

SELLER PROPERTY DISCLOSURE STATEMENT

Property Description: Seller's interest in a Sheriff's Certificate of Purchase after mortgage foreclosure, subject to the statutory redemption period, covering approximately 266.98 acres of farmland near Mechanicsville, Cedar County, Iowa, comprising seven adjacent parcels, as more particularly described in the Sheriff's Certificate of Purchase.

NATURE OF PROPERTY BEING SOLD

The property being sold is a Sheriff's Certificate of Purchase issued after a sale conducted pursuant to a judge's order in a foreclosure lawsuit.

REDEMPTION PERIOD

The foreclosure mortgagor has rights of redemption as provided in Iowa Statutes.

AS IS SALE

The Sheriff's Certificate of Purchase is being offered AS IS, WHERE IS, WITH ALL FAULTS< WITHOUT ANY REPRESENTATION OR WARRANTY WHATSOEVER, EXPRESS OR IMPLIED, WHETHER AS TO VALIDITY OR EFFECTIVENESS OF THE UNDERLYING FORECLOSURE LAWSUIT, WHETHER THE FORECLOSED MORTGAGOR MARKETABILITY OF TITLE TO THE SHERIFF'S CERTIFICATE OF PURCHASE OR THE UNDERLYING PROPERTY, MERCHANTABILITY, SUITABILITY AS TO ANY PARTICULAR PURPOSE, OR OTHERWISE.

LIMITATION REGARDING SELLER'S KNOWLEDGE AND AWARENESS

Seller's Disclosure is limited: any reference to Seller's knowledge or awareness means the actual, present awareness of Claudia N. Marciniak, the officer of Seller who is overseeing this asset for Seller, without any inquiry or investigation. Without limitation, notices, reports, or other information may have been provided to Seller or its affiliates, but if Ms. Marciniak has not read them then they are deemed outside of Seller's knowledge and awareness for purpose of this disclosure statement.

Wells and Pumps: Seller is not aware of any wells or pump at the underlying property.

Water Tests: Subject to the report of any "Phase I" or other environmental site assessment conducted at the underlying property by Seller in connection with making the loan (if there is any, a copy will be provided to the buyer after signing the purchase agreement), Seller has not conducted any water tests at the underlying property and is not aware of any results of any water tests conducted by others.

Septic Tanks/Drain Fields: Seller is not aware of whether any septic tank or septic drain field exists at the underlying property, and is not aware of any problems with septic tanks or septic drain fields at the underlying property.

Sewer System: Seller is not aware of whether any sewer system or sewer connection exists at the underlying property, and is not aware of any problems with any sewer system or sewer connection at the underlying property.

Flood Zone: Seller makes no representation or warranty regarding the flood zone classification of the underlying property and encourages any prospective buyer to do their own investigation of the flood zone.

Zoning: Seller is not aware of the zoning classification, if any, of the underlying property.

Access: Seller makes no representations or warranties regarding access and expects any prospective buyer to conduct and expects any prospective buyer to conduct its own title examination.

Restrictive Covenants: Seller is not aware of any unrecorded restrictive covenants regarding the underlying property, but makes no other representation or warranty regarding covenants and expects any prospective buyer to conduct its own title examination.

Physical Problems: Seller is not aware of any settling, flooding, drainage, or grading problems at the underlying property.

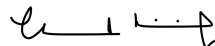
Leases: Seller is not aware of any leases at the underlying property.

Improvements; Drainage; Irrigation; Access to Water: Seller makes no representations or warranties regarding the existence or improvements at the underlying property, whether above-ground or underground, including related to drainage or irrigation. Seller further makes no representations or warranties regarding the ability to access water for agriculture.

The Seller certifies that as of the date signed this information is true and accurate to the best of its knowledge.

Date: April 21, 2021

SA GROUP PROPERTIES, INC.



Claudia N. Marciniak
Senior Vice President, in her capacity as an officer of
Seller and not in a personal capacity