

Sellers Land Disclosure

Address or Location: 110th Ave. + 480th Lane, Lucas, IA
 Zoning: A9 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?: Chariton
 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
 Well
 Combination
 None Nothing developed on site
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: Clark Electric Coop.

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.
Railroad right-of-way along property

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 - Arrangements are being made for repair:
 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
 Tile
 Springs
 Ponds - pond dam needs repair
 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)

<u>Andy R. Cochran</u>		<u>9/1/20</u>
Seller	Seller	Date
Buyer	Buyer	Date