

Aerial Map

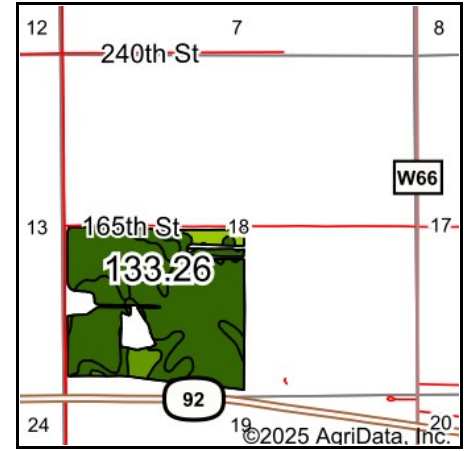
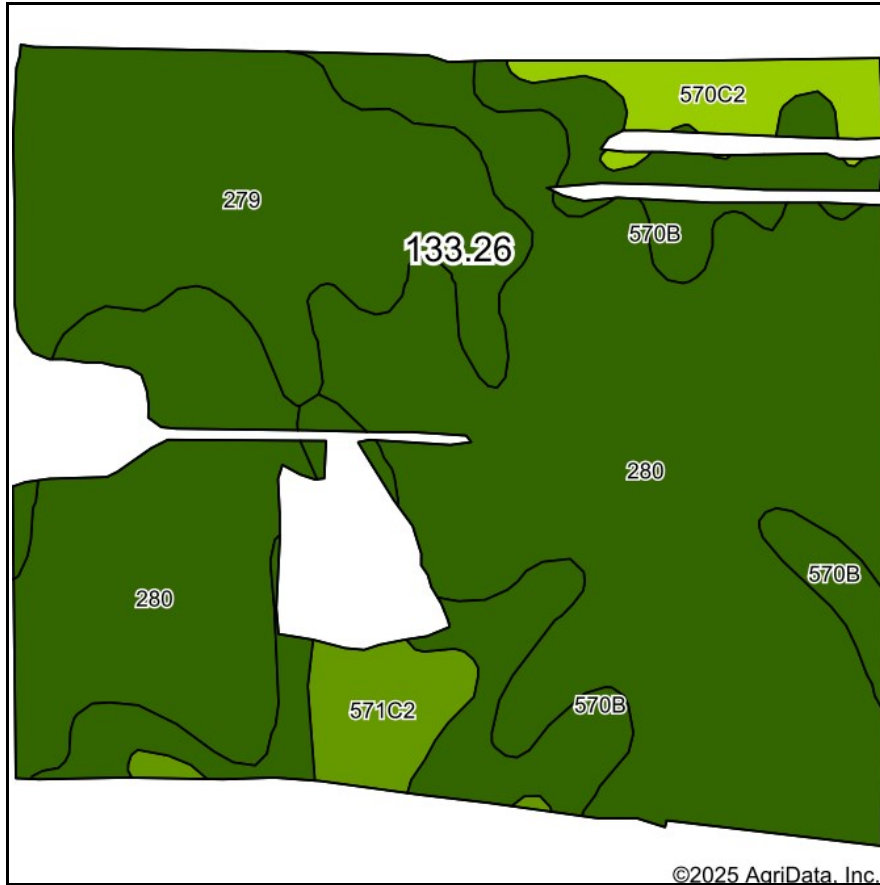


146.33 Acres
18-75N-5W
Louisa County, IA

0ft 436ft 873ft



Soils Map



State: **Iowa**
 County: **Louisa**
 Location: **18-75N-5W**
 Township: **Columbus City**
 Acres: **133.26**
 Date: **8/5/2025**

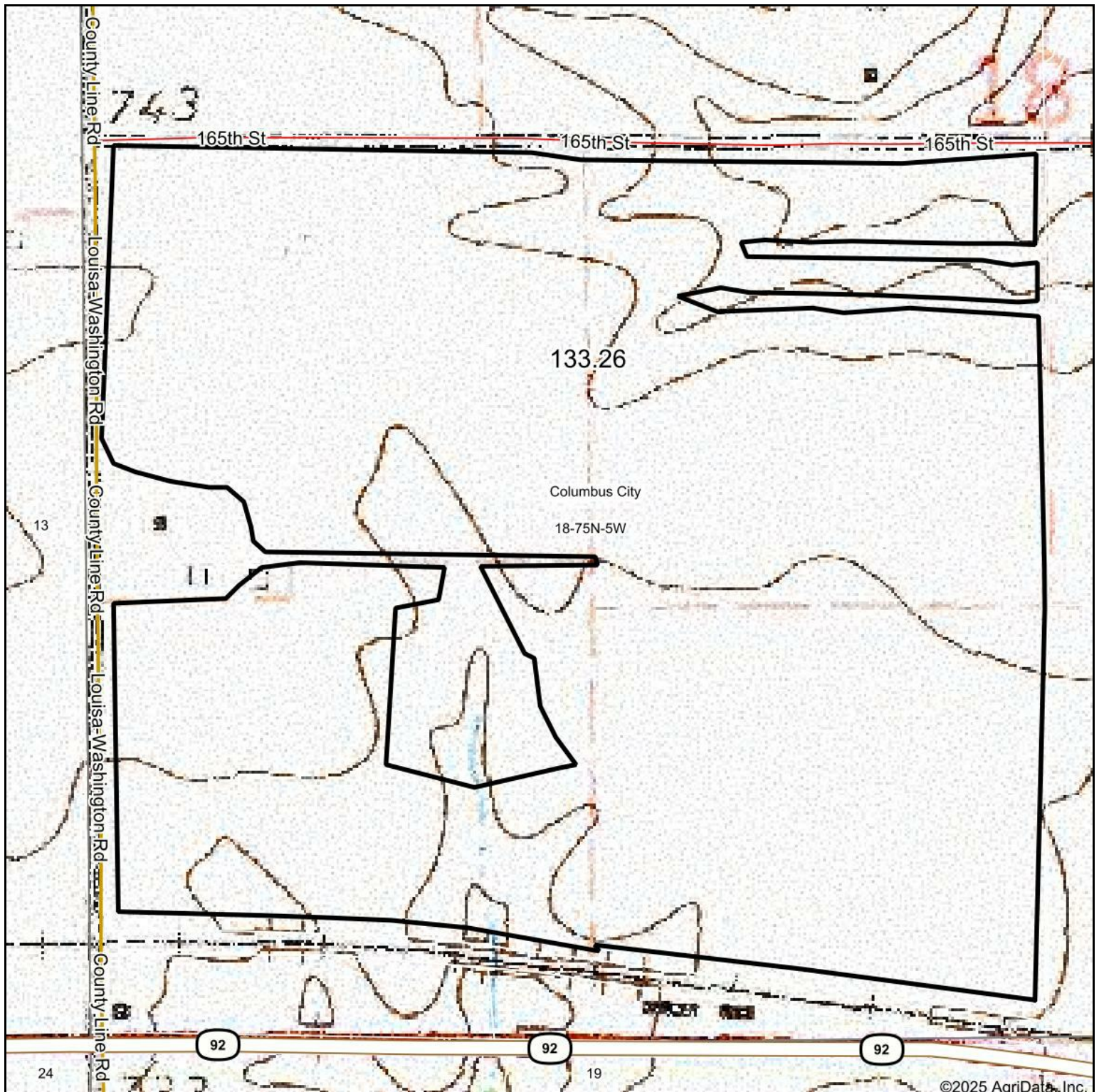


Area Symbol: IA115, Soil Area Version: 28							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Hydric Rating	Non-Irr Class *c	CSR2**
280	Mahaska silty clay loam, 0 to 2 percent slopes	78.79	59.2%		5	Iw	94
279	Taintor silty clay loam, 0 to 2 percent slopes	27.24	20.4%		95	IIw	83
570B	Nira silty clay loam, 2 to 5 percent slopes	17.90	13.4%			Ile	81
571C2	Hedrick silt loam, 5 to 9 percent slopes, moderately eroded	4.80	3.6%		5	IIle	75
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	4.53	3.4%		5	IIle	70
Weighted Average						1.48	88.5

Soils data provided by USDA and NRCS.
 **c: Using Capabilities Class Dominant Condition Aggregation Method

*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Map



WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE

Map Center: 41° 17' 49.79, -91° 28' 48.21

0ft 456ft 912ft

Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING

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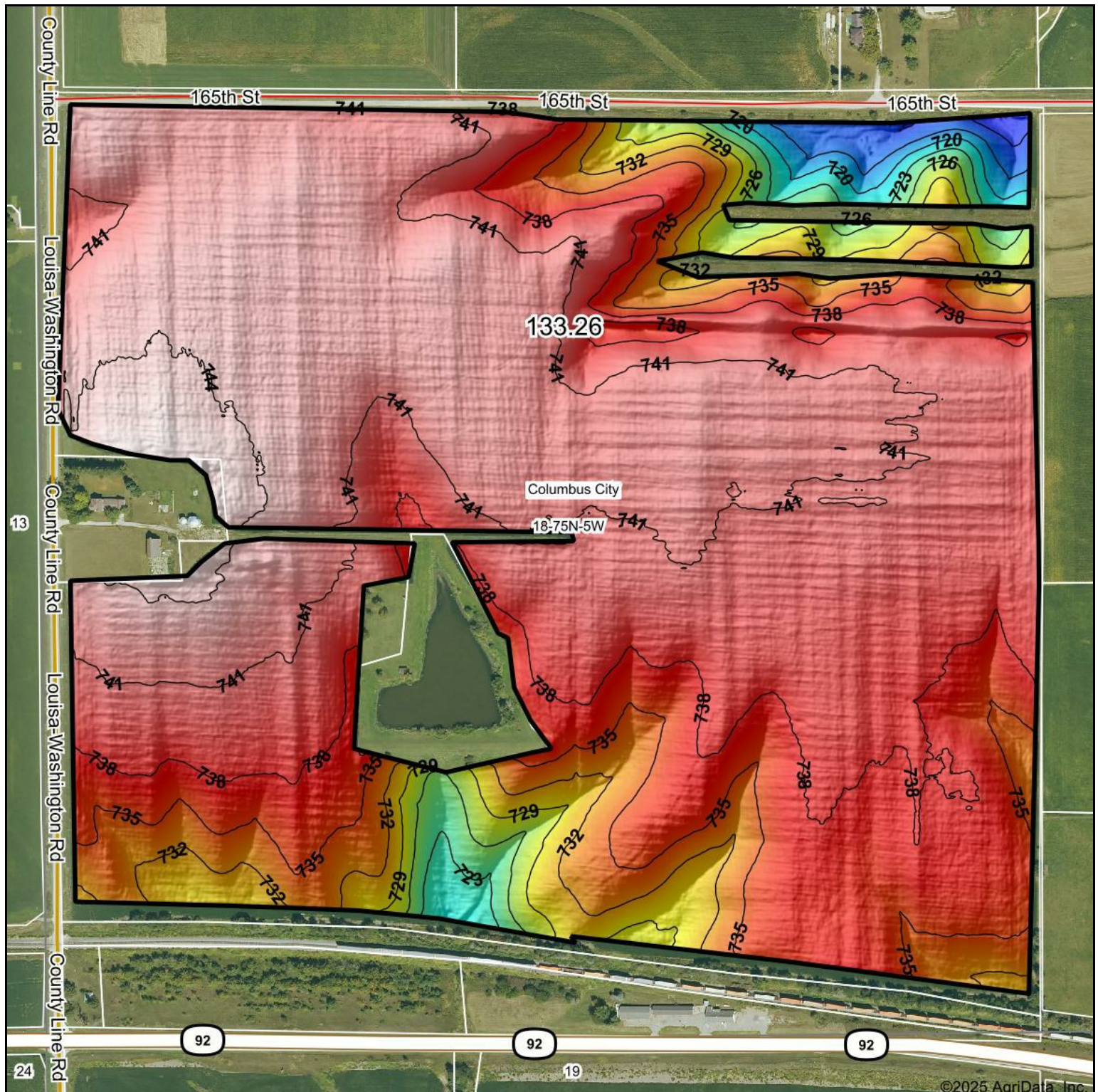
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18-75N-5W
Louisa County
Iowa



7/25/2025

Topography Hillshade



Source: USGS 1 meter dem

Interval(ft): 3

Min: 712.5

Max: 745.7

Range: 33.2

Average: 738.0

Standard Deviation: 5.51 ft

0ft 438ft 876ft



18-75N-5W
Louisa County
Iowa

Boundary Center: 41° 17' 49.09, -91° 28' 47.26



Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

4 Year Crop History



Owner/Operator: NEW Tract 11 Dale Roberts

Date: 7/25/2025

Address:

Farm Name:

Address: ,

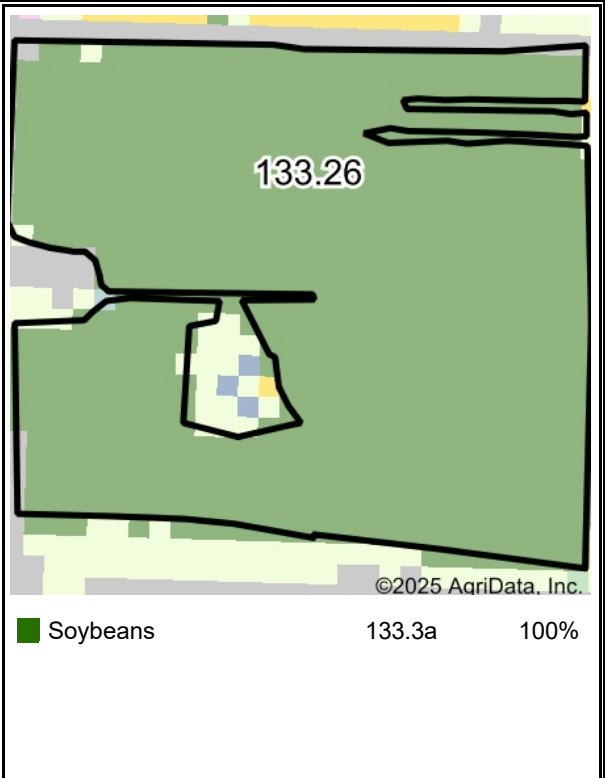
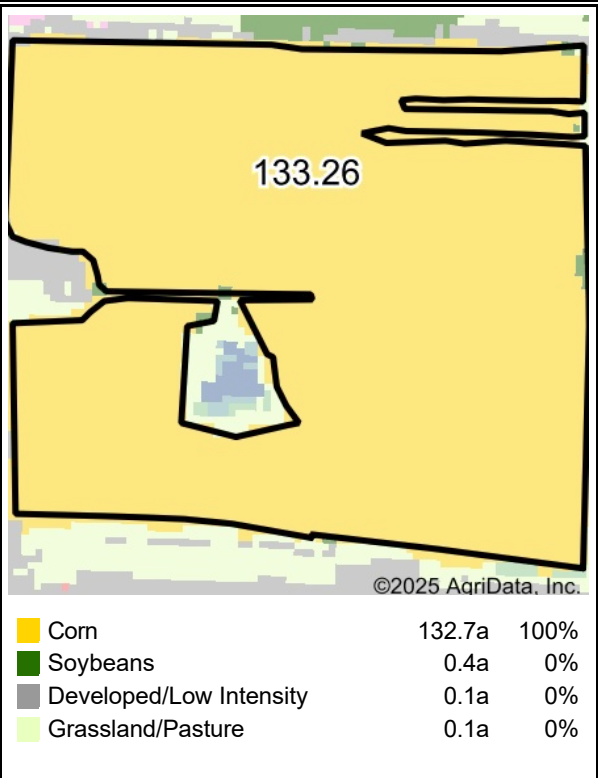
Field ID:

Phone:

Acct. #:

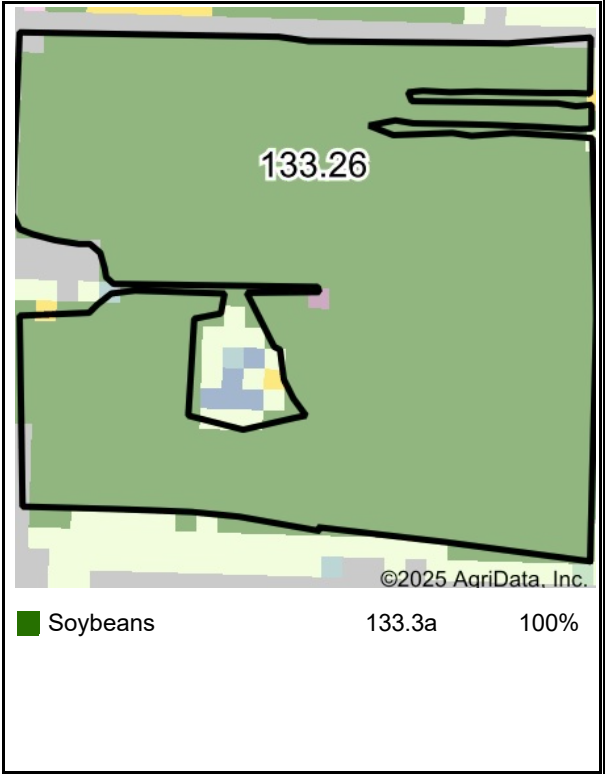
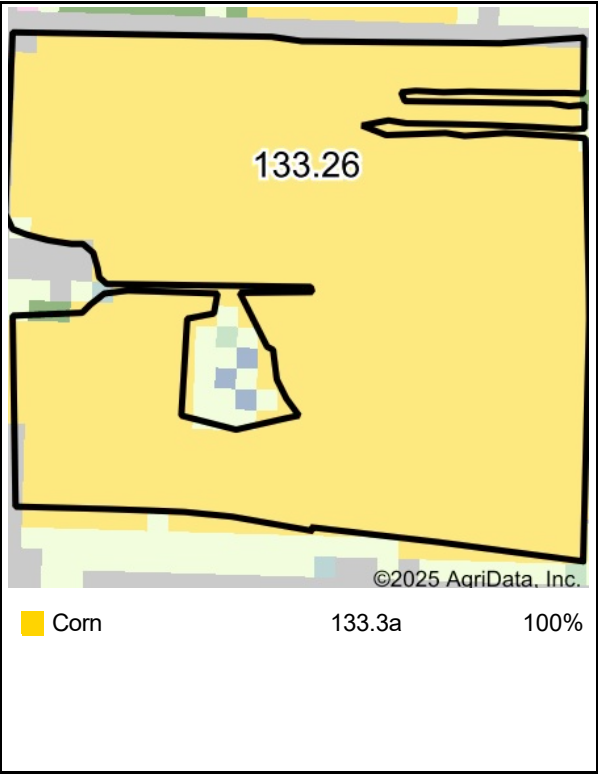
Crop Year: 2024

Crop Year: 2023



Crop Year: 2022

Crop Year: 2021



Boundary Center: 41° 17' 49.09, -91° 28' 47.26

State: IA County: Louisa

Legal: 18-75N-5W Twnshp: Columbus City

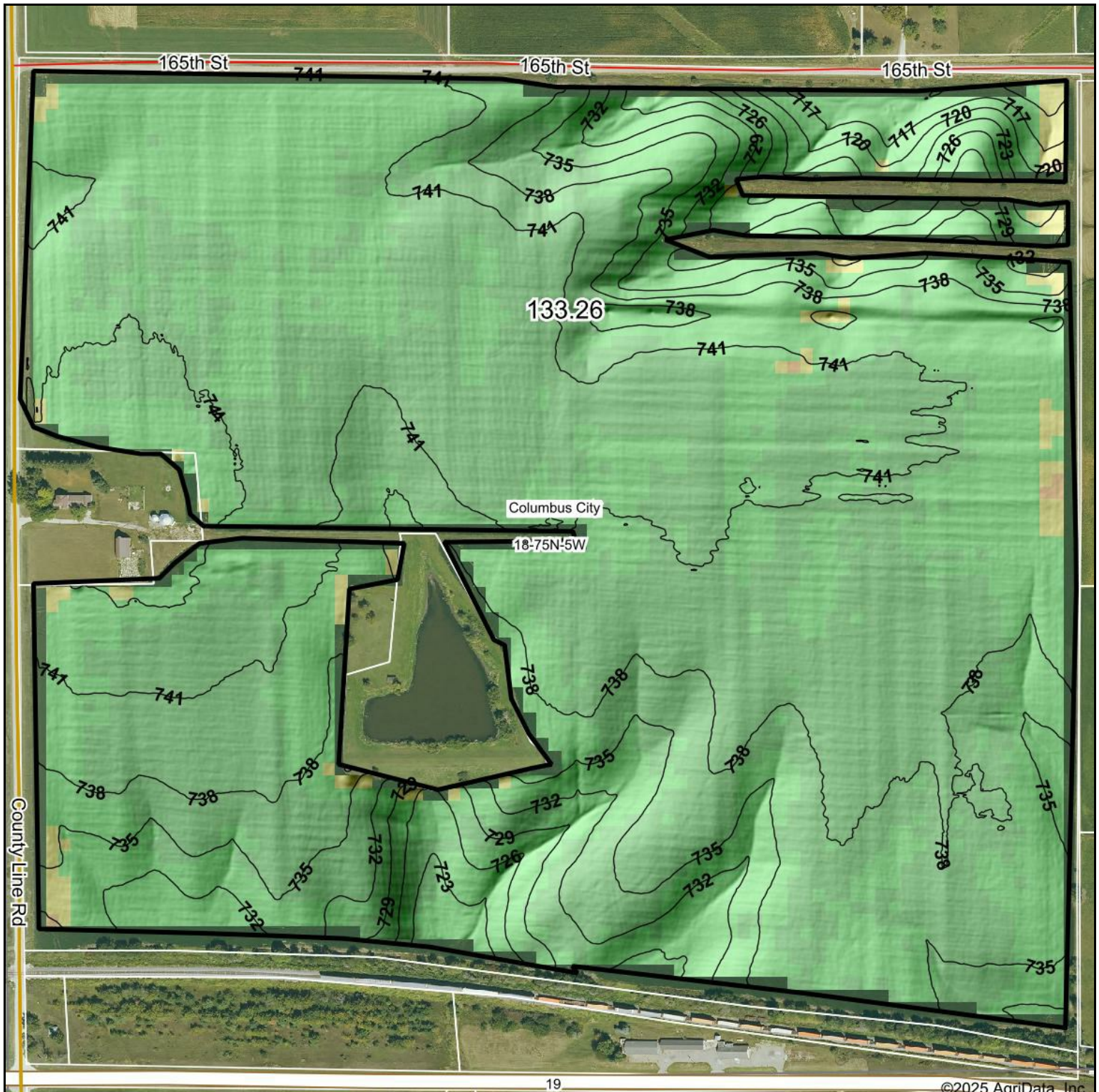
Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.



Maps Provided By:

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Plant Growth(NDVI) with Hillshade 2024



Crop: Corn - 100%

0ft 408ft 816ft



*USDA CropScope

Elevation Min: 712.5

Max: 745.7

Range: 33.2

Average: 738.0

Standard Deviation: 5.51 ft



18-75N-5W
Louisa County
Iowa

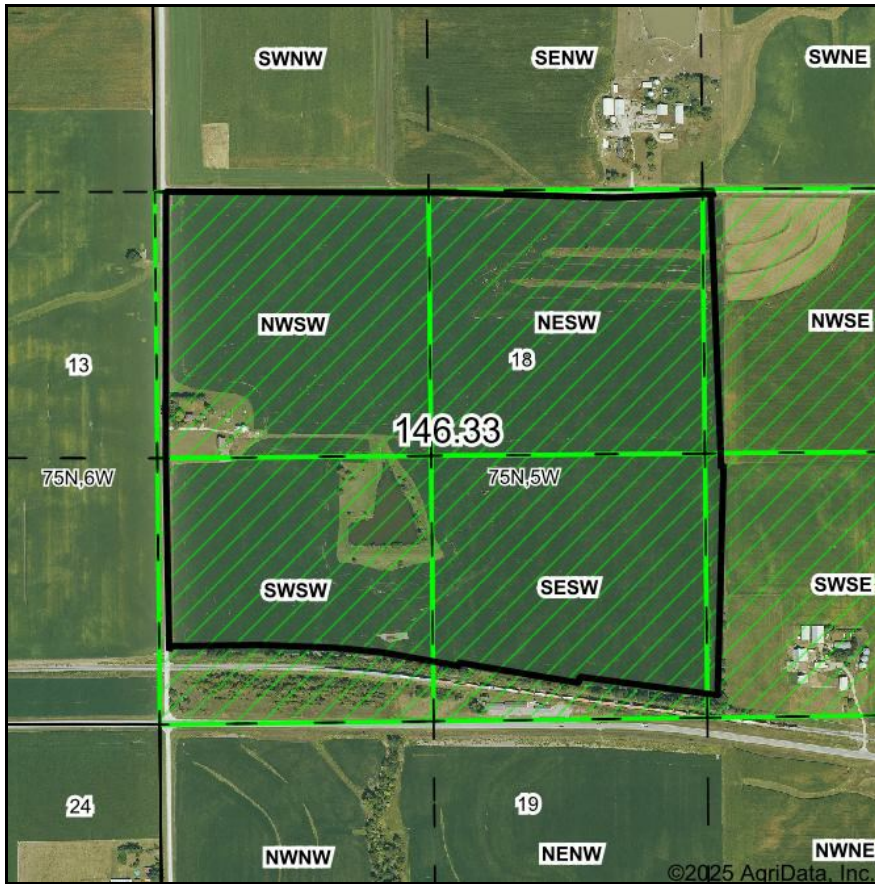
7/25/2025

Boundary Center:
41° 17' 49.09, -91° 28' 47.26



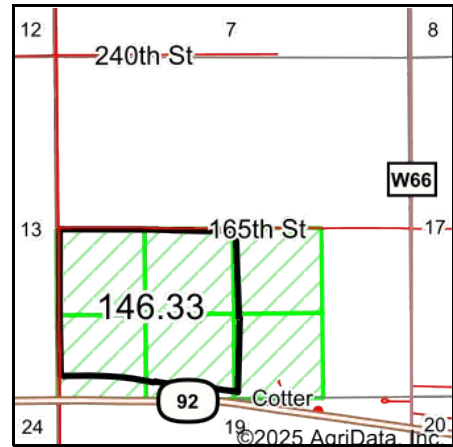
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Field borders provided by Farm Service Agency as of 5/21/2008.

PLSS Legal Description



Map Center: 41° 17' 48.82, -91° 28' 47.32

0ft 813ft 1626ft



Acres: **146.33**
Date: **7/25/2025**
Township: **Columbus City**
County: **Louisa**
State: **Iowa**



Maps Provided By:



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PLSS Source: **Bureau of Land Management (BLM)**

PLSS Note: **BLM contains Government Lots and Quarters. Availability and accuracy will vary by location**

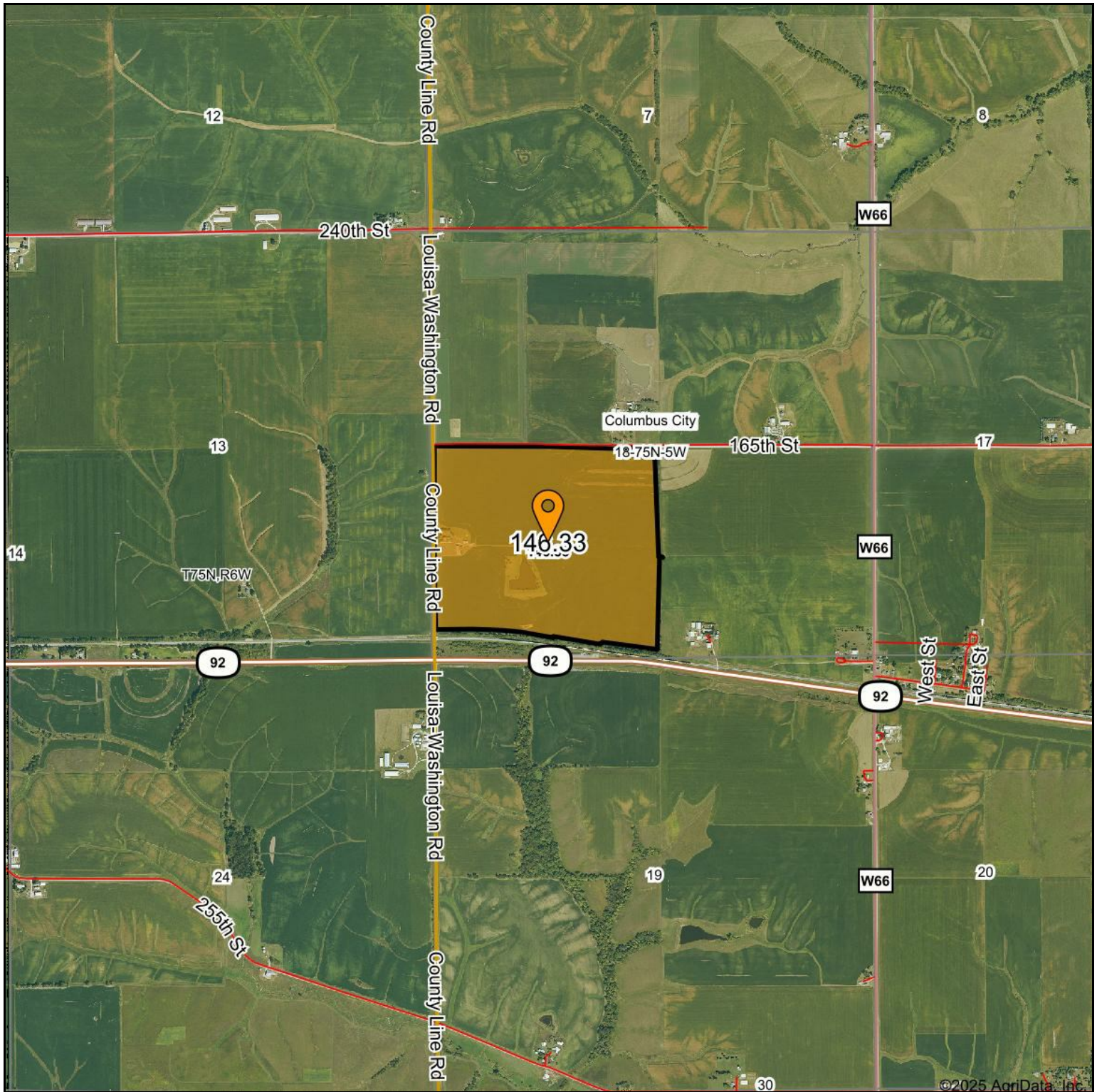
Short Legal:

N2SW; PT NWSE; PT SWSW; PT SESW; PT SWSE 18-75N-5W

Long Legal:

N1/2 SW1/4; PART OF THE NW1/4 SE1/4; PART OF THE SW1/4 SW1/4; PART OF THE SE1/4 SW1/4; PART OF THE SW1/4 SE1/4 OF SECTION 18, TOWNSHIP 18 NORTH, 5 WEST, LOUISA COUNTY, IOWA

Location Map



WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE

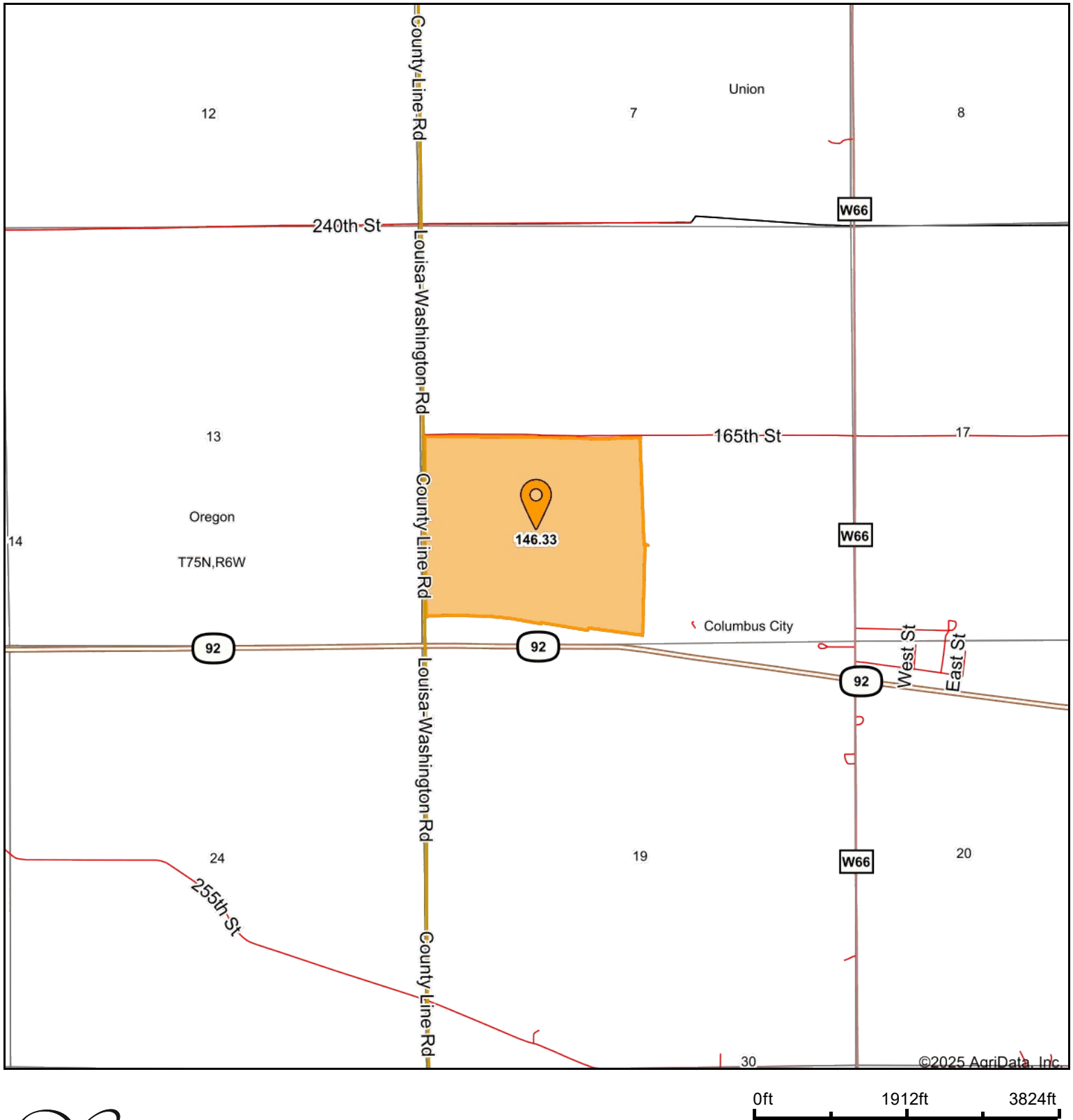
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18-75N-5W
Louisa County, IA



Location Map



Maps Provided By:



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18-75N-5W
Louisa County, IA



7/25/2025

SELLERS DISCLOSURE OF PROPERTY CONDITION

CENTRAL IOWA BOARD OF REALTORS®, INC.

Property Owner(s) & Address:

Tract 13: Louisa County, IA
Owner: Dale E. Roberts Farms Inc.
Address: 16284 COUNTY LINE RD
AINSWORTH IA 52201; Sec. 18, Twp. 75N, Rng. 5W Parcel IDs (0218301000)

Purpose of the Disclosure: Completion of this form is required under Iowa law which mandates that Sellers disclose the condition and information about the property.

Exempt Properties: Properties exempted from the Seller's disclosure requirement include [IA Code 558A]: Bare ground, property containing 5 or more dwellings units; court ordered transfers; transfers by a power of attorney; foreclosures; lenders selling foreclosed properties; fiduciaries in the course of an administration of a decedent's estate, guardianship, conservatorship, or trust; between joint tenants, or tenants in common; to or from any governmental division, quit claim deeds, intra family transfers, between divorcing spouses; commercial or agricultural property which has no dwellings.

Seller[s] certifies that the property is exempt from the requirement[s] of 558A because one of the above exemptions apply. If so, you may stop here. However, if the property was built prior to 1978, you must complete the Lead Based Paint Disclosure.

D. Roberts 6-20-25
Seller Date

G. S. Roberts 6-20-25
Seller Date

Buyer Date

Buyer Date

Instructions to the Seller: [1] Provide information in good faith and make a reasonable effort to ascertain the required information. [2] Complete this form yourself and fill in all blanks. [3] Report known conditions materially affecting the property. [4] Additional pages or reports may be attached. [5] If some items do not apply to your property, check or write "NA" [not applicable]. [6] All approximations must be identified with "AP". If you do not know the facts, check or write "Unkn". [7] Keep a copy of this statement for your records.

Seller's Disclosure Statement: Seller discloses the following information regarding the property and certifies this information is true and accurate to the best of my/our knowledge as of the date signed. Seller authorizes Agent to provide copy of this statement to any person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. This statement shall not be a warranty of any kind by Seller or Seller's Agent and shall not be intended as a substitute for any inspection or warranty the purchaser may wish to obtain. The following are representations made by Seller and are not the representations of the Agent. **The Agent has no independent knowledge of condition of the property except that to which is written on this form. Seller advises Buyer to obtain independent inspections relevant to Buyer.**

I. PROPERTY CONDITION & IMPROVEMENTS: [Section I is Mandatory]

1. **Basement and/or Foundation:** Has there been known water or other problems? ☐ NA ☒ Yes ☐ No ☐ Unkn

If yes, explain: - Sump pump - basement leaks

2. **Roof:** Any known problems? ☐ Yes ☒ No ☐ Unkn

Age: 20 Type of material: Shingles Date of repairs: 2005

If yes, explain:

3. **Physical Problems:** Any known settling, flooding, drainage or grading problems? ☒ Yes ☐ No ☐ Unkn

If yes, explain: The commencing date of the Listing Agreement is: 6/20/2025
water infiltration to basement - slight structure settling

4. **Lead-Based Paint:** Any known to be present in the structure? ☐ NA ☐ Yes ☐ No ☒ Unkn

[See **DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARD**, if applicable.]

5. **Septic Tank/Drain Fields:** Are there any known problems? ☐ NA ☐ Yes ☒ No ☐ Unkn Age: unknown

Location: North of House

Date of inspection

Has the system been inspected within 2 years or pumped/cleaned within 3 years? NO Date

6. **Is the property located in a flood plain?** ☐ NA ☐ Yes ☒ No ☐ Unkn

If yes, what is the flood plain designation?

Seller's Initials DR GR

Buyer's Initials

7. **Structural Damage:** Are there any known problems? ☐ NA ☐ Yes ☒ No ☐ Unkn
If yes, explain: _____
8. **Well & Pump:** Any known problems? ☐ NA ☐ Yes ☒ No ☐ Unkn If yes, explain: _____
Age: NO Location: West of house Type: deep well Depth: _____ Diameter: _____
Has well water been tested? ☐ Yes ☒ No ☐ Unkn If yes, report results: _____
9. **Sewer:** Are there any known problems? ☐ NA ☐ Yes ☒ No ☐ Unkn
If yes, explain: [include date of repairs] _____
10. **Heating System[s]:** Are there any known problems? ☐ NA ☐ Yes ☒ No ☐ Unkn
Age: 10 If yes, explain: [include date of repairs] boiler w/ radiators - works good
11. **Central Cooling System[s]:** Are there any known problems? ☒ NA ☐ Yes ☐ No ☐ Unkn
Age: _____ If yes, explain: [include date of repairs] _____
12. **Plumbing System[s]:** Are there any known problems? ☐ NA ☐ Yes ☐ No ☒ Unkn
If yes, explain: [include date of repairs] need updated
13. **Electrical System[s]:** Are there any known problems? ☐ NA ☐ Yes ☒ No ☐ Unkn
If yes, explain: [include date of repairs] _____
14. **Pest Infestation:** [wood-destroying insects, bats, snakes, rodents, destructive/troublesome animals, etc.]
Are there any known problems? ☐ NA ☐ Yes ☒ No ☐ Unkn Date of treatment _____
Any previous infestation damage? ☐ NA ☒ Yes ☐ No ☐ Unkn Date of treatment 2 years ago
15. **What is the zoning for this property?** Ag Any non-conforming uses? _____
16. **Asbestos:** Is there any known presence of asbestos in the property? ☒ Yes ☐ No ☒ Unkn If yes, explain:
Asbestos files under carpet in 1/2 of 1st floor
17. **Radon:** Are there any known tests for the presence of radon gas? ☐ Yes ☒ No ☐ Unkn
If yes, explain: (include date of test and results) _____
18. **Covenants:** Any known restrictive covenants on the property? ☐ Yes ☒ No ☐ Unkn. If yes, and the buyer desires to view the covenants prior to offer, where may they be found? _____
19. **Homeowners Association** Are there any encroachments, easements, "common areas" (pools, tennis courts, walkways, or other areas co-owned), zoning violations, nonconforming uses, or Homeowners Association, which has authority over the property? ☐ NA ☐ Yes ☒ No ☐ Unkn
Are there dues? If so, \$ _____ / ☐ year ☐ month.
20. Are there features of the property shared in common with adjoining landowners, such as walk, fences, roads, and driveways whose use or responsibility for maintenance may have an effect on the property? ☐ Yes ☒ No ☐ Unkn

Seller's Initials

TPK RJR

[2 of 3] 2016

Buyer's Initials

NOTE: Section B & C are for the convenience of Buyer/Seller and are not mandatory.

B. APPLIANCES, SYSTEMS, & SERVICES: [check all that apply]

Note: Items marked "Included" are intended to remain with the property after sale. However, included items may be negotiable between Buyer and Seller, and requested items should be in writing as either included or excluded in any Offer to Buy/Purchase Agreement. The Offer to Buy/Purchase Agreement shall be the final terms of any agreement.

	NA	Incl	Working				NA	Incl	Working		
Dishwasher.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unkn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dryer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unkn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Microwave	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unkn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Oven/Range/Cooktop	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unkn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unkn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Washer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unkn	<input type="checkbox"/>	<input checked="" type="checkbox"/>	O/R
Alarm System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unkn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Attic Fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unkn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Basketball Hoop	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unkn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceiling Fan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unkn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Central Vacuum	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unkn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	O/R
Doorbell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unkn	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Exhaust Hood Fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unkn	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fireplace/Chimney	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unkn	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Furnace Humidifier	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unkn	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Garage Door Remote	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unkn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garbage Disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unkn	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Intercom System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unkn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Keys for all Locks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unkn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lawn Sprinkler/Irrigation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unkn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pet Fence [Underground]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unkn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool Heater, Wall Liner&Equip.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unkn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Propane Tank	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unkn	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Satellite Dish	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unkn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Satellite Receiver	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unkn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sauna and/or Hot Tub	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unkn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Smoke Alarms	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unkn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Softener/Conditioner/Filter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unkn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	O/R
Sump Pump	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unkn	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Thermostat	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unkn	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water Heater	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unkn	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Window Air Conditioner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unkn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unkn	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Wood Burning System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unkn	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explain any "No" responses:

List fixtures, window treatments, appliances, etc. excluded from the sale:

ALL HOUSEHOLD APPLIANCES ARE NOT UNDER WARRANTY BEYOND DATE OF CLOSING.

Warranties are available for purchase from independent warranty companies.

C. ADDITIONAL ITEMS: [check appropriate response]

- Any significant structural modification or alteration to property? ☐ Yes ☒ No ☐ Unkn Please explain:
- Has the property been tested for the presence of mold? [if yes, list date of test and results below] ☐ Yes ☒ No ☐ Unkn
- Has the property been tested for energy efficiency? [if yes, list date of test and results below] ☐ Yes ☒ No ☐ Unkn
- Are there any underground tanks located on the property? [if yes, list location[s] below] ☒ Yes ☐ No ☐ Unkn
- Has there been a property/casualty loss, an insurance claim, OR major damage to the property from fire, wind, hail, flood(s) or other conditions? ☐ Yes ☒ No ☐ Unkn If yes, has the damage been repairs or replaced? ☐ Yes ☐ No
- Are there any known private burial sites on the property? [if yes, list location[s] below] ☐ Yes ☒ No ☐ Unkn
- Are you related to the listing agent? [describe relationship below] ☐ Yes ☒ No
- Are you a licensed Real Estate Agent? ☐ Yes ☒ No
- Are there any known class action law suits regarding this property? [if yes, list below] ☐ Yes ☒ No ☐ Unkn
- Are you aware of any environmental concerns? [if yes, list below] ☐ Yes ☒ No ☐ Unkn
- Are there any known current, preliminary, proposed or future assessments by any governing body or owner's association of which you have knowledge? ☐ Yes ☒ No ☐ Unkn

If the answer to any of the items in Section C above is yes, explain: [attach additional sheets if necessary] Cistern N. House

Seller has owned property since _____ The residence was built in _____ as per city assessor. Seller has indicated above the history and condition of all items based solely on information known to Seller. If any changes occur in structural, mechanical, appliances, systems, etc. of this property from the date of this form to the date of closing, Seller will immediately disclose the changes to Buyer in writing. In no event shall the parties hold Broker liable for any representations not directly made by Broker or Broker's affiliated licensees [brokers or salespersons]. **Seller hereby acknowledges Seller has retained a copy of this statement.**

Seller acknowledges requirement that Buyer will be provided with the "Iowa Radon Home-Buyers and Sellers Fact Sheet", prepared by the Iowa Department of Public Health.

SELLER [Signature] SELLER [Signature]

Buyer acknowledges receipt of the "Iowa Radon Home-Buyers and Sellers Fact Sheet", prepared by the Iowa Department of Public Health. Buyer hereby acknowledges receipt of a copy of this statement.

BUYER _____ BUYER _____

ONLY TO BE COMPLETED IF THE HOME WAS BUILT PRIOR TO 1978
SELLER DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT & LEAD-BASED PAINT HAZARD

Property Address: Tract 13: Louisa County, IA
Address: 16284 COUNTY LINE RD
AINSWORTH IA 52201; Sec. 18, Twp. 75N, Rng. 5W Parcel IDs (0218301000) Age of dwelling: 105

Property Owner: [print per title] Dale E. Roberts Farms Inc.

Lead-Based Paint Warning: Every Buyer of any interest in residential real property on which a residential dwelling was built prior to 1978, is notified that such property may represent exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in your children may produce permanent neurological damage including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for possibly lead-based paint hazards is recommended prior to purchase.

A. SELLER'S DISCLOSURE: [initial below, check appropriate response]

- DR 1. Presence of lead-based paint and/or lead-based paint hazards are present in the dwelling. [check one below]
- ☐ Known lead-based paint and/or lead-based paint hazards are present in the dwelling. [explain below]
- ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the dwelling.
- DR 2. Records and reports available to the Seller. [check one below]:
- ☐ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the dwelling. [list records and reports below]
- ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the dwelling.

B. BUYER'S ACKNOWLEDGEMENT: [initial below, check appropriate response]

- GLK 1. ☐ Buyer has received copies of all information listed above.
- ☐ No records or reports were available.
- GLK 2. ☐ Buyer has received the pamphlet Protect Your Family from Lead in Your Home, Lead Poisoning, How to Protect Iowa Families, or a similarly approved booklet.
- GLK 3. ☐ Buyer has received a 10-day opportunity [or mutually agreed upon period of time] to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards in the dwelling.
- ☐ Buyer WAIVES the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards in the dwelling.

AGENT'S ACKNOWLEDGEMENT: [initial below, check appropriate response]

- GLK 1. ☒ Agent has informed the Seller of the Seller's obligation under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

CERTIFICATE OF ACCURACY:

The following parties have reviewed and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

Seller hereby acknowledges Seller has retained a copy of this statement.

Buyer hereby acknowledge receipt of a copy of this statement.

SELLER	<u>Dale E. Roberts</u>	BUYER	
SELLER	<u>Gina S. Roberts</u>	BUYER	
AGENT	<u>GLK</u>	AGENT	



Seller Land Disclosure

Tract 14 - Sec. 18, Twp. 75N, Rng. 5W Parcel IDs (218301000, 218326000)

Address or Location:

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 67.83

What School District is this property associated with?: COLUMBUS COMMUNITY SCHOOL

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

☐ Rural

☐ Combination

☐ Other

☐ Well

No.

Provide detailed location of each well on back.

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

☐ City

☒ None

☐ Septic

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: Alliant

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?

Terminated 2/28/2026

14. Is the land enrolled in any Government Programs?

☐ Yes

☒ No

If Yes, identify the programs below.

☐ CRP

☐ DCP

☐ Wetlands

☐ Other

☐ Conservation Agreements

☐ Forest Service

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

☐ Feedlots

☐ Landfills

☒ None

☐ Other

☐ Underground Storage Tanks

☐ Illegal Dump Sites

☐ Burial Grounds

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)

<u>[Signature]</u> Seller	<u>[Signature]</u> Seller	Date
 Buyer	 Buyer	Date



Seller Land Disclosure

Tract 15 - Sec. 18, Twp. 75N, Rng. 5W Parcel IDs (218301000, 218326000, 218353000, 218376000)

Address or Location:

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

74.35

What School District is this property associated with?: COLUMBUS COMMUNITY SCHOOL

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

☐ Rural

☐ Combination

☐ Other

☐ Well

No.

Provide detailed location of each well on back.

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

☐ City

☒ None

☐ Septic

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: Alliant

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?

Termination 2/28/2024

14. Is the land enrolled in any Government Programs?

☐ Yes

☒ No

If Yes, identify the programs below.

☐ CRP

☐ DCP

☐ Wetlands

☐ Other

☐ Conservation Agreements

☐ Forest Service

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

☐ Feedlots

☐ Landfills

☒ None

☐ Other

☐ Underground Storage Tanks

☐ Illegal Dump Sites

☐ Burial Grounds

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)

<u>2 Robb</u>	<u>Eric L. Robb</u>	
Seller	Seller	Date
Buyer	Buyer	Date