PEOPLES COMPANY
INTEGRATED LAND SOLUTIONS

SELLERS LAND DISCLOSURE

Address or location: Clarksville, IA

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

Basis of this sale: ☐ Gross Acres ☐ Net Acres ☐ Unknown 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.

     _____
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: _____ Seller: _____ Date: Sept 1, 2022

Buyer: _____ Buyer: _____ Date: _____