



## Seller Land Disclosure

Sec.8 & 17, Twp. 79, Rng. 5 Parcel IDs: 0908177002, 0908426001, 0908401001, 0908451001, 0908476001, 0917126001, 0917101001, 0917151001,

Address or Location: \_\_\_\_\_

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 293.29 +/-

What School District is this property associated with?: Scott- West Branch

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:** Mid- American

**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?

Farmland tenant will be farming the ground for 2026.  
House tenant will have until 30 days after closing to move out.

**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)

Michael Howe  
dotloop verified  
12/24/25 10:42 AM CST  
VZMX-EJBC-SDQA-HAUJ

Martha Howe  
dotloop verified  
12/26/25 3:11 PM PST  
70BU-ITGC-APQC-HWOL

Seller

Buyer

Quail Ridge Farm, LLC

Seller

Buyer

Date

Date

# Seller Land Disclosure



Add Additional Disclosure Information Below