



Sellers Land Disclosure

Address or Location: 277 Acres HWY 34, Chariton, IA 50049

Zoning: ag 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

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: _____

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.

Rathbun Rural Water

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
- 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?

Vacate Farm By 9/28/2018

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>Shang 57 Development Co</u>	<u>By</u>	<u>Hand Shing An</u>	<u>9/6/17</u>
Seller	Seller	Date	
Buyer	Buyer	Date	