

SELLERS LAND DISCLOSURE

Address or location: Lots 42, 43 in the Southeast Quarter (SE¼) of S 33, T 11 N, R 8 E of the 6th P.M., Lancaster County, NE

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

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

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:
Lincoln Electric System
 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.

 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:

<i>AEJ Farm LLC, John Wenzelberger Member</i>	dotloop verified 08/24/26 11:05 AM PDT OVZL-DNOE-CMPC-OLHP
Buyer:	

Seller:

<i>AEJ Farm LLC, Ellen Guzik Member</i>	dotloop verified 08/24/26 3:53 PM EDT VHFU-HMOD-MPBZ-DCOR
Buyer:	

Date:

Date: