

# SELLERS LAND DISCLOSURE

Address or location: US Highway 65, Derby, IA 50068

Zoning: AG-5 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.

5. Electric company that provides service to this location:

CLARKS ELECTRIC

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.

SHARED DRIVEWAY EASEMENT

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:

[Signature]

Seller:

Marilyn Scott

Date:

5-8-24

Buyer:

\_\_\_\_\_

Buyer:

\_\_\_\_\_

Date:

\_\_\_\_\_