

ZOMER COMPANY

**Upcoming Live Public Auction Of 109.43 Acres Of
PRIME Capel TWP, Sioux County, IA Farmland & An Acreage Site
Sold in Three Tracts**

Tract 1: —50.51 Acres -Tract 2—58.92 Acres

Tract 3: 8.17 Acre Acreage site



Meyer Family Consolidated Trust - Owners

Sale Date: November 17, 2021 @10:30 A.M.

zomercompany.com

Agents:

**Zomer Company—1414 Main St., Rock Valley, IA 51247—712-476-9443
Mark Zomer - 712-470-2526 — Blake Zomer - 712-460-2552 — Ryan Zomer-712-441-3970
Gary Van Den Berg - 712-470-2068 — Darrell Vande Vegte - 712-470-1125**

Auctioneers Note: Our company is honored to have been selected by the Meyer Family to offer this farmland for sale at live public auction! Make plans today to attend this auction! This farmland offers a great opportunity to start your land portfolio or add to your current operation!!

This is some EXCELLENT HIGH CALIBER SIOUX COUNTY, IA FARMLAND WITH EXCELLENT SOILS!! Call an auctioneer listed below today to receive a full informational packet! This auction will be held at the site of the farmland!! Watch zomerauctions.com in case of inclement weather! This Auction also includes a 8.17 acre acreage site owned by Bill & Carol Meyer to be sold after the Farmland.

Location: 3630/3632 390th St., Orange City, IA From the Fairgrounds in Sioux Center, IA. go 4 1/4 miles East on 390th St. or from the North edge of Orange City, IA. go 5 miles North on Blktop/Jackson Ave. to 390th St. then go West approx. 1/2 mile. Signs will be posted! Auction to be held at the site of the property.



Legal Description of Tract 1: Parcel E and C in the SW 1/4 Section 32-96-44, Sioux County, IA. Subject to all public roads and easements of record.

General description of Tract 1: According to the survey, this property contains 50.51 + (1.72) gross acres. According to FSA this farm contains approx. 50.04 tillable acres with the balance in road and ditch and waterway. This farm has a corn base combined with adjoining parcel and a PLC yield of 185 bu. on corn. and has a soybean base combined with adjoining parcel and a PLC yield of 58 bu on soybeans. This farm is classified as NHEL. The predominant soil types include: 310B2, 310B-Galva, 91—Primghar, 467-Radford, and 428B-Ely. The average **CSR2 is 90 and the average CSR1 is 69.2.** This farm appears to have a good state of productivity and is well managed. This farm is an inside parcel of land with road on only one side and has excellent soils. This farmland would make a great addition to your current farming operation or would make a great investment opportunity!! Make plans today to attend this auction!!! (Note buyer of the Acreage will have the option to purchase the 1.72 Acre Parcel (Parcel C) on NW corner of the acreage site Contact a agent for details! This is a great farm! Make plans today to attend.

Legal Description of Tract 2: Parcels F and D in the SW 1/4 of Section 32-96-44, Sioux County, IA.

General Description of Tract 2: According to the survey, this property contains 59.67 gross acres. According to FSA this farm contains approx. 58.98 tillable acres with the balance in road and ditch. This farm has a corn base combined with adjoining parcel and a PLC yield of 185 bu. on corn. and has a soybean base combined with adjoining parcel and a PLC yield of 58 bu on soybeans. This farm is classified as NHEL. The predominant soil types include: 310B2, 310B-Galva, 91B—Primghar, 467-Radford, and 31-Afton. The average **CSR2 is 91.5 and the average CSR1 is 69.6**. This farm appears to have a good state of productivity and is well managed. This farm lies adjoining to Tract #1 and has excellent high caliber soils. This farmland would make a great addition to your current farming operation or would make a great investment opportunity!! Make plans today to attend this auction!!!

Legal Description of Tract 3 (Acreage Site): Parcel B in the SW1/4 of Section 32, TWP 96N, Range 44W, Sioux County, IA (3630 390th St., Sioux Center, IA) (address 3632/3630 390th St., Sioux Center, IA)

General description of Tract 3 (Acreage Site): Wow! This property offers endless potential whether you are in search of a hobby acreage, income producing acreage or just want to experience country living with the convenience of town located only a few minutes away then look at this property today! This property consists of 8.17 acres! This acreage is also very unique in that it features two separate homes! One of the homes is a ranch style home which has a 22 x 24 attached insulated garage and was built in approx. 1977. The main floor of this home consists of a open floor plan which features the kitchen, dining room, living room, den area, bathroom, laundry and master bedroom. The lower level of the home is finished with 2 additional bedrooms, a bathroom, family room, kitchenette, store room, and utility room/2nd laundry area with garage access! This home is in nice condition and has a very nice floor plan! This home has an elec furnace and central a/c. This home also has a asphalt roof and vinyl siding! The 2nd home on the property consists of a 2 story home which was built in approx. 1900. The main level of this home consists of living room, kitchen/dining, master bedroom, 2nd bedroom, main floor bathroom and laundry area! The 2nd level of this home consists of 2 additional bedrooms and a bathroom! The lower level of the home is unfinished. This home has a propane furnace and central a/c! This home is well maintained with vinyl siding and an asphalt roof! The outbuildings on this property offer endless potential and consist of a 50 x 120 Morton machine shed with a partial cement floor, 36 x 54 heated/insulated (spray foamed) machine shed, 45 x 48 free stall cattle building, 36 x 56 barn with parlor, 50 x 75 free stall cattle building, 44 x 90 free stall cattle building, 36 x 36 cattle building, 24 x 60 cattle building and several other outbuildings! The property also has a lagoon for manure storage. The buyer of this property will also have the option to purchase an additional 1.72 acres which directly adjoins the acreage to the North! Contact an agent for details on this option! The septic systems on the property have been inspected prior to closing and are updated according to Iowa code. It is not often that you have the opportunity to purchase an acreage property of this nature with this many possibilities! This is a great location!!!! Contact an agent today to schedule a private tour of this property today!

Method of sale: These farms will be offered in choice method. The successful bidder will have the option to purchase Tract 1 or Tract 2 and then the remaining parcel will be sold. Once both farmland tracts have been sold then the acreage site will be sold. All tracts will be sold from the site of Tract 1. Tract 1 & 2 will be sold with the final bid price x gross surveyed acres and Tract 3 (Acreage site) will be sold in total dollars.

Taxes: Current Real Estate Taxes according to the Sioux County Treasurer are approx. \$1,806.00 per year on Tract 1 and \$2,106.00 per year on Tract 2 and approx. \$4,126.00 per year on Tract 3 (Acreage site) Seller will pay the 2021 taxes which are due and payable in March and Sept of 2022.

Possession: Possession will be on March 1, 2022 on the farmland and on closing day on the acreage site.

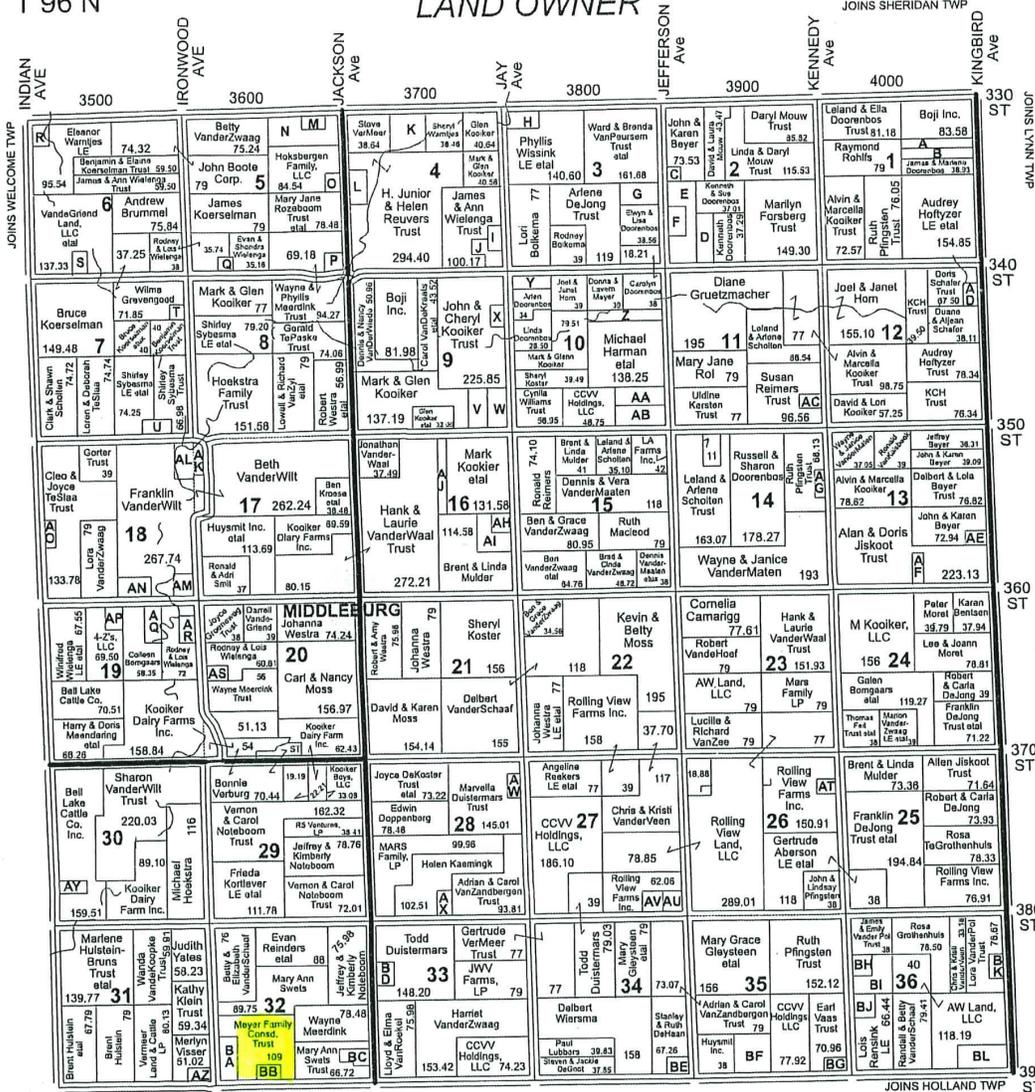
Terms: Purchaser (s) will be required to pay a non-refundable 15 % of the purchase price as earnest money deposit, and also agree to enter into a purchase agreement with the remaining balance due and payable on closing day on or before Dec. 30, 2021 on the farmland and on or before January 12, 2022 on the acreage site, when the buyer shall receive a clear and merchantable title to the property. These properties are being sold as is as a cash sale with no finance contingencies and as is with any/all defects and encroachments if any. While every effort has been made to ensure the accuracy of the information herein, all prospective buyers are encouraged to inspect the property and verify all data provided. No warranties are expressed or implied. Any lines on maps and pictures are for informational purposes only and are not guaranteed to be actual boundary lines of the property. All measurements, years built etc are not guaranteed. Sellers do not warranty or guarantee that existing fences lie on the true boundary and any new fencing if any will be the responsibility of the purchaser pursuant to IA statutes. Any announcements made day of the auction will supersede any advertisements. Aerial maps, soil maps and auction booklets are available upon request. This Property is being sold subject to the confirmation of the sellers. Auctioneers and Real Estate brokers are representing the sellers. If any additional information is requested, please contact auctioneers listed below. – **DeKoster & DeKoster PLLC—Attorney for Seller.**

CAPEL TWP

LAND OWNER

T 96 N

R 44 W



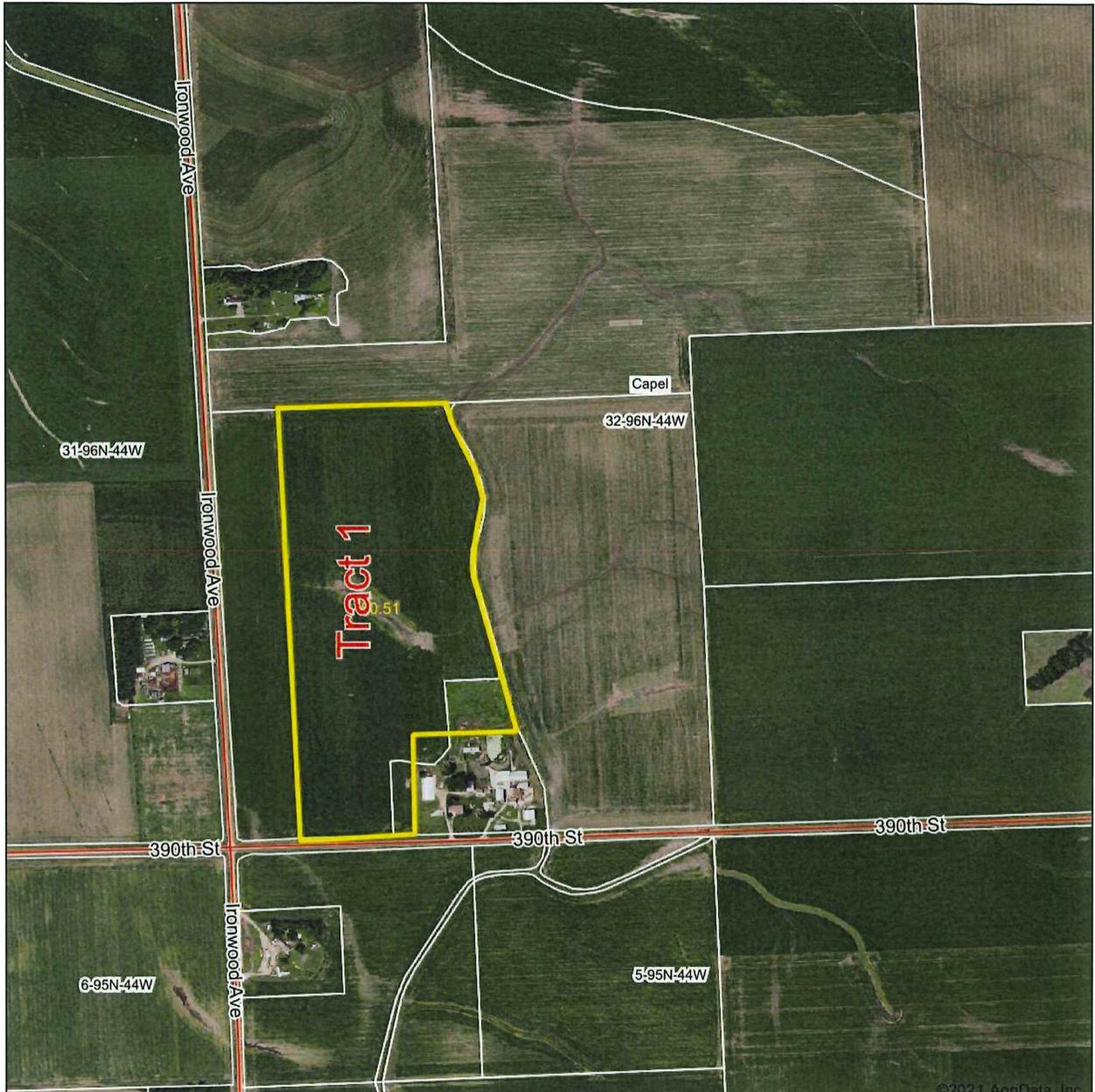
Small Tracts

- Section 1 A Myrna & Marvin Van't Hul - 19.84
- B Craig & Kristin Hoflyzer - 19.83
- Section 2 C Craig & Jessica VanBriesen - 5.91
- D Arlen & Linda Doorenbos - 24.45
- E Kenneth Doorenbos - 36.31
- F Kroeze & Kroeze Farms, LLC - 19.92
- Section 3 G Elwin Doorenbos - 19.21
- H CaLeko Farms Inc. - 18.77
- Section 4 I Kevin & Pamela Wielenga - 7.54
- J Wielenga Dairy, LC - 9.09
- K Hank & Laurie VanDerWaal Trust - 42.10
- L Melody Reuvers - 18.48
- Section 5 M Top Five Inc. - 12.38
- N Marvin & LaDonna VandenTop - 50.94
- O Darwan & Janice Scholten - 9.62
- P Mark & Jessica Kooiker etal - 7.31
- Q Pamela VanSloten - 6.09
- Section 6 R Daryl & Lavonne Warnijes - 6.14
- S VG Dairy, LLC - 8.36

- Section 7 T Michael & Connie Greengoeed - 6.13
- U Hoekstra Family Trust - 14.77
- Section 9 V Glen Kooiker - 19.02
- W Mark Kooiker - 19.02
- X Christopher & Vicki Garris - 9.26
- Section 10 Y Arlen & Linda Doorenbos - 10.77
- Z Arlene DeJong Trust - 19.75
- AA Gary & Angela Diekevers - 24.50
- AB Gregory & Doreane Diekevers - 23.25
- Section 11 AC Seth Sandulte etal - 11.26
- Section 12 AD James & Anita Kray - 9.67
- Section 13 AE Kemper Hogs Inc. - 5.71
- AF Kemper Hogs Inc. - 8.63
- Section 14 AG Pflingsten Farms Inc. - 5.55
- Section 16 AH Gayla Wielenga - 9.75
- AI Marvin & Marilyn Faber - 29.25
- AJ Jeremy Kooiker - 19.75
- Section 17 AK Daryl & Paula Meendering - 7.92
- Section 18 AL Daryl & Paula Meendering - 18.21
- AM John & Rhonda Leusink - 7.67
- AN Hoekstra Family Trust - 16.19
- AO TeSlaag Ag Corp. - 10.47
- Section 19 AP Tim & Julie Bomgaars - 9.50
- AQ Tim & Julie Bomgaars - 20.65
- AR William & Lindsey Warnijes - 5

- Section 20 AS Bradley & Angela Wielenga - 8.39
- Section 26 AT Ryan & Jennifer Mulder - 19.50
- Section 27 AU Marvella Duistermars - 7.85
- AV Dan & Terri Duistermars - 6.58
- Section 28 AW Todd Duistermars - 10.99
- AX Jeffrey & Kim Nolaboom - 5.52
- Section 30 AY Timothy & Elsie Ymker - 5.90
- Section 31 AZ Ryan & Valerie Back - 7.41
- Section 32 BA Vermeer Land & Cattle LP - 17.97
- BB William & Carol Meyer - 10.10
- BC Katie Jacobsma & Mark Schmitz - 9.78
- Section 33 BD Eric & Vanessa Bartels - 6.78
- Section 34 BE AW Land, LLC - 10.18
- Section 35 BF Lloyd & Elma VanRoekel Trust - 39
- BG Jeremiah & Marilyn Straub - 6.04
- Section 36 BH Mark & Rowena DeJong - 9.50
- BI Barbara Mantel - 29.50
- BJ Clayton & Gail Rensink - 10.56
- BK Steve & Lori Dykstra - 5.63
- BL Robert & Robin VanZandbergen - 37.75

Aerial Map



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Map Center: 43° 5' 19.36, -96° 4' 13.03



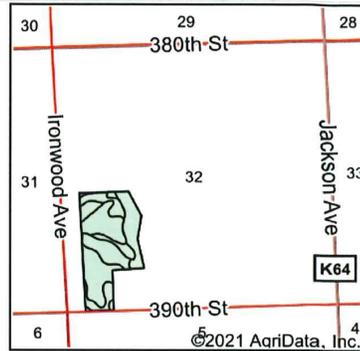
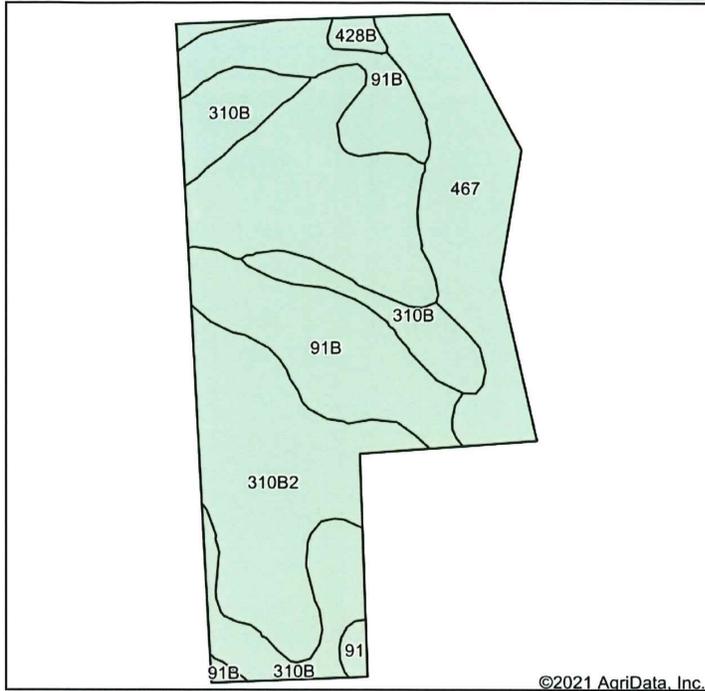
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Field borders provided by Farm Service Agency as of 5/21/2008.

32-96N-44W
Sioux County
Iowa



9/27/2021

Soils Map



State: **Iowa**
 County: **Sioux**
 Location: **32-96N-44W**
 Township: **Capel**
 Acres: **50.51**
 Date: **9/21/2021**



Soils data provided by USDA and NRCS.

Area Symbol: IA167, Soil Area Version: 30							
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	20.67	40.9%	Ile	90	65	68
91B	Primghar silty clay loam, 2 to 5 percent slopes	11.39	22.5%	Ile	95	75	78
467	Radford silt loam, 0 to 2 percent slopes	9.18	18.2%	Ilw	79	73	91
310B	Galva silty clay loam, 2 to 5 percent slopes	8.40	16.6%	Ile	95	67	76
428B	Ely silty clay loam, shallow loess, 2 to 5 percent slopes	0.48	1.0%	Ile	88	70	74
91	Primghar silty clay loam, 0 to 2 percent slopes	0.39	0.8%	Iw	100	77	78
Weighted Average					90	69.2	*n 75.9

**IA has updated the CSR values for each county to CSR2.

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Aerial Map

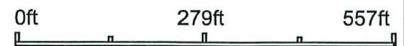
Acreage Option Parcel
If Acreage Buyer Does Not Exercise
This Parcel Will Be Included With Tract 1



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Map Center: 43° 5' 6.71, -96° 4' 21.56



32-96N-44W
Sioux County
Iowa



9/27/2021

Option Information:

Buyer of the acreage site will have the option to purchase Parcel C in the SW1/4 of Section 32-96N-44W, Sioux County, IA which lies directly on the North side of the acreage site for the same price per acre as what Tract 1 (Parcel E) sells for at the auction. Buyer of the acreage site must decide immediately after the auction if they would like to exercise this option to purchase. If the buyer of the acreage site does not exercise the option to purchase Parcel C then Parcel C will be included with Tract 1 (Parcel E) and the buyer of the acreage site will have no further option to purchase this parcel. If the buyer of the acreage site chooses to exercise the option to purchase Parcel C then the buyer will be required to close on Parcel C the same day as the acreage site. If the buyer of the acreage site does not choose to exercise the option to purchase Parcel C then Parcel C will be included in the sale price of Tract 1 (Parcel E) and the buyer of Tract 1 will be required to close on Parcel C the same day as Tract 1 (Parcel E).

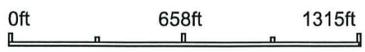
Aerial Map



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Map Center: 43° 5' 6.97, -96° 4' 21.55



32-96N-44W
Sioux County
Iowa

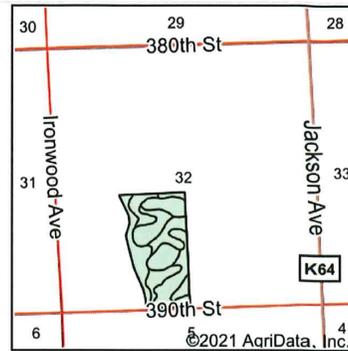
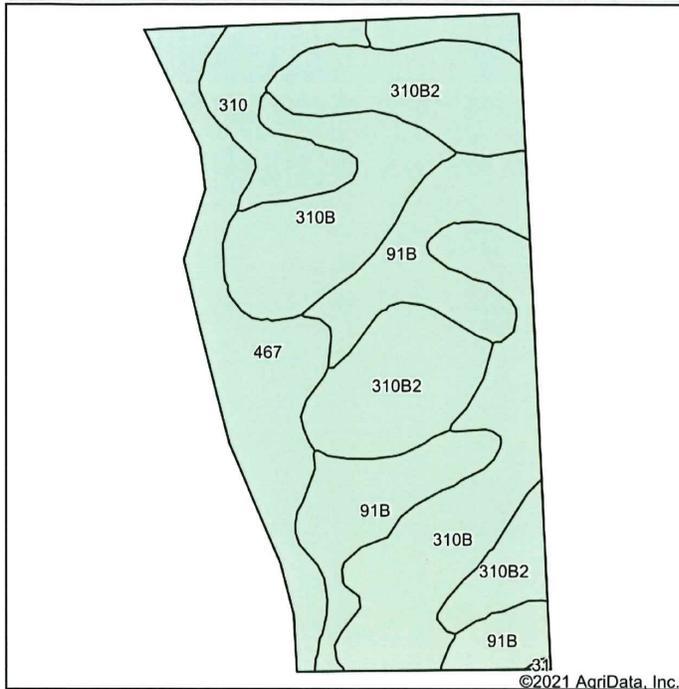


9/27/2021

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



State: **Iowa**
 County: **Sioux**
 Location: **32-96N-44W**
 Township: **Capel**



Soils data provided by USDA and NRCS.

Area Symbol: IA167, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
310B	Galva silty clay loam, 2 to 5 percent slopes	18.59	31.6%	Ile	95	67	76
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	13.72	23.3%	Ile	90	65	68
91B	Primghar silty clay loam, 2 to 5 percent slopes	12.19	20.7%	Ile	95	75	78
467	Radford silt loam, 0 to 2 percent slopes	9.94	16.9%	Ilw	79	73	91
310	Galva silty clay loam, 0 to 2 percent slopes	4.42	7.5%	I	100	72	77
31	Afton silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.06	0.1%	Ilw	80	69	68
Weighted Average					91.5	69.6	*n 77.1

**IA has updated the CSR values for each county to CSR2.
 *n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

FARM: 10580

Iowa
Sioux

U.S. Department of Agriculture
Farm Service Agency

Prepared: 6/15/21 2:47 PM
Crop Year: 2021

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name	Farm Identifier	Recon Number
	from Farm #6693	2014 - 140

Farms Associated with Operator:
7758

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
158.14	144.63	144.63	0.0	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	144.63	0.0	0.0	0.0				

ARC/PLC

PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
CORN	SOYBN	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
CORN	75.98	185	0.00	
SOYBEANS	11.52	58	0.00	0
Total Base Acres:	87.5			

Tract Number: 202 Description S 120 AC SW1/4 SEC 32 CAPEL EXCEPT T-203

FSA Physical Location : Sioux, IA ANSI Physical Location: Sioux, IA

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
118.18	106.51	106.51	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	106.51	0.0	0.0	0.0		

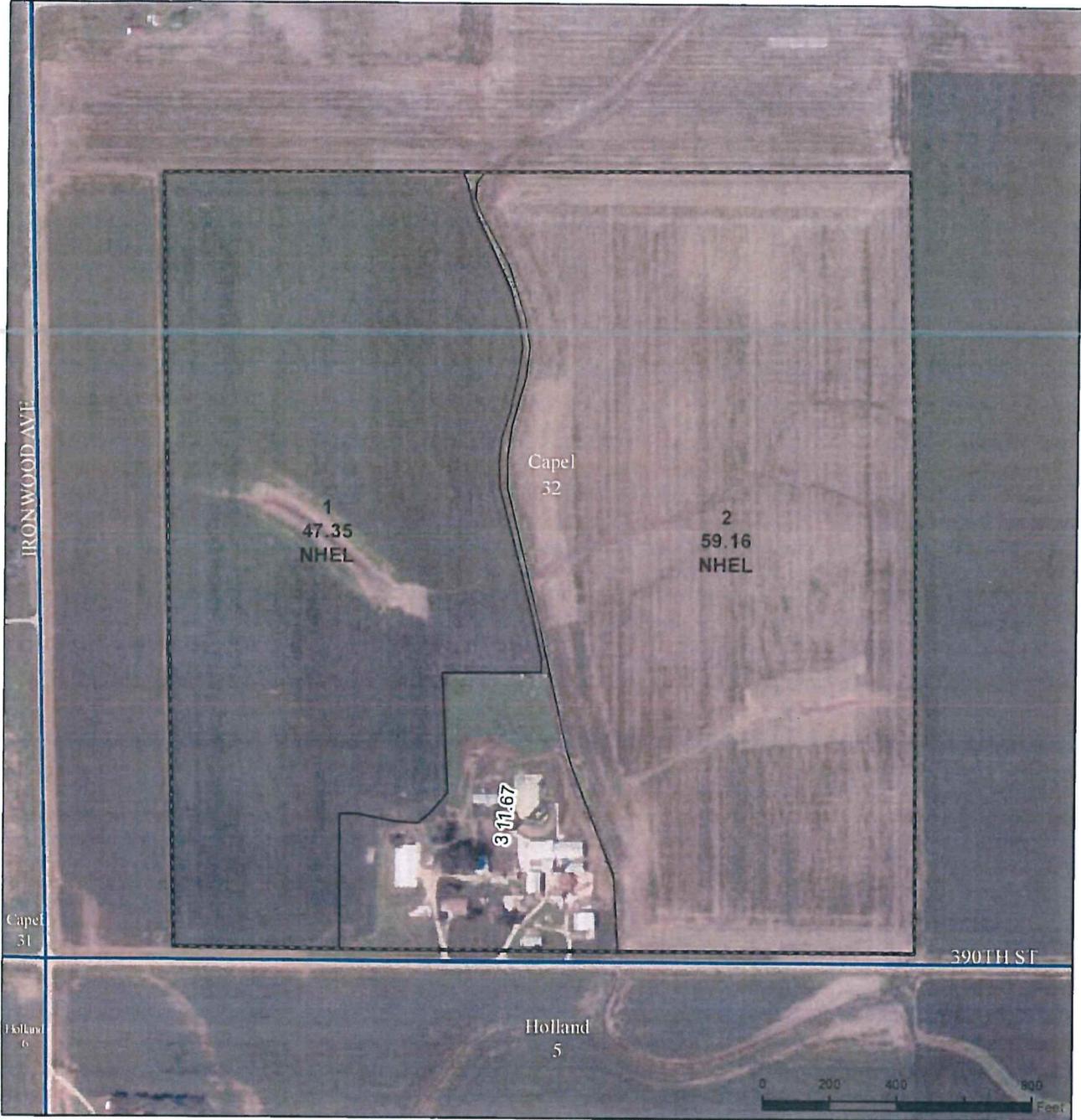
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	55.95	185	0.00
SOYBEANS	8.48	58	0.00
Total Base Acres:	64.43		

Owners:



United States Department of Agriculture

Sioux County, Iowa



Legend

- Non-Cropland
- CRP
- Iowa PLSS
- Cropland
- Tract Boundary
- Iowa Roads

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 106.51 acres

2021 Program Year

Map Created March 16, 2021

Farm 10580

Tract 202

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USDA is an equal opportunity provider, employer, and lender.

Aerial Map



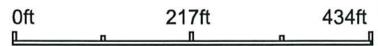
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Field borders provided by Farm Service Agency as of 5/21/2008.

Map Center: 43° 5' 8.21, -96° 4' 19.75



32-96N-44W
Sioux County
Iowa



9/27/2021



**This Acreage is Located East of Sioux Center, IA.
& Northwest of Orange City, IA.**

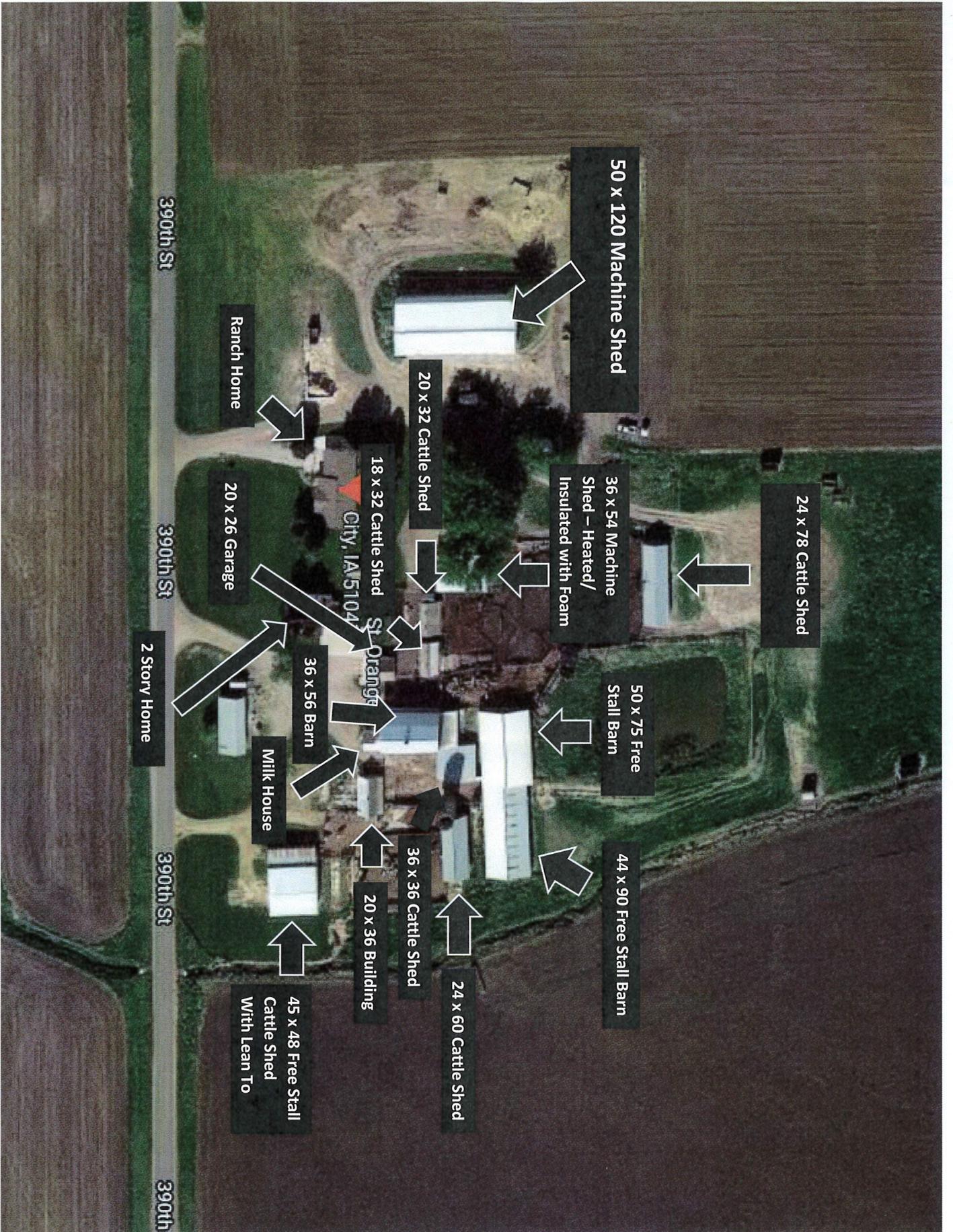


West House:

- **House Type:** Ranch
- **Siding:** Vinyl Siding
- **Built:** 1977
- **Square Feet:** 1,432
- **Garage:** 22 x 24 insulated
- **Living Room:** 14 x 12.7
- **Dining Room:** 14 x 15.5
- **Kitchen:** 12.5 x 14
- **Great Room:** 14.9 x 12.11—main floor
- **Family Room:** 15.7 x 23—downstairs
- **Master Bedroom:** 12.11 x 13.8—main floor with double closet
- **Bedroom #2:** 10x 13.7—downstairs with egress window
- **Bedroom #3:** 9.7 x 13.7—downstairs with egress window
- **Main Floor Bathroom:** 5.6 x 14.1—tub/shower
- **Bathroom #2:** 9.6 x 7.6 with a walk in shower in the basement
- **Laundry #1:** 6 x 14.10—main floor
- **Laundry#2:** 11.2 x 9—basement with garage access
- **Basement Includes:** Family room, laundry room, 10.9 x 13.9 kitchenette, 6 x 14 store room
- **Furnace:** Heat/Electric
- **A/C:** Central

East House:

- **House Type:** 2 Story
- **Siding:** Vinyl Siding
- **Built:** 1900
- **Living Room:** 14.8 x 15.2
- **Kitchen:** 11.8 x 15—Eat in
- **Master Bedroom:** 12.6 x 14
- **Bedroom #2:** 11.8 x 12—main floor
- **Bedroom #3:** 12.8 x 14.8—upstairs
- **Bedroom #4:** 13.8 x 14.2—upstairs
- **Main Floor Bathroom:** 5.8 x 9—tub/shower
- **Bathroom #2:** 6.8 x 7.10—walk in shower—upstairs
- **Laundry/Entry:** 6.4 x 8.9
- **Furnace:** Propane



50 x 120 Machine Shed

Ranch Home

20 x 32 Cattle Shed

36 x 54 Machine Shed - Heated/ Insulated with Foam

24 x 78 Cattle Shed

18 x 32 Cattle Shed

20 x 26 Garage

City, IA 51041

36 x 56 Barrn

50 x 75 Free Stall Barn

2 Story Home

Milk House

36 x 36 Cattle Shed

44 x 90 Free Stall Barrn

20 x 36 Building

45 x 48 Free Stall Cattle Shed With Lean To

24 x 60 Cattle Shed

390th St

390th St

390th St

390th St

Outdoor Building Information:

- 20 x 26 Double Garage

- concrete
- Steel Roof

- 45 x 48 Free Stall Cattle Shed with Lean To

- Chute/Tub/Alley not included

- 24 x 60 Cattle Shed

- 44 x 90 Free Stall Barn

- Partial Cement

- 50 x 75 Free Stall Barn

- Partial Cement block

- 36 x 36 Cattle Shed

- 18 x 32 Cattle Shed

- 36 x 56 Barn

- Steel Roof
- 500 Gallon Propane Tank
- Milk Room
- Bulk bin does not stay

- 20 x 36 Building

- 20 x 32 Cattle Shed

- 18 x 32 Cattle Shed

- 36 x 54 Morton Machine Shed

- Heat/Insulated
- 2—11' x 10' Tall Sliding Doors
- Spray Foamed

- 50 x 120 Machine Shed

- 50 x 50 Partial concrete
- 16' T x 30' Sliding Door
- 10'T x 20'W Sliding Door

- 24 x 78 Cattle Shed

- 3 Big Cattle Yards— Bunks, Fencing, 6 fountains (installed in last 5 years), Gates Stay

- Mostly Plastic Water Lines

- Hospers Rural Water

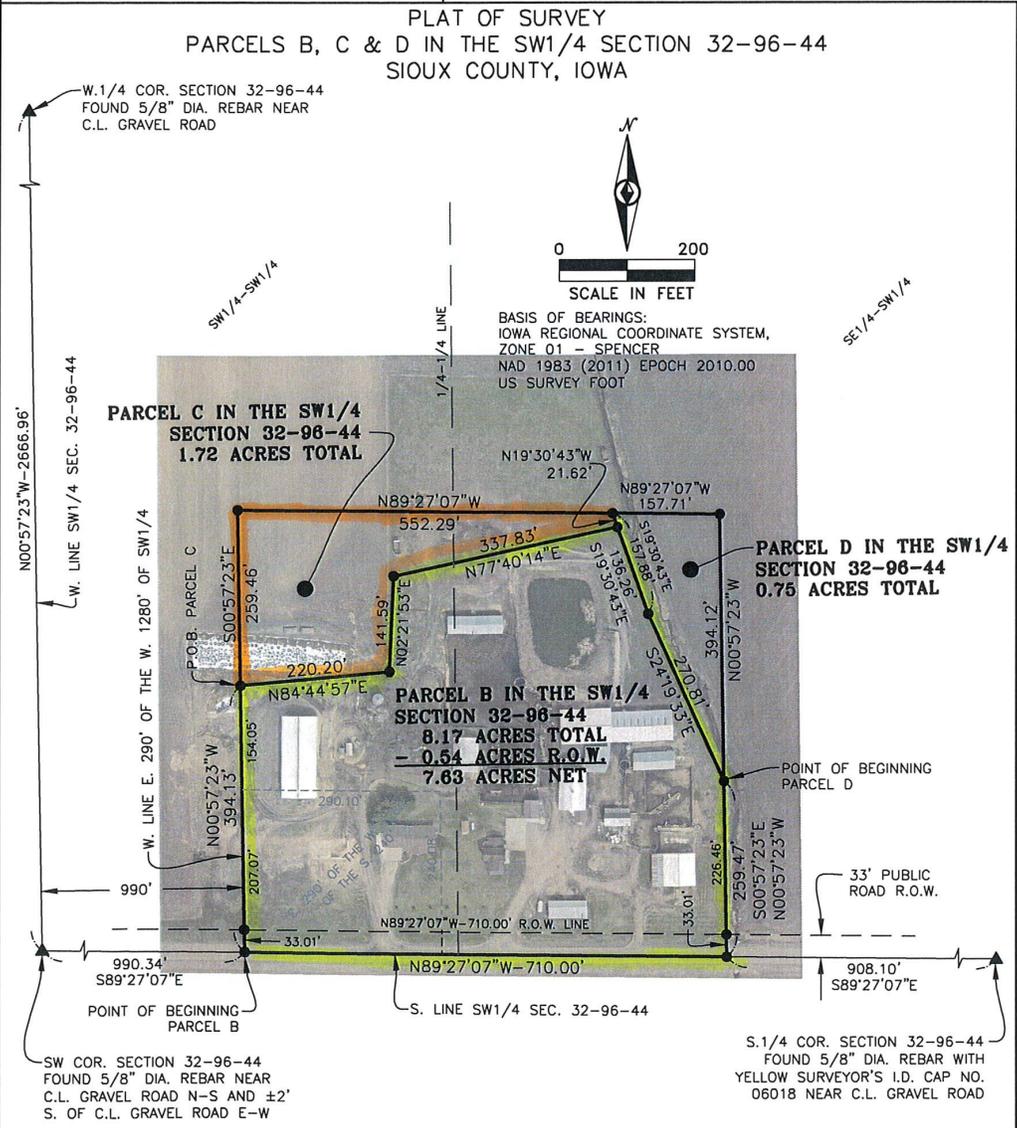
- NW Rec Electric

LOCATION:
SW1/4 32-96-44

PREPARED BY AND RETURN TO:
TIM M. LALEMAN, PLS
DGR ENGINEERING
1302 SOUTH UNION STREET
P.O. BOX 511
ROCK RAPIDS, IOWA 51246
PHONE: 712-472-2531

SURVEY REQUESTED BY: CAROL MEYER
CURRENT PROPRIETORS: WILLIAM & CAROL MEYER

Orange = Option Parcel
Yellow: Acreage Boundaries



ACRES BY ALIQUOT PART - PARCEL B			
	TOTAL	R.O.W.	NET
SW1/4-SW1/4	3.27 AC.	0.24 AC.	3.03 AC.
SE1/4-SW1/4	4.90 AC.	0.30 AC.	4.60 AC.
TOTALS	8.17 AC.	0.54 AC.	7.63 AC.

ACRES BY ALIQUOT PART - PARCEL C			
	TOTAL	R.O.W.	NET
SW1/4-SW1/4	1.46 AC.	0.00 AC.	1.46 AC.
SE1/4-SW1/4	0.26 AC.	0.00 AC.	0.26 AC.
TOTALS	1.72 AC.	0.00 AC.	1.72 AC.



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa.

By: _____
Tim M. Laleman, L.S. License No. 21092 (Date)

My license renewal date is December 31, 2021

▲ SECTION CORNER AS NOTED

● SET 1/2" X 24" REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 21092

DATE OF FIELD WORK-8-18-20

Sheets covered by this seal: SHEETS 1 OF 2 AND 2 OF 2

SHEET 1 OF 2

Option Information:

Buyer of the acreage site will have the option to purchase Parcel C in the SW1/4 of Section 32-96N-44W, Sioux County, IA which lies directly on the North side of the acreage site for the same price per acre as what Tract 1 (Parcel E) sells for at the auction. Buyer of the acreage site must decide immediately after the auction if they would like to exercise this option to purchase. If the buyer of the acreage site does not exercise the option to purchase Parcel C then Parcel C will be included with Tract 1 (Parcel E) and the buyer of the acreage site will have no further option to purchase this parcel. If the buyer of the acreage site chooses to exercise the option to purchase Parcel C then the buyer will be required to close on Parcel C the same day as the acreage site. If the buyer of the acreage site does not choose to exercise the option to purchase Parcel C then Parcel C will be included in the sale price of Tract 1 (Parcel E) and the buyer of Tract 1 will be required to close on Parcel C the same day as Tract 1 (Parcel E).



Zomer Copy

SELLER DISCLOSURE OF PROPERTY CONDITION

(To be delivered prior to buyer making Offer to Buy Real Estate)



Property Owner(s) & Address:

William and Carol Meyer 3632 390th Street Orange City IA 51041

Purpose of Disclosure: Completion of Section I this form is required under Chapter 558A of the Iowa code which mandates the Seller(s) disclose condition and information about the property, unless exempt:

Exempt Properties: Properties exempted from the Seller's disclosure requirement include (IA Code 558A): Bare ground; property containing 5 or more dwellings units; court ordered transfers; transfers by a power of attorney; foreclosures; lenders selling foreclosed properties; fiduciaries in the course of an administration of an decedent's estate, guardianship, conservatorship, or trust; between joint tenants, or tenants in common; to or from any governmental division; quit claim deeds; intra family transfers; between divorcing spouses; commercial or agricultural property which has no dwellings.

Seller(s) certifies that the property is exempt from the requirement(s) of Iowa Code 558A because one of the above exemptions apply. If claiming an exemption, sign here and stop.

_____ Seller	_____ Date	_____ Seller	_____ Date
_____ Buyer	_____ Date	_____ Buyer	_____ Date

Instructions to the Seller: (1) Complete this form yourself. (2) Report known conditions materially affecting the property and utilize ordinary care in obtaining the information. (3) Provide information in good faith and make a reasonable effort to ascertain the required information. (4) Additional pages or reports may be attached. (5) If some items do not apply to your property, write "NA" (not applicable). (6) All approximations must be identified "AP". If you do not know the facts, write or check UNKNOWN. (7) Keep a copy of this statement.

Seller's Disclosure Statement: Seller discloses the following information regarding the property and certifies this information is true and accurate to the best of my/our knowledge as of the date signed. Seller authorizes Agent to provide a copy of this statement to any person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. This statement shall not be a warranty of any kind by Seller or Seller's Agent and shall not be intended as a substitute for any inspection or warranty the purchaser may wish to obtain. The following are representations made by Seller and are not by any Agent acting on behalf of the Seller. **The Agent has no independent knowledge of the condition of the property except that which is written on this form. Seller advises Buyer to obtain independent inspections relevant to Buyer.**

Seller initials CM CM

Buyer initials B

I. Property Conditions, Improvements and Additional Information: (Section I is Mandatory)

- Basement/Foundation:** Has there been known water or other problems? Yes No Unknown If yes, please explain: 2018? - Rain Emerge
- Roof:** Any known problems? Yes No Unknown Type _____
Unknown Date of repairs/replacement 6.6.16 Three five last Unknown
Describe: New Sonds, Removed Chimney, Shingled
- Well and pump:** Any known problems? Yes No Unknown Type of well (depth/diameter), age and date of repair: Rural water Has the water been tested? Yes No Unknown
If yes, date of last report/results: _____
- Septic tanks/drain fields:** Any known problems? Yes No Unknown Location of tank Lawn
Unknown Age Unknown 2013 New w Leech Field
Has the system been pumped and inspected within the last 2 ye
Yes No UNK Date of inspection 2013 UNK Date tank last cleaned/pumped 10/2020 UNK N/A

white

- 5. **Sewer:** Any known problems? Yes No Any known repairs/replacement? Yes No
Date of repairs _____
- 6. **Heating system(s):** Any known problems? Yes No Any known repairs/replacement? Yes No
Date of repairs 4.30.09 D+L AmeriStar Furnace
- 7. **Central Cooling system(s):** Any known problems? Yes No Any known repairs/replacement? Yes No
Date of repairs 2020 Coil D+L
- 8. **Plumbing system(s):** Any known problems? Yes No Any known repairs/replacement? Yes No
Date of repairs _____
- 9. **Electrical system(s):** Any known problems? Yes No Any known repairs/replacement? Yes No
Date of repairs Living Room 2007
- 10. **Pest Infestation:** (wood-destroying insects, bats, snakes, rodents, destructive/troublesome animals, etc.)
Any known problems? Yes No Unknown Date of treatment _____
Previous Infestation/Structural Damage? Yes No Date of repairs _____
- 11. **Asbestos:** Is asbestos present in any form in the property? Yes No Unknown If yes, explain: _____
- 12. **Radon:** Any known tests for the presence of radon gas? Yes No If yes, test results? _____
Date of last report _____
Seller Agrees to release any testing results. **If not**, Check here
- 13. **Lead Based Paint:** Known to be present or has the property been tested for the presence of lead based paint?
Yes No Unknown If yes, what were the test results? _____
- 14. **Any known encroachments, easements, "common areas"** (facilities like pools, tennis courts, walkways or other areas co-owned with others), zoning matters, nonconforming uses, or a Homeowners Association which has any authority over the property? Yes No Unknown
- 15. **Features** of the property known to be shared in common with adjoining landowners, such as walls, fences, roads and driveways whose use or maintenance responsibility may have an effect on the property?
Yes No Unknown Water Main in Basement of White House
- 16. **Structural Damage:** Any known structural damage? Yes No Unknown
- 17. **Physical Problems:** Any known settling, flooding, drainage or grading problems? Yes No Unknown
- 18. **Is the property located in a flood plain?** Yes No Unknown If yes, flood plain designation _____
- 19. **Do you know the zoning classification of this property?** Yes No Unknown
What is the zoning? AG
- 20. **Covenants:** Is the property subject to restrictive covenants? Yes No Unknown
If yes, attach a copy OR state where a true, current copy of the covenants can be obtained:
 On file at County Recorder's office or: _____

You **MUST** explain any "Yes" responses above (Attach additional sheets if necessary): _____

Seller initials CM BM Buyer initials _____

white

II. Appliances/Systems/Services (Note: Section II is for the convenience of Buyer/Seller and is not mandatory):

Notice: Items marked "included" are intended to remain with the property after sale. However, included items may be negotiable between Buyer and Seller, and requested items should be in writing as either included or excluded in any Offer to Buy/Purchase Agreement. The Offer to Buy/Purchase Agreement shall be the final terms of any agreement.

	Included	Working?			Rented?		Included	Working?		
		Yes	No	OR N/A	Yes	No		Yes	No	OR N/A
Range/Oven	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Dishwasher	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Refrigerator	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Hood/Fan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Disposal	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TV receiving Equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sump Pump	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Alarm System	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Central AC	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Window AC	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Central Vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas Grill	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Attic Fan	<input type="checkbox"/> vent	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Intercom	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Microwave	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Trash Compactor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ceiling Fan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water Softener/owe	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Conditioner	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
LP Tanks owe	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Keys & Locks	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Swing Set	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Basketball Hoop	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Boat Hoist	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pet Collars	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Garage door opener	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
					# of collars					
					# of remotes	2				
							Lawn Sprinkler System	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
							Solar Heating System	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
							Pool Heater, Wall			<input type="checkbox"/>
							liner & equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
							Well & Pump		<input type="checkbox"/>	<input checked="" type="checkbox"/>
							Smoke Alarm	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
							Septic Tank &		<input type="checkbox"/>	<input type="checkbox"/>
							Drain field		<input checked="" type="checkbox"/>	<input type="checkbox"/>
							City Water System		<input type="checkbox"/>	<input checked="" type="checkbox"/>
							City Sewer System		<input type="checkbox"/>	<input checked="" type="checkbox"/>
							Plumbing System		<input checked="" type="checkbox"/>	<input type="checkbox"/>
							Central Heating System		<input checked="" type="checkbox"/>	<input type="checkbox"/>
							Water Heater		<input checked="" type="checkbox"/>	<input type="checkbox"/>
							Windows		<input checked="" type="checkbox"/>	<input type="checkbox"/>
							Fireplace/Chimney		<input type="checkbox"/>	<input checked="" type="checkbox"/>
							Wood Burning System	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
							Furnace Humidifier	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
							Sauna/Hot tub	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
							Locks and Keys	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
							Dryer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
							Washer - 8.2020	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
							Storage Shed Garden Shed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
							Underground "Pet fence" 10x14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
							Boat Dock 6.25.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Exceptions/Explanations for "NO" responses above: Dumpster is rented as of 2021 - Brommer

ALL HOUSEHOLD APPLIANCES ARE NOT UNDER WARRANTY BEYOND DATE OF CLOSING. Warranties may be available for purchase from independent warranty companies.

Seller initials CM BM Buyer initials _____

III. Additional Non-Mandatory Requested Items: Are you as the Seller aware of any of the following:

- 1. Any significant structural modification or alteration to property? Yes No Unknown Please explain: _____
- 2. Has there been a property/casualty loss over \$5,000, an insurance claim over \$5,000, OR major damage to the property from fire, wind, hail, flood(s) or other conditions? Yes No Unknown If yes, has the damage been repaired/replaced? Yes No

white

- 3. Are there any known current, preliminary, proposed or future assessments by any governing body or owner's association of which you have knowledge? Yes No Unknown
- 4. Mold: Does property contain toxic mold that adversely affects the property or occupants? Yes No Unknown
- 5. Private burial grounds: Does property contain any private burial ground? Yes No Unknown
- 6. Neighborhood or Stigmatizing conditions or problems affecting this property? Yes No Unknown
- 7. Energy Efficiency Testing: Has the property been tested for energy efficiency? Yes No Unknown
If yes, what were the test results? _____
- 8. Attic Insulation: Type Blown In Unknown Amount _____ Unknown
- 9. Are you aware of any area environmental concerns? Yes No Unknown If yes, please explain: _____
- 10. Are you related to the listing agent? Yes No If yes, how? _____
- 11. Where survey of property may be found: 2020
- 12. Wind Farms: Is the subject property encumbered by certain Wind Energy rights? Yes No
If yes, rights by: Lease , Easement , Other Define Other: _____
Wind Farm Company, Owner: _____

If the answer to any item is yes, please explain. Attach additional sheets, if necessary: _____

13. **Repairs:** Any repair(s) to property not so noted: (Date of repairs, Name of repair company if utilized.) (Note: Repairs are not normal maintenance items) (Attach additional sheets, if necessary) _____

IV. Radon Fact Sheet & Form Acknowledgement

Seller acknowledges that Buyer be provided with and the Buyer acknowledges receipt of the "Iowa Radon Home-Buyers and Sellers Fact Sheet", prepared by the Iowa Department of Public Health.

Seller Carol Meyer Seller Bill Meyer Date 2.1.2021

Seller has owned the property since 1994 (date). Seller has indicated above the history and condition of all the items based solely on the information known or reasonably available to the Seller(s). If any changes occur in the structural/mechanical/appliance systems of this property from the date of this form to the date of closing, Seller will immediately disclose the changes to Buyer. In no event shall the parties hold Broker liable for any representations not directly made by Broker or Broker's affiliated licensees (brokers and salespersons). **Seller hereby acknowledges Seller has retained a copy of this statement.**

Buyer hereby acknowledges receipt of a copy of this statement. This statement is not intended to be a warranty or to substitute for any inspection the buyer(s) may wish to obtain.

Buyer _____ Buyer _____ Date _____

White House Updates

2004 – 2007	Installed New Bathroom upstairs Updated wiring in family room & put in ceiling fans.	D & L / Art's Electric
4/30/2009	Replaced Furnace – Ameristar – 3.5T 74,000	D & L Plbg
8/31/2015	New 85 Gallon Water Heater	REC
9/21/2015	Worked Garage Put in Overhead Doors/Remotes	SRC
6/06/2016	Reroofed White House New Boards, Removed Chimney, Shingle Replaced Vents	Three Rivers
11/27/2017	Furnace Ducts Cleaned – Both Houses	
11/27/2017	New Softener	Water Works
2/07/17/18	Replaced Siding on North Side of House	Three Rivers
5/13/19	New 24" Dishwasher	Joe's O.C.
5/12/20	Replaced Condenser and Coil System on AC	D & L
7/10/20	Dehumidifier for Basement	Bomgaars
7/15/20	Cleaned Carpets	Hawarden People
8/6/20	New Washing Machine	Joe's

Yellow - Ranch House Answers Zomer



SELLER DISCLOSURE OF PROPERTY CONDITION

(To be delivered prior to buyer making Offer to Buy Real Estate)



Property Owner(s) & Address:

William and Carol Meyer 3630 390th Street Orange City IA 51041

Purpose of Disclosure: Completion of Section I this form is required under Chapter 558A of the Iowa code which mandates the Seller(s) disclose condition and information about the property, unless exempt:

Exempt Properties: Properties exempted from the Seller's disclosure requirement include (IA Code 558A): Bare ground; property containing 5 or more dwellings units; court ordered transfers; transfers by a power of attorney; foreclosures; lenders selling foreclosed properties; fiduciaries in the course of an administration of an decedent's estate, guardianship, conservatorship, or trust; between joint tenants, or tenants in common; to or from any governmental division; quit claim deeds; intra family transfers; between divorcing spouses; commercial or agricultural property which has no dwellings.

Seller(s) certifies that the property is exempt from the requirement(s) of Iowa Code 558A because one of the above exemptions apply. If claiming an exemption, sign here and stop.

Seller Date Seller Date Buyer Date Buyer Date

Instructions to the Seller: (1) Complete this form yourself. (2) Report known conditions materially affecting the property and utilize ordinary care in obtaining the information. (3) Provide information in good faith and make a reasonable effort to ascertain the required information. (4) Additional pages or reports may be attached. (5) If some items do not apply to your property, write "NA" (not applicable). (6) All approximations must be identified "AP". If you do not know the facts, write or check UNKNOWN. (7) Keep a copy of this statement.

Seller's Disclosure Statement: Seller discloses the following information regarding the property and certifies this information is true and accurate to the best of my/our knowledge as of the date signed. Seller authorizes Agent to provide a copy of this statement to any person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. This statement shall not be a warranty of any kind by Seller or Seller's Agent and shall not be intended as a substitute for any inspection or warranty the purchaser may wish to obtain. The following are representations made by Seller and are not by any Agent acting on behalf of the Seller. The Agent has no independent knowledge of the condition of the property except that which is written on this form. Seller advises Buyer to obtain independent inspections relevant to Buyer.

Seller initials CM B/M Buyer initials

I. Property Conditions, Improvements and Additional Information: (Section I is Mandatory)

- 1. Basement/Foundation: Has there been known water or other problems? Yes [X] No [] Unknown [] If yes, please explain: 2018? Wet year - I had reworked front flower area + the base that goes underground was not at a good water release angle.
2. Roof: Any known problems? Yes [] No [X] Unknown [] Type Unknown [] Date of repairs/replacement 2009 - Shingles Unknown [] Describe:
3. Well and pump: Any known problems? Yes [] No [X] Unknown [] Type of well (depth diameter), age and date of repair: Rural water Has the water been tested? Yes [] Unknown [] If yes, date of last report/results:
4. Septic tanks/drain fields: Any known problems? Yes [] No [X] Unknown [] Location of tank Lawn Unknown [] Age Unknown [] 2013 New w Leach Field Has the system been pumped and inspected within the last 2 yrs? NO - LAST INSPECTED 2013 Yes [] No [] UNK [] Date of inspection 2013 UNK [] Date tank last cleaned/pumped 10-2020 UNK [] N/A []

Yellow Ranch House Answers

Yellow

- 5. **Sewer:** Any known problems? Yes No Any known repairs/replacement? Yes No
Date of repairs Septic System 2013
- 6. **Heating system(s):** Any known problems? Yes No Any known repairs/replacement? Yes No
Date of repairs _____
- 7. **Central Cooling system(s):** Any known problems? Yes No Any known repairs/replacement? Yes No
Date of repairs _____
- 8. **Plumbing system(s):** Any known problems? Yes No Any known repairs/replacement? Yes No
Date of repairs _____
- 9. **Electrical system(s):** Any known problems? Yes No Any known repairs/replacement? Yes No
Date of repairs _____
- 10. **Pest Infestation:** (wood-destroying insects, bats, snakes, rodents, destructive/troublesome animals, etc.)
Any known problems? Yes No Unknown Date of treatment _____
Previous Infestation/Structural Damage? Yes No Date of repairs _____
- 11. **Asbestos:** Is asbestos present in any form in the property? Yes No Unknown If yes, explain:

- 12. **Radon:** Any known tests for the presence of radon gas? Yes No If yes, test results? _____
Date of last report _____
Seller Agrees to release any testing results. **If not**, Check here
- 13. **Lead Based Paint:** Known to be present or has the property been tested for the presence of lead based paint?
Yes No Unknown If yes, what were the test results? _____

- 14. **Any known** encroachments, easements, "common areas" (facilities like pools, tennis courts, walkways or other areas co-owned with others), zoning matters, nonconforming uses, or a Homeowners Association which has any authority over the property? Yes No Unknown
- 15. **Features** of the property known to be shared in common with adjoining landowners, such as walls, fences, roads and driveways whose use or maintenance responsibility may have an effect on the property?
Yes No Unknown
- 16. **Structural Damage:** Any known structural damage? Yes No Unknown
- 17. **Physical Problems:** Any known settling, flooding, drainage or grading problems? Yes No Unknown
- 18. **Is the property located in a flood plain?** Yes No Unknown If yes, flood plain designation

- 19. **Do you know the zoning classification of this property?** Yes No Unknown
What is the zoning? AG
- 20. **Covenants:** Is the property subject to restrictive covenants? Yes No Unknown
If yes, attach a copy OR state where a true, current copy of the covenants can be obtained:
 On file at County Recorder's office or: _____

You **MUST** explain any "Yes" responses above (Attach additional sheets if necessary): _____

Seller initials CM BM Buyer initials _____

Yellow - Ranch House Answers

yellow

II. Appliances/Systems/Services (Note: Section II is for the convenience of Buyer/Seller and is not mandatory):

Notice: Items marked "included" are intended to remain with the property after sale. However, included items may be negotiable between Buyer and Seller, and requested items should be in writing as either included or excluded in any Offer to Buy/Purchase Agreement. The Offer to Buy/Purchase Agreement shall be the final terms of any agreement.

	Included	Working?			Rented?		Included	Working?		
		Yes	No	OR N/A	Yes	No		Yes	No	OR N/A
Range/Oven	2 <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			Lawn Sprinkler System	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Dishwasher	1 <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			Solar Heating System	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Refrigerator	2 <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			Pool Heater, Wall		<input type="checkbox"/>	<input type="checkbox"/>
Hood/Fan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			liner & equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Disposal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			Well & Pump		<input type="checkbox"/>	<input checked="" type="checkbox"/>
TV receiving Equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			Smoke Alarm	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sump Pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			Septic Tank & Drain field		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Alarm System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			City Water System	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Central AC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			City Sewer System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Window AC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			Plumbing System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Central Vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			Central Heating System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas Grill	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			Water Heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Attic Fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			Windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Intercom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			Fireplace/Chimney	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Microwave	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			Wood Burning System	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Trash Compactor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			Furnace Humidifier	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ceiling Fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			Sauna/Hot tub	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water Softener/Conditioner	<i>owe</i> <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Locks and Keys	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
LP Tanks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dryer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Keys & Locks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Washer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Swing Set	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			Storage Shed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Basketball Hoop	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			Underground "Pet fence"	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Boat Hoist	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			Boat Dock	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Pet Collars	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	# of collars					
Garage door opener	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	# of remotes	<i>2</i>				

Exceptions/Explanations for "NO" responses above:

Garage Shelving / Gates, Fencing, Fuel Barrel,

ALL HOUSEHOLD APPLIANCES ARE NOT UNDER WARRANTY BEYOND DATE OF CLOSING.
Warranties may be available for purchase from independent warranty companies.

Seller initials *CM BK* Buyer initials *[Signature]*

III. Additional Non-Mandatory Requested Items: Are you as the Seller aware of any of the following:

- Any significant structural modification or alteration to property? Yes No Unknown Please explain: _____
- Has there been a property/casualty loss over \$5,000, an insurance claim over \$5,000, OR major damage to the property from fire, wind, hail, flood(s) or other conditions? Yes No Unknown If yes, has the damage been repaired/replaced? Yes No

yellow

- 3. Are there any known current, preliminary, proposed or future assessments by any governing body or owner's association of which you have knowledge? Yes No Unknown
- 4. Mold: Does property contain toxic mold that adversely affects the property or occupants? Yes No Unknown
- 5. Private burial grounds: Does property contain any private burial ground? Yes No Unknown
- 6. Neighborhood or Stigmatizing conditions or problems affecting this property? Yes No Unknown
- 7. Energy Efficiency Testing: Has the property been tested for energy efficiency? Yes No Unknown
If yes, what were the test results? _____
- 8. Attic Insulation: Type _____ Unknown Amount _____ Unknown
- 9. Are you aware of any area environmental concerns? Yes No Unknown If yes, please explain: _____
- 10. Are you related to the listing agent? Yes No If yes, how? _____
- 11. Where survey of property may be found: 2020 - Zomer - in Abstract
- 12. Wind Farms: Is the subject property encumbered by certain Wind Energy rights? Yes No
If yes, rights by: Lease , Easement , Other Define Other: _____
Wind Farm Company, Owner: _____

If the answer to any item is yes, please explain. Attach additional sheets, if necessary: _____

13. **Repairs:** Any repair(s) to property not so noted: (Date of repairs, Name of repair company if utilized.) (Note: Repairs are not normal maintenance items) (Attach additional sheets, if necessary) _____

IV. Radon Fact Sheet & Form Acknowledgement

Seller acknowledges that Buyer be provided with and the Buyer acknowledges receipt of the "Iowa Radon Home-Buyers and Sellers Fact Sheet", prepared by the Iowa Department of Public Health.

Seller Carol Meyer Seller [Signature] Date Feb 1-2021

Seller has owned the property since 2013 (date). Seller has indicated above the history and condition of all the items based solely on the information known or reasonably available to the Seller(s). If any changes occur in the structural/mechanical/appliance systems of this property from the date of this form to the date of closing, Seller will immediately disclose the changes to Buyer. In no event shall the parties hold Broker liable for any representations not directly made by Broker or Broker's affiliated licensees (brokers and salespersons). **Seller hereby acknowledges Seller has retained a copy of this statement.**

Buyer hereby acknowledges receipt of a copy of this statement. This statement is not intended to be a warranty or to substitute for any inspection the buyer(s) may wish to obtain.

Buyer _____ Buyer _____ Date _____

Yellow House Updates:

2009 Shingles installed

07/13/11 2 new Garage Doors, 1 Lift Master Remote

08/13/13 Laid Concrete Pad on West side of ranch house

08/20/13 Arts Electric added 4 ceiling fans

08/08/13 BPI Replaced all windows, single, double & egress

09/10/13 Three Rivers Construction removed wall between dining
& east sitting room. Updated basement to code. Bed-
room egress windows, created larger bathroom in base-
ment with walk in shower.

11/06/13 After septic system updated Van Holland Lawn reseeded
and fertilized lawn.

08/30/19 D & L Plbg replaced traps and kitchen faucet

There is tile all around the house & sump pump has been in place
since 1977.

**DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT:
LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS**

Address: 3630 390th St, Orange City, IA / 3632 390th St, Orange City, IA

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

SELLER'S DISCLOSURE (initial)

- BM CM (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
- Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

 - Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- BM CM (b) Records and Reports available to the Seller (check one below):
- Seller has provided the Purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

 - Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

PURCHASER'S ACKNOWLEDGEMENT (initial)

- _____ (c) Purchaser has received copies of all information listed above.
or, No Records or Reports were available (see (b) above).
- _____ (d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home, Lead Poisoning: How to Protect Iowa Families*.
- _____ (e) Purchaser has (check one below):
- Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
 - Waived the opportunity to conduct a risk assessment or inspection for the presence of lead based paint and/or lead-based paint hazards.

AGENT'S ACKNOWLEDGEMENT (initial)

- MZ (f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

CERTIFICATE OF ACCURACY

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate:

<u>x</u> <u>Beil Meyer</u>	<u>2.1.2021</u>	_____	_____
Seller	Date	Purchaser	Date
<u>x</u> <u>Carol Meyer</u>	<u>2.1.2021</u>	_____	_____
Seller	Date	Purchaser	Date
<u>Frank Jones</u>	<u>2.1.2021</u>	_____	_____
Seller's Agent	Date	Purchaser's Agent	Date





Your Farmland Specialists™

1414 Main St.

Rock Valley, IA 51247

Zomercompany.com

(712) 476-9443

**Meyer Consolidated Trust –
owners**

109.43 Acres Of Farmland &

8.17 Acreage site In Capel TWP, Sioux County, IA !

