



Seller Land Disclosure

Address or Location: 77.37+/- Acres in Franklin County, IA (Parcel IDs: 1216400004, 1215300002)

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 77.37+/-

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

☐ 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: REC Franklin

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.

Power line

8. Will a property survey be required? ☐ Yes ☒ No

If Yes, who is responsible for the cost?

☐ Seller

☐ Buyer

Already have on

9. Will it be necessary to build a driveway to access the property? ☐ Yes ☒ No

North 50' on South

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 Yes

12. What type(s) of improvements are present to this property?

☒ Terraces No

☐ 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

☐ DCP

☐ Wetlands

☐ Other

☒ Conservation Agreements

☐ Forest Service

☐ ARC County

☐ PLC

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)

Mendall Boeltje

Seller

Seller

Buyer

Buyer

07/02/2026

Date

Date

Seller Land Disclosure



Add Additional Disclosure Information Below