



Sellers Land Disclosure

Address or Location: Gentry Avenue, Independence, Iowa
 Zoning: Agriculture 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?: Independence Community School District
 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: East Central Iowa REC

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 ^{3/3}

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
- 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?

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

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

- Feedlots
- Landfills Burial Grounds
- Underground Storage Tanks
- Illegal Dump Sites
- None
- Other

Additional Remarks: (use back side for more information)

<u>Blaine & Wanda</u> Seller	<u>Blaine & Wanda</u> Seller
<u>4/9/19</u> Date	
Buyer	Buyer
Buyer	Date