

SELLERS LAND DISCLOSURE

Address or location: Orchard Ave, Chariton, IA 50049

Zoning: Ag Land Does zoning currently allow for the intended use? Yes No Unknown

Basis of this sale: Gross Acres Net Acres Unknown School district: Chariton Community 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:

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.

High lines

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:

Ron Shae

Buyer:

Seller:

Low Shae

Buyer:

Date:

1/8/26

Date: