for the intended use? ☐ Yes ☐ No ☐ Unknown

Basis of this sale: ☐ Gross Acres ☐ Net Acres ☐ Unknown School district: Chariton Community 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.
Unknown
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: _____
- 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:

Sha Koenig
dotloop verified
 05/01/25 2:39 PM MST
 5JFC-9Y2H-EK8X-60MV

Buyer:

Seller:

David Secor
dotloop verified
 05/02/25 10:47 AM CDT
 M9V4-UNQY-DEP6-BSVY

Buyer:

Date: _____

Date: _____