

# SELLERS LAND DISCLOSURE

Address or location: 147.17 Acres - Tyler St / Hwy 676

Zoning: Ag

Does zoning currently allow for the intended use?  Yes  No  Unknown

Basis of this sale:  Gross Acres  Net Acres  Unknown

School district: Southeast Warren

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:  
Mid American
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 there currently a tenant on this property?  
 Yes  No  Unknown  
 - If Yes, has tenant been provided a termination notice?  
 Yes  No  Unknown  
 - What are the terms of the current agreement?
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

Additional remarks: Please use back side for more information.

Seller: Candice Ruppert Seller: \_\_\_\_\_ Date: 12-9-22  
 Buyer: \_\_\_\_\_ Buyer: \_\_\_\_\_ Date: \_\_\_\_\_