



SELLERS LAND DISCLOSURE

Address or location: 1401 E 28th St., Unit 106-111, Norwalk, IA 50211

Zoning: R-4 Does zoning currently allow for the intended use? ☒ Yes ☐ No ☐ Unknown

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

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 ☒ City City

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.

N/A

5. Electric company that provides service to this location:

Mid-American

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.

See Final Plat

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? ☒ N/A

☐ New ☐ Properly Maintained ☐ Poor ☐ Unknown

- Are the fences accurate in comparison to property lines?

☐ Yes ☐ No ☐ Unknown ☒ N/A

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

☐ Terraces ☐ Grain Bins ☐ Tile ☐ Springs ☐ Ponds

☐ Other ☐ Unknown N/A

13. Is the farm currently leased?

☐ Yes ☐ No ☐ Unknown ☒ N/A

- If yes what is the lease type?

☐ Crop ☐ Solar ☐ Wind ☒ Other: N/A

- If Yes, has tenant been provided a termination notice?

☐ Yes ☐ No ☐ Unknown ☒ N/A

- Have the terms been provided to the agent?

☐ Yes ☐ No ☒ N/A

14. Is the land enrolled in any government programs?

☐ Yes ☐ No ☐ Unknown ☒ N/A

- If Yes, identify the programs:

☐ CRP ☐ DCP ☐ Conservation Agreements

☐ Wetlands ☐ Forest Service ☐ Other ☒ N/A

15. Environmental concerns are present on this property?

☐ Feedlots ☐ Landfills Burial Grounds

☐ Underground Storage Tanks ☐ Illegal Dump Sites

☐ None ☐ Other ☐ Unknown ☒ N/A

16. Will 100% of the mineral rights transfer with the property?

☐ Yes ☐ No ☐ Unknown ☒ N/A

Additional remarks: Please use back side for more information.

A principal of the selling LLC holds an active real estate license in the State of Iowa.

Seller:

Becky Rozenboom

dotloop verified
11/13/25 12:11 PM CST
VYLW-INGW-LX17-2YXZ

Seller:

Date: 11/13/2025

Buyer:

Buyer:

Date: _____