



Sellers Land Disclosure

Address or Location: 60 Acres SE 1/4 SW 1/4 & NE 1/4 SW 1/4 Except Parcel B & Except N 20 Acres Section 22 T-77 N R-22 W 5th PM Warren County
 Zoning: Agricultural Does zoning currently allow for the intended use? ☒ Yes ☐ No

What will be the basis of this sale?: ☒ Gross Acres ☐ Net Acres

What School District is this property associated with?: Martensdale / St Mary's

Have covenants been established for this location? ☐ Yes ☒ No If Yes, attach a copy.

1. Are buildings present on the property?

☐ Yes ☒ No

2. Is there an Association that requires Dues?

☐ Yes ☒ No

3. Water Availability:

- ☒ Rural
☒ Well
☐ Combination
☐ None

4. What types 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, Explain

5. Name of the Electric Company that provides service to this location: MidAmerican

6. What type of fuel is available at this location?

- ☐ LP Gas
☐ Natural Gas
☐ Other
☒ None

7. Are there any Easements or other encumbrances on file for the location? ☐ Yes ☒ No

If Yes, provide a brief description of such.

8. Will a property survey be required? ☐ Yes ☒ No

If Yes, who is responsible for the cost?

☐ Seller ☐ Buyer

9. Will it be necessary to build a driveway to access the property? ☐ Yes ☒ No

10. Is there a Private Road located on this property?

☐ Yes ☒ No

11. Are fences present around the property? ☒ Yes ☐ No

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

- ☐ New
☐ Properly Maintained
☒ Poor

Are the fences accurate in comparison to property lines?

☒ Yes ☐ No

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

- ☒ Terraces
☐ Grain Bins
☒ Tile
☒ Springs, AQUIFER
☐ Ponds
☐ Other

13. 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?

Contact Listing Agent for details

14. Is the land enrolled in any Government Programs?

☐ Yes ☒ No

If Yes, identify the programs below.

- ☐ CRP
☐ DCP
☐ Conservation Agreements
☐ Wetlands
☐ Forest Service
☒ Other Forest Reserve

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

- ☐ Feedlots
☐ Landfills Burial Grounds
☐ Underground Storage Tanks
☐ Illegal Dump Sites
☐ None
☒ Other See Attached

Additional Remarks: (use back side for more information)

<u>Teresa Hansen</u>	<u>5/9/17</u>
Seller	Date
Buyer	Date

Cunningham Farm, LLC

Disclosure regarding 60 acres (more or less) listed with Peoples

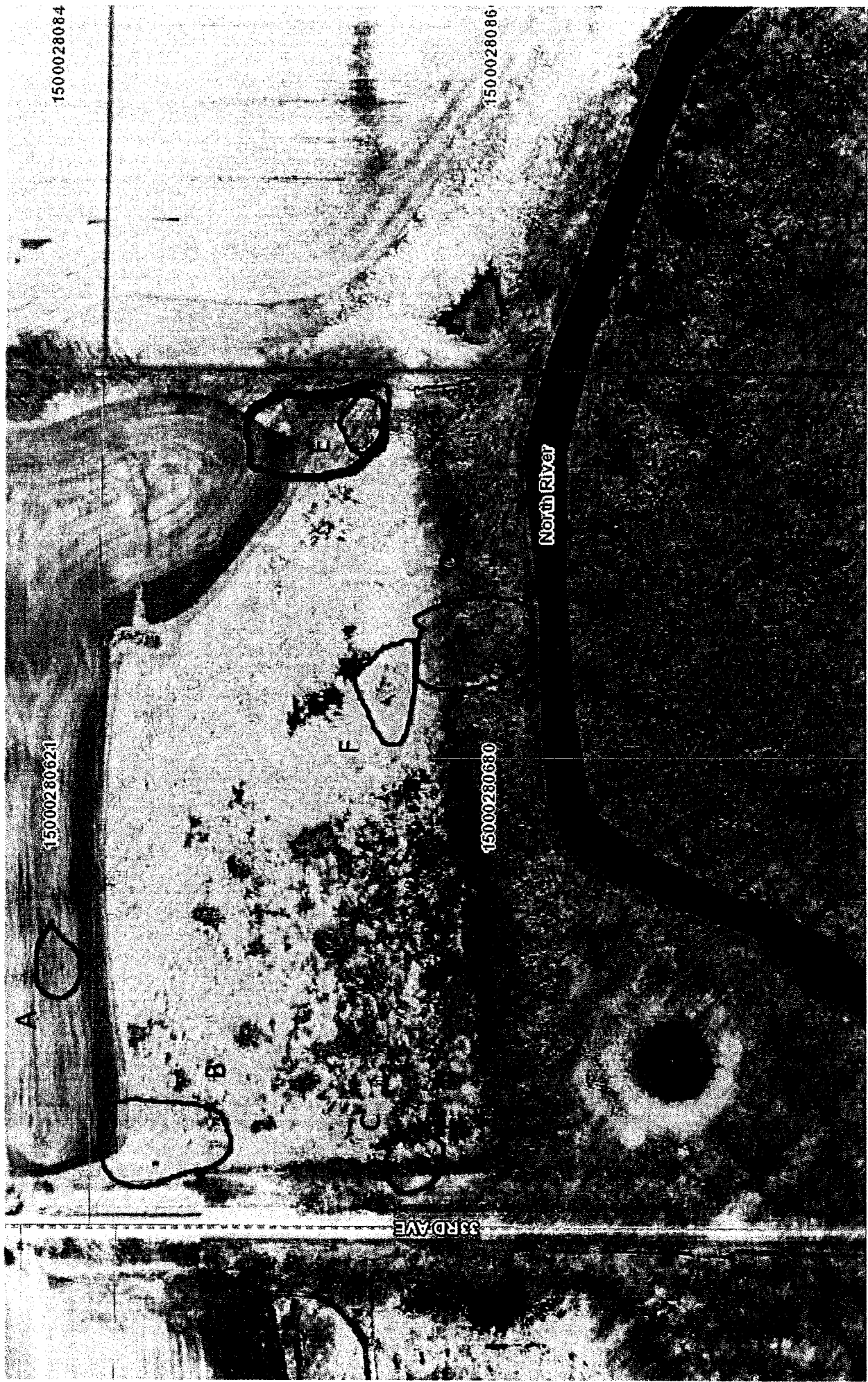
Notes regarding items marked on the attached map:

- A. There was a blown out tile resulting in a hole here.
- B. There is a well here and line to spot where there is a buried livestock tank. The water did run continuously, and it appears it still does at least part of the time (see picture). This could be an asset for someone with livestock.
- C. There was a culvert through the dam, with a floodgate. It is unlikely the floodgate is functional. If this was opened up it might help drain water trapped by the SW corner of the dam or water accumulating from the well.
- D. There was a culvert through the dam and into the river, with a floodgate. You can still see the opening at the river, but the culvert has likely collapsed and the floodgate is gone or not functioning. Water does seem to seep around it into the river.
- E. There was a culvert through the dam, with a floodgate. A flood cut out a section of the dam all the way down to the culvert.
- F. There had been a drain hole in this area. It was filled in. There is also a hole to the south and near the dam (likely caused by collapsed culvert). See picture.

There was also an old one-room schoolhouse which was burned and buried years ago. It sat north of the 60 acres on property now owned by Ann Cunningham. It was buried east of the old schoolhouse driveway and maybe a little south. To the best of our knowledge, it should not be on the 60 acre parcel.







1500028084

1500028086

15000280621

15000280630

North River

33RD AVE