



Seller Land Disclosure

Address or Location: 2457 U.S. 169, Mount Ayr, IA 50854

Zoning: Agriculture

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

What will be the basis of this sale?: ☒ Gross Acres 230 ☐ Net Acres No. Acres 235 move or less

What School District is this property associated with?: Mt. Ayr 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. 1

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: REC

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)

| | |
|-------------------|---------|
| <i>Eric Sauer</i> | 1-19-26 |
| Seller | Date |
| | |
| Buyer | Date |

Seller Land Disclosure



Add Additional Disclosure Information Below

Where is as is!