



# Sellers Land Disclosure

Address or Location: 10417 Hidden Valley Dr., Johnston, IA 50131

Zoning: Residential (R-1) \_\_\_\_\_ Does zoning currently allow for the intended use?  Yes  No

What will be the basis of this sale?:  Gross Acres  Net Acres

What School District is this property associated with?: Johnston

Have covenants been established for this location?  Yes  No If Yes, attach a copy.

**1. Are buildings present on the property?**

Yes  No

**2. Is there an Association that requires Dues?**

Yes  No

**3. Water Availability:**

Rural  City \_\_\_\_\_  
 Well  
 Combination  
 None

**4. What types of Sewage Disposal Systems are present at this location?**

City Sewer  
 Septic  
 None

If septic is circled, is the system in compliance with county regulations?

Yes  No *If No, Explain*

**5. Name of the Electric Company that provides service to this location:** Mid-American Energy

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

LP Gas  
 Natural Gas  
 Other  
 None

**7. Are there any Easements or other encumbrances on file for the location?**  Yes  No

If Yes, provide a brief description of such.

Stream Buffer Easement, See Plat Map.

**8. Will a property survey be required?**  Yes  No

If Yes, who is responsible for the cost?

Seller  Buyer

**9. Will it be necessary to build a driveway to access the property?**  Yes  No

**10. Is there a Private Road located on this property?**

Yes  No

**11. Are fences present around the property?**  Yes  No

If Yes, what is the condition of the property line fences?

New  
 Properly Maintained  
 Poor

Are the fences accurate in comparison to property lines?

Yes  No

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

Terraces  
 Grain Bins  None \_\_\_\_\_  
 Tile  
 Springs  
 Ponds  
 Other

**13. Is there currently a Tenant on this property?**  Yes  No

If Yes, has the tenant been provided with a termination notice?  Yes  No

What are the terms of the current agreement?

**14. Is the land enrolled in any Government Programs?**

Yes  No

If Yes, identify the programs below.

CRP  
 DCP  
 Conservation Agreements  
 Wetlands  
 Forest Service  
 Other \_\_\_\_\_

**15. What type(s) of Environmental Concerns are present on this property?**

Feedlots  
 Landfills Burial Grounds  
 Underground Storage Tanks  
 Illegal Dump Sites  
 None  
 Other \_\_\_\_\_

Additional Remarks: (use back side for more information)

<i>Amy Danner</i>	dotloop verified 02/11/20 6:04 AM CST TCAM-PLTZ-2WPT-RC98	<i>Debra Coffman</i>	dotloop verified 02/11/20 4:45 PM CST 8U01-QPCF-RNTV-PQ07
Seller	Seller	Date	
Buyer	Buyer	Date	