



## Seller Land Disclosure

Address or Location: Chaloupka Trust Land (See parcels attached)

Zoning: A-1

Does zoning currently allow for the intended use? ☒ Yes ☐ No

What will be the basis of this sale? ☒ Gross Acres

☐ Net Acres

No. Acres See map, 635.86 +/-

What School District is this property associated with?:

Panorama Community School District

Have covenants been established for this location?

☐ Yes ☒ No

If Yes, attach a copy.

1. Are buildings present on the property?

☐ Yes ☒ No

If yes which tracts:

2. Is there an Association that requires Dues?

☐ Yes ☒ No

If yes which tracts:

3. Water Availability:

Xenia Rural Water

☐ None

☒ Well - Tract 2

☐ Rural

No. Tract 7 - capped

☐ Combination

Provide detailed location of each well on back.

☒ Other

Natural-Artesian Springs - Tract 1, 3, 4, + 5

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

☐ City

☐ Septic

☒ None

Date Last Pumped

If septic is selected, 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: Midland /Interstate Pwr Light - Alliant

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

☒ Gas none currently; can be installed

☒ Natural Gas Tract 7 to grain bin; available on Hwys.

☐ 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.

8. Will a property survey be required? ☒ Yes ☐ No

If Yes, who is responsible for the cost?

☒ Seller ☐ Buyer

If yes which tracts: Acreages are being surveyed off. (1 + 5)

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

Tract 1 + Tract 4 at buyers expense.

Additional Remarks: (use page 2 for additional disclosure information)

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 Tract 2, 4, + 5

☐ Poor

Are the fences accurate in comparison to property lines?

☐ Yes ☐ No

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

☒ Terraces Tract 1 + 5

☒ Grain Bins Tract 7

☒ Tile Tract 4, 5, + 6

☐ 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

☒

☐

What are the terms of the current agreement for each tract?

See parcel cash rent map.

14. Is the land enrolled in any Government Programs?

☒ Yes ☐ No

If Yes, identify the programs below.

☐ CRP

☐ Conservation Agreements

☒ DCP

☐ Forest Service

☐ Wetlands

☒ Other

Which tracts:

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

☐ Feedlots

☐ Underground Storage Tanks

☐ Landfills

☐ Illegal Dump Sites

☒ None

☐ Burial Grounds

☐ Other

16. Does the farm contain HEL tillable acres? ☐ Yes ☒ No

If Yes, Is the farm in compliance? ☒ Yes ☐ No

Chaloupka Trust  
Seller

Connie Chaloupka

dotloop verified  
01/05/25 4:30 PM CST  
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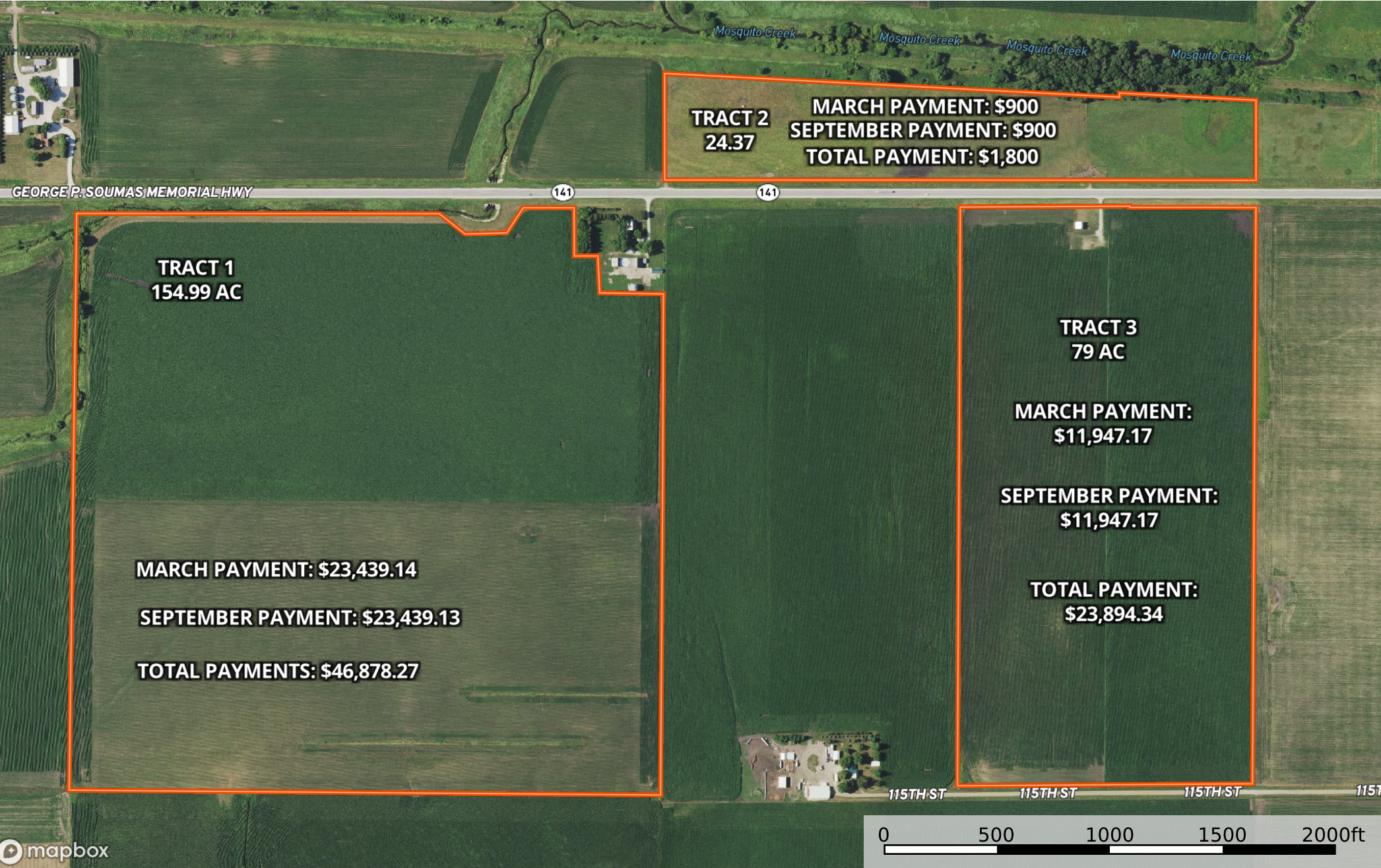
Seller

Date

Buyer

Buyer

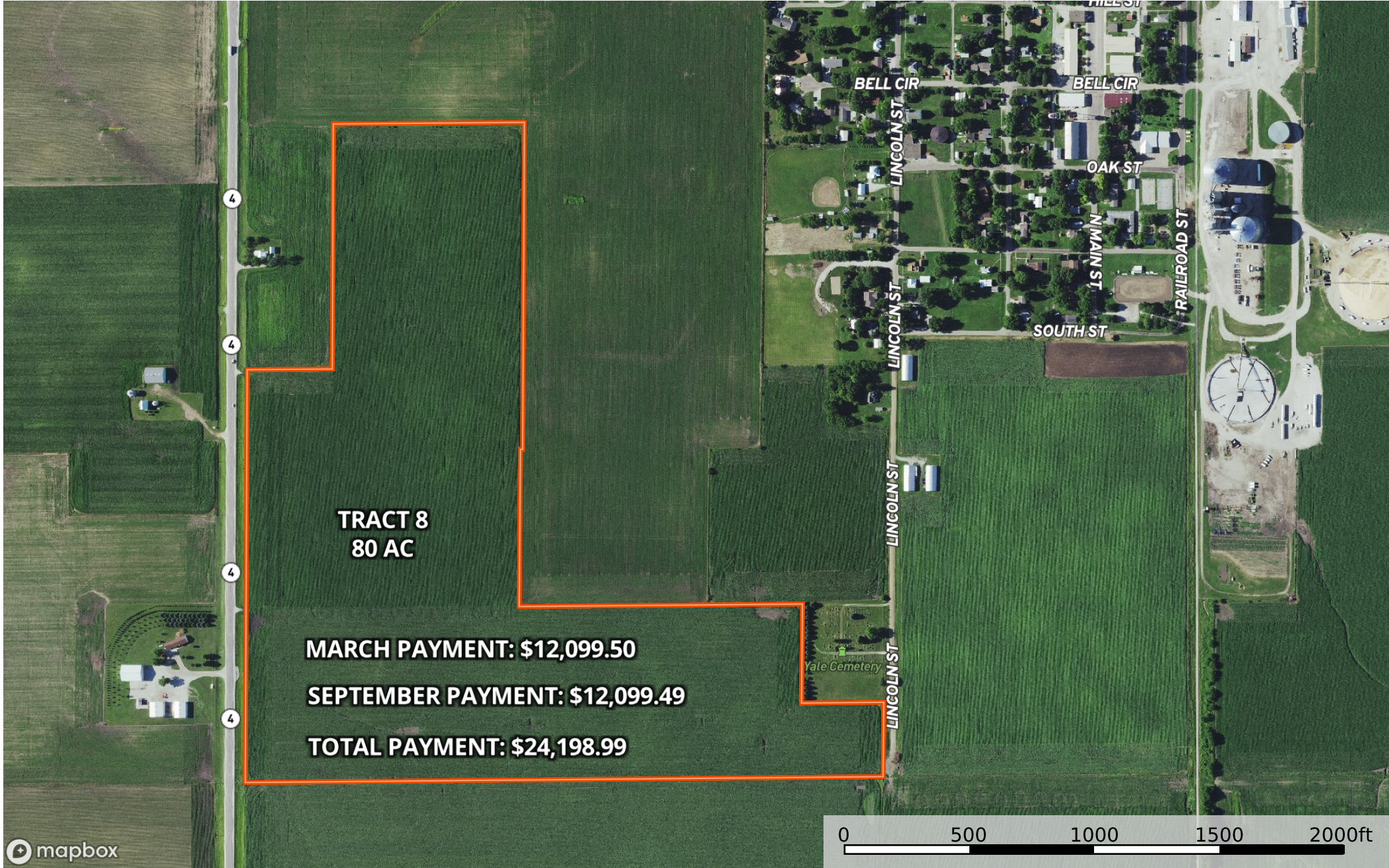
Date



⇒ Direction 1 1 Boundary 8 Boundary 7 Boundary 6 Boundary 5 Boundary 4 Boundary 3 Boundary 2 Boundary 1



Direction 1 1 Boundary 8 Boundary 7 Boundary 6 Boundary 5 Boundary 4 Boundary 3 Boundary 2 Boundary 1



⇒ Direction 1 1   Boundary 8   Boundary 7   Boundary 6   Boundary 5   Boundary 4   Boundary 3   Boundary 2   Boundary 1