



Seller Land Disclosure

Address or Location: 4299 Lewis Access Rd, Center Point, IA, 52213, Parcel ID: (05164-52001-00000)

Zoning: Commercial/Residential Does zoning currently allow for the intended use? ☒ Yes ☐ No

What will be the basis of this sale?: ☒ Gross Acres ☐ Net Acres No. Acres 16.4

What School District is this property associated with?: Center Pt-Urbana 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

2. Is there an Association that requires Dues?

☐ Yes ☒ No

3. Water Availability:

☐ None ☒ Well
☐ Rural No. County
☐ 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
2022

If septic is selected, is the system in compliance with county regulations?

☐ Yes ☒ No If No, Explain

Seller will do a TOT- buyer will be responsible for any updates.

5. Name of the Electric Company that provides service to this location: Corridor Energy Cooperative

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?

Revenue 2026 to seller/2027 all to buy

14. Is the land enrolled in any Government Programs?

☐ Yes ☒ No

If Yes, identify the programs below.

☐ CRP ☐ Conservation Agreements
☐ DCP ☐ Forest Service
☐ Wetlands ☐ ARC County
☐ Other ☐ PLC

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)

Gulen LLC dotloop verified
 10/05/2026 5:11 PM CDT
 KUXO-BNRI-RRMX-GTC1

Seller

Buyer

Seller

Buyer

10/05/2026

Date

Date

Seller Land Disclosure



Add Additional Disclosure Information Below

N/A