



SELLERS LAND DISCLOSURE

Address or location: 34-75-25 PCL E SW NE EXPCL P - 27.58 Acres m/l on Quincy Street & 45th Ave, St Charles.

Zoning: Agriculture

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

Basis of this sale: Gross Acres Net Acres Unknown

School district: 27.58

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 Energy - at the road

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: *Diana J. Boggs*
Buyer: _____

Seller: _____ Date: 1/5/23
Buyer: _____ Date: _____