



## Seller Land Disclosure

Address or Location: 255.26 +/- Acres in Greene County, IA - Sec 06, 18 and 17, Twp 84N, Rng 29W

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

What will be the basis of this sale?: ☒ Gross Acres ☐ Net Acres No. Acres 255.26

What School District is this property associated with?: \_\_\_\_\_

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:**

☐ None ☐ Well  
☐ Rural No. \_\_\_\_\_  
☐ Combination Provide detailed location  
☐ Other of each well on back.

**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:** \_\_\_\_\_

**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. \_\_\_\_\_

**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? \_\_\_\_\_

**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

**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

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

Seller

*Sandra Pedersen*

Buyer



Seller

*Patricia Fagen*

Buyer

Date 01/28/2025

Date \_\_\_\_\_

dotloop verified  
01/29/25 11:27 AM EST  
LB95-5080-7CR-12R

dotloop verified  
01/29/25 8:31 AM CST  
SOMM-6VSF-3H2W-NQGC

## Seller Land Disclosure



**Add Additional Disclosure Information Below**