

SELLERS LAND DISCLOSURE

Address or location: 322.15 Ac M/L of Bare Land @ Highway 69, New Virginia, IA 50210

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

Basis of this sale: ☒ Gross Acres ☐ Net Acres ☐ Unknown School district: Clarke Community

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: west parcel

☐ 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. NA

5. Electric company that provides service to this location:

Clarke Electric

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

☐ LP Gas ☐ Natural Gas ☒ Other

☐ None ☐ Unknown

Megellan pipe

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

- If Yes, provide brief description.

Megellan + water Clarke Electric

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

all except 1 parcel

- 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 5 dry Ponds tiled out present

13. Is the farm currently leased?

☒ Yes ☐ No ☐ Unknown

152 - Pasture @ 90.00
Pasture + CRP
leaves

- If yes what is the lease type?

☐ Crop ☐ Solar ☐ Wind ☐ Other: Pasture + CRP

- 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

CRP

- 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:

George S. Ernst

Seller:

Tracy J. Ernst

Date:

7/23/25

Buyer:

Buyer:

Date: