

# SELLERS LAND DISCLOSURE

Address or location: INDIANOLA CAL SW SW EX SE 5A & EX N 360' W 605' - Exact legal description to be taken from Abstract.

Zoning: R2

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

Basis of this sale: ☒ Gross Acres ☐ Net Acres ☐ Unknown

School district: Indianola

Covenants established for this location? ☐ Yes ☒ No ☐ Unknown If Yes, attach a copy.

1. Are buildings present on the property?

☐ Yes ☒ No ☐ Unknown

2. Is there an association that requires dues?

☐ Yes ☒ No ☐ Unknown

3. Water availability:

☐ Rural ☐ Well ☐ Combination

☐ None ☒ Unknown

4. What types of sewage disposal systems are present at this location?

☒ City Sewer ☐ Septic ☐ None ☐ Unknown

- If Septic is checked, is the system in compliance with county regulations?

☐ Yes ☐ No If No, please explain.

5. Electric company that provides service to this location:

IMU

6. What type of fuel is available at this location?

☐ LP Gas ☒ Natural Gas ☐ Other

☐ None ☐ Unknown

7. Are there any easements or other encumbrances on file for the location? ☒ Yes ☐ No ☐ Unknown

- If Yes, provide brief description.

Contact Listing Agent

8. Will a property survey be required?

☐ Yes ☒ No ☐ Unknown

- If Yes, who is responsible for the cost?

☐ Seller ☐ Buyer ☐ Unknown

9. Necessary to build a driveway to access the property?

☐ Yes ☒ No ☐ Unknown

10. Is there a private road located on this property?

☐ Yes ☒ No ☐ Unknown

11. Are fences present around the property?

☒ Yes ☐ No ☐ Unknown

- If Yes, what is the condition of the property line fences?

☐ New ☒ Properly Maintained ☐ Poor ☐ Unknown

- Are the fences accurate in comparison to property lines?

☐ Yes ☐ No ☒ Unknown

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

☐ Terraces ☐ Grain Bins ☐ Tile ☐ Springs ☐ Ponds

☐ Other ☒ Unknown

13. Is there currently a tenant on this property?

☒ Yes ☐ No ☐ Unknown

- If Yes, has tenant been provided a termination notice?

☐ Yes ☒ No ☐ Unknown

- What are the terms of the current agreement?

Contact Listing Agent

14. Is the land enrolled in any government programs?

☐ Yes ☐ No ☒ Unknown

- If Yes, identify the programs:

☐ CRP ☐ DCP ☐ Conservation Agreements

☐ Wetlands ☐ Forest Service ☐ Other

15. Environmental concerns are present on this property?

☐ Feedlots ☐ Landfills Burial Grounds

☐ Underground Storage Tanks ☐ Illegal Dump Sites

☒ None ☐ Other

Additional remarks: Please use back side for more information.

Seller:

*Keaton Dreher*

dotloop verified  
06/06/25 12:48 AM CDT  
E4TF-0NOJ-TPIF-BBUM

Seller:

*Kalen Ludwig*

dotloop verified  
06/05/25 9:49 PM EDT  
IOB6-RMQL-GU0X-KXIX

Date: 06/05/2025

Buyer:

Buyer:

Date: \_\_\_\_\_

**\*\*EACH PRINCIPAL OF THE SELLING ENTITIES IS A LICENSED REAL ESTATE AGENT IN THE STATE OF IOWA.\*\***