

ZOMER COMPANY

Upcoming Live Public Auction

Of A 14.51 Acre Acreage Site & 39.57 Acres Of Pastureland
To Be Sold In 2 Separate Tracts!

Tract 1: 14.51 Acre Acreage

Tract 2: 39.57 Acres Of Pastureland



Auction Date: June 11, 2022 @ 10:30 AM

Darwin & Carol Groth - Owners

zomercompany.com

Auctioneers:

Zomer Company

1414 Main St., Rock Valley, IA 51247

Office— 712-476-9443

Broker: Mark Zomer - 712-470-2526 — Blake Zomer - 712-460-2552

Gary Van Den Berg - 712-470-2068 — Darrell Vande Vegte - 712-470-1125

Ryan Zomer - 712-441-3970 — Ivan Huenink-712-470-2003 — Gerad Gradert712-539-8794

Auctioneers Note: The Zomer Company is privileged to represent Darwin & Carol in the sale of these excellent properties! These properties have been in the Groth family since 1871! Talk about a truly once in a lifetime opportunity to purchase these excellent well maintained properties! Be sure to attend an open house or schedule a private showing today! Check zomercompany.com for more details!

Location: 1614 310th St., Rock Valley, IA 51247 or from Pump N Pak in Rock Valley, IA go 7 miles West on US HWY 18 to the curve and then do not take the curve instead continue West on US HWY 18 onto 310th St. and then go 2 miles further West on 310th St. Pastureland is located directly East of the Acreage Site. Auction signs will be posted. Watch zomercompany.com for inclement weather!

AUCTION DATE: June 11, 2022

Open House: Open house will be held at the property on May 7, 2022 from 10:00 A.M. to 12:00 P.M. (Noon) and on May 12, 2022 from 5:30 to 7:00 P.M. or by appointment by contacting one of the agents listed below.

Method of sale: Tract 1 (acreage site) will be sold in total dollars, Tract 2 pastureland will be sold with the final bid price x the gross surveyed acres. Auction will be held at the site of the acreage. Personal property will be sold immediately following the acreage and pastureland.

Taxes: The current estimated taxes on the acreage site are approx. \$2,006.00 per year and the estimated taxes on the pastureland are approx. \$226.00 per year. Taxes will be pro-rated to the date of closing.

Possession: Full Possession of the acreage site and pastureland will be on closing day.

Legal Description of Tract 1: Parcel D in the NW1/4 of Section 25, TWP 97N, Range 48W, Sioux County, IA. Subject to public highway and easements of record.

General Description of Tract 1: When people talk about a once lifetime opportunity this is the kind of property they are talking about! This property has been in the Groth family since 1871! This property is nestled in the hills West of Rock Valley, IA & South of Inwood, IA and is surrounded by beautiful hills of timber which is managed by the DNR and has a breathtaking view of the Big Sioux River! The acreage site will consist of 14.51 gross acres! The home on this property consists of a Stately, Gorgeous 2 story home with a 23 x 29 attached insulated garage! The main floor of this home features a beautiful, inviting living room, an updated kitchen/breakfast nook, dining room, laundry/entry, office, 1 1/2 bathrooms and a den/potential bedroom. The upper level of the home consists of 4 bedrooms plus a divided full bath and storage area. The lower level of the home consists of a family room, utility room and storage room! This home has vinyl/brick siding and an asphalt roof! This home has a newer electric heat pump/central a/c! This home is well maintained and would make an excellent home for you or your family! The home is well insulated and has a radon mitigation system installed. This property also has a 40 x 64 machine shed which was built in 2014 and is heated and insulated! This property is on REC electric and currently shares a rural water connection with the adjoining pastureland which also will be sold. If the purchaser of the acreage site and pastureland are not the same purchaser the buyer of the acreage site will be required to install their own rural water pit/meter and will be solely responsible for all costs associated with installation of rural water pit/meter. The septic system on the home is functioning however it will not pass Iowa Code and the seller will give the buyer a credit of \$15,000.00 towards the installation of a new septic system. Buyer will be responsible for costs and installation of septic system. If the purchaser of the acreage site and pastureland are not the same person, the buyer of the pastureland shall be responsible to install a new 4 strand barbed wire fence on the boundary between the acreage site and pastureland. If the purchaser of the acreage site and pastureland are not the same purchaser the buyer of the pastureland will receive an easement for the elec line from the buyer of the acreage property for the elec line which runs across the acreage property to the well and the buyer of the pastureland will be responsible for all costs associated with installation of the new meter on the acreage property for the pastureland. This elec line easement will be for the use of powering the well only. This property has it all with a beautiful, family friendly well maintained home, heated shop and excellent views of the Big Sioux River! If you are a nature enthusiast, outdoorsman or are simply looking for a secluded property to enjoy then this is the property for you! This Properties like this rarely come for sale! Come check it out!!! This property adjoins 190 acres of beautiful State owned hills and riverfront!! If you love nature and all that goes with it—this is the place for you!!

Abbreviated Legal Description of Tract 2: Parcel E in the NW1/4 of Section 25, TWP 97N, Range 48W, Sioux County, IA. Subject to public highway and easements of record.

General Description of Tract 2: This pastureland consists of approx. 39.57 gross acres. This pastureland is one of the most scenic and productive pastures located in Northwest Iowa with excellent standings of grass for grazing and unbelievable views in every direction for Recreation or any future plans. Pastureland in this area is not often available! This pastureland has been well maintained and is available for 2022! This pastureland has an approx. 185ft well with a submersible pump for a source of water. This property does also have rural water. If the purchaser of the acreage site and pastureland are not the same purchaser the buyer of the pastureland will receive an easement for the elec line from the buyer of the acreage property for the elec line which runs across the acreage property to the well and the buyer of the pastureland will be responsible for all costs associated with installation of the new meter on the acreage property for the pastureland. This elec line easement will be for the use of powering the well only. This property has great access off of the gravel road. The buyer of the pastureland will be required to sign a fence agreement stating that all future repairs/maintenance/installation of new fence for any fence which adjoins the acreage site will be the sole responsibility of the owner of the pastureland. The current owner of the pastureland is applying for a conditional use permit for the new buyer to be able to construct a dwelling on this property. Contact an Agent for details! This is an excellent opportunity! The corral in the pastureland is the property of the current tenant and will be removed by closing day.

Terms: Purchaser(s) shall 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 July 15, 2022 when the buyer shall receive a clear and merchantable title to the property. This property is 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. Seller does 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. All measurements, footages, years built etc are not guaranteed. All buyers are encouraged to do buyers due diligence. Any announcements made day of the auction will supersede any advertisements. 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 seller. If any additional information is requested, please contact auctioneers listed below. **Jacqueline Grotewold—Attorney for Seller.**

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

BY: **TIM M. LALEMAN**, L.S. License No. 21092

My license renewal date is December 31, 2023

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



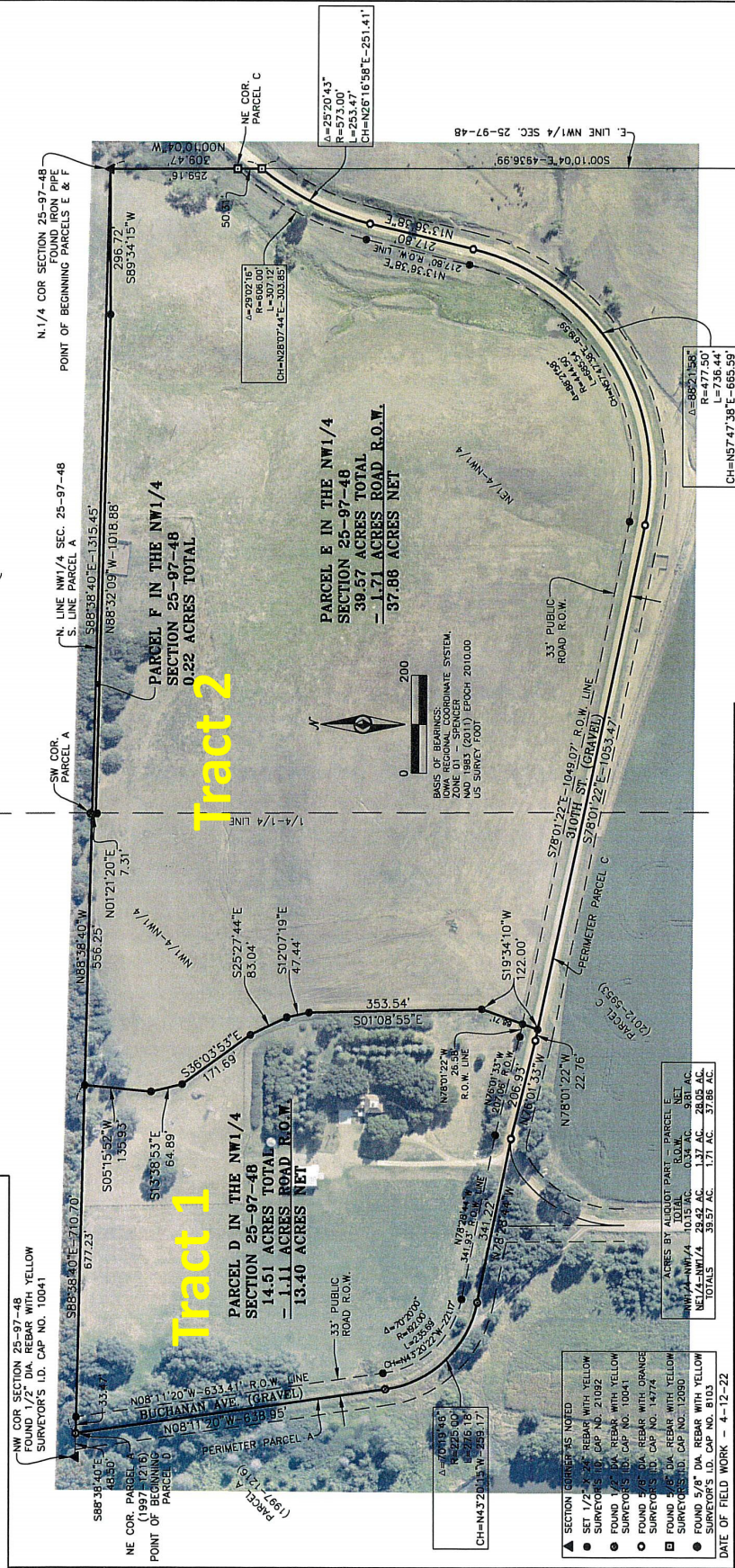
PLAT OF SURVEY
PARCELS D, E & F IN THE NW1/4 SECTION 25-97-48
SIoux COUNTY, IOWA

LOCATION:
 NW1/4 SECTION 25-97-48
 PREPARED BY AND RETURN TO:
 DGR ENGINEERING, P.L.S.
 1302 SOUTH UNION STREET
 P.O. BOX 511
 SIoux FALLS, IOWA 51246
 PHONE: 712-472-2531
 SURVEY REQUESTED BY: MARK ZOMER

CURRENT PROPRIETORS:
 DARWIN & CAROL M. GROTH

DATE OF FIELD WORK - 4-12-22

▲ SECTION CORNER AS NOTED
 ● SET 1/2" X 3/4" REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 21092
 ● FOUND 1/2" DIA. REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 10041
 ● FOUND 3/8" DIA. REBAR WITH ORANGE SURVEYOR'S I.D. CAP NO. 14774
 ● FOUND 3/8" DIA. REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 12090
 ● FOUND 5/8" DIA. REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 8103



PROJECT NO. 372107

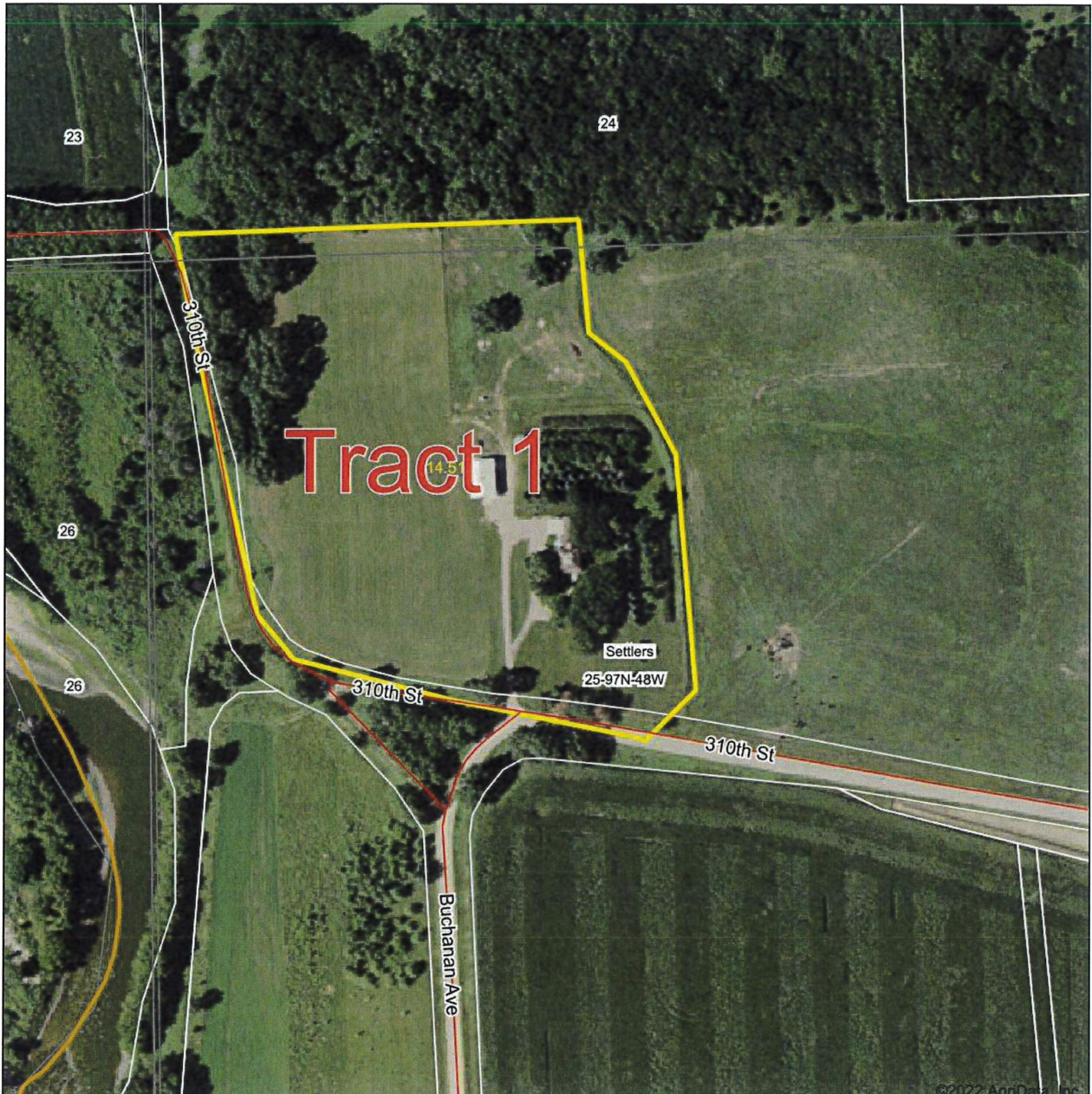
Date: 4/18/22
 Drawn By: TML
 Reviewed By: ANW
 Approved By: TML

DGR ENGINEERING
 Rock Rapids, Iowa 712-472-2531
 Sioux City, Iowa
 Sioux Falls, South Dakota

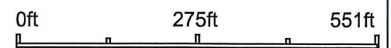
DWG. # P-09-072107-372107-DWG037107-HOINDU.DWG

SHEET 1 OF 2

Aerial Map



Map Center: 43° 11' 52.5, -96° 28' 9.12



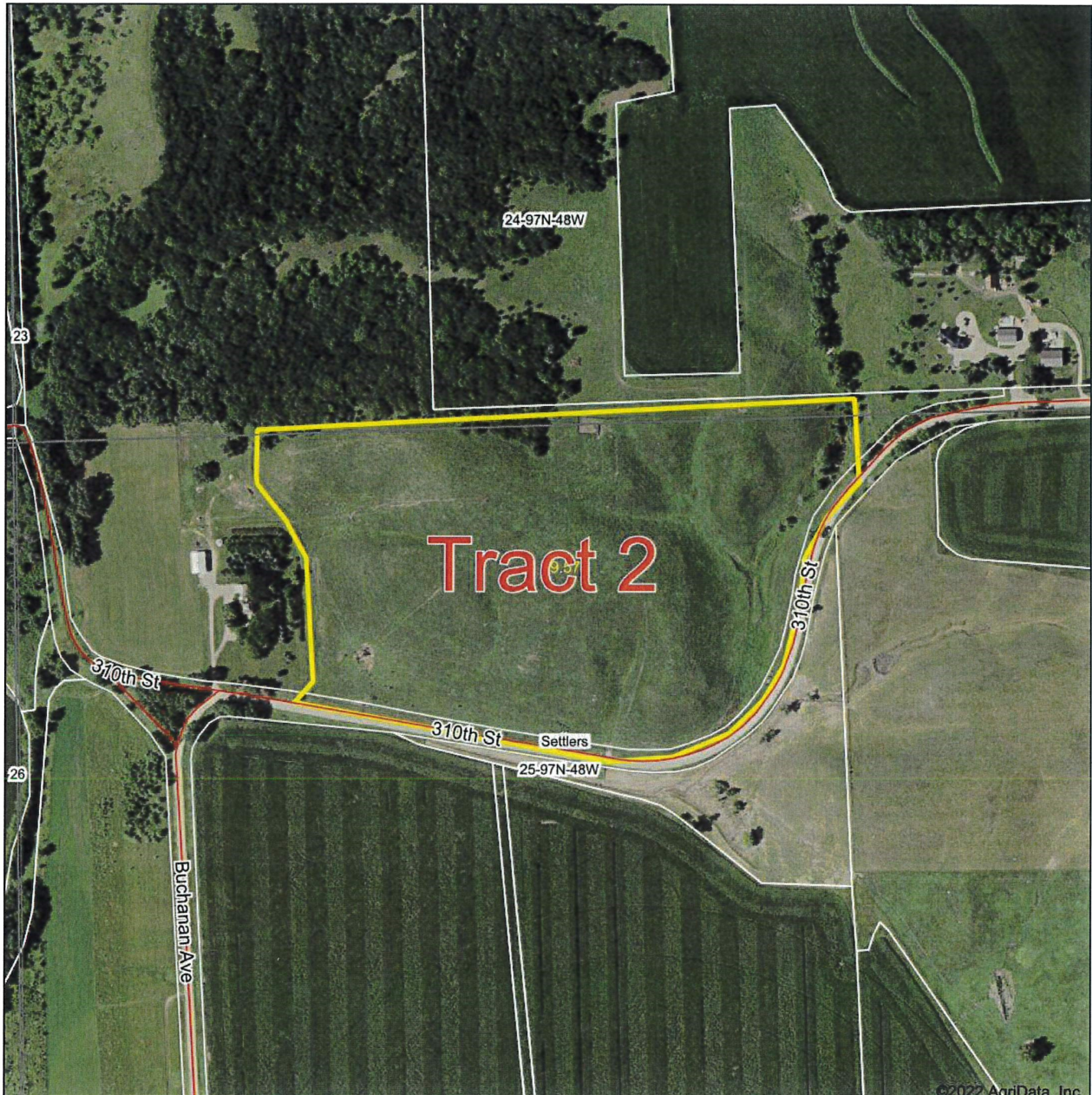
Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2021 www.AgriDataInc.com

25-97N-48W
Sioux County
Iowa



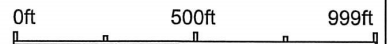
Field borders provided by Farm Service Agency as of 5/21/2008.

Aerial Map



©2022 AgriData, Inc.

Map Center: 43° 11' 53.82, -96° 27' 55.46



© AgriData, Inc. 2021 www.AgriDataInc.com

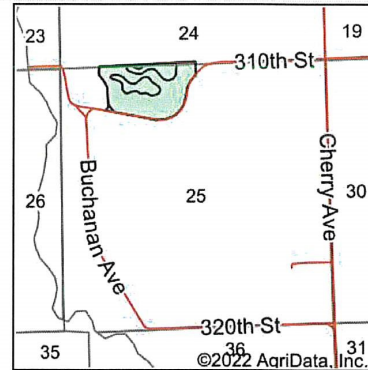
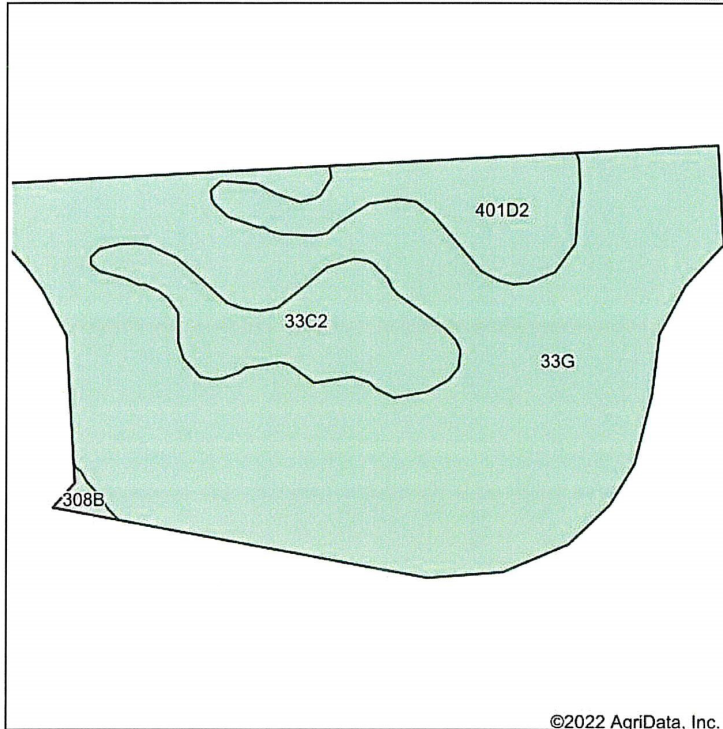
Field borders provided by Farm Service Agency as of 5/21/2008.

25-97N-48W
Sioux County
Iowa



4/29/2022

Soils Map



State: **Iowa**
 County: **Sioux**
 Location: **25-97N-48W**
 Township: **Settlers**
 Acres: **39.57**
 Date: **4/29/2022**



Maps Provided By:



Area Symbol: IA167, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
33G	Steinauer clay loam, 18 to 40 percent slopes	30.72	77.6%	VIIe	8	5	12
33C2	Steinauer clay loam, 5 to 9 percent slopes, moderately eroded	4.55	11.5%	IIIe	55	44	57
401D2	Crofton silt loam, 9 to 14 percent slopes, eroded	4.08	10.3%	IIIe	34		65
308B	Wadena loam, 32 to 40 inches to sand and gravel, 2 to 5 percent	0.22	0.6%	Ile	55	53	45
Weighted Average				6.10	16.3	*-	*n 22.8

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

*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

*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.

House Information Sheet:

Garage: 23 x 29—insulated

Year Built: 1900

Square Feet: 2,754

Kitchen: 11.6 x 15.6

Dining Area: 14 x 14 formal; 8 x 11 breakfast area

Living Room: 15 x 16.6

Master Bedroom: 15 x 15 or current den area

Bedroom #2: 10 x 15.6—upstairs

Bedroom #3: 10 x 15—upstairs

Bedroom #4: 8.6 x 15.6—upstairs

Bedroom #5: 12 x 15.6—upstairs

Office: 8.6 x 11.6—on main

Main Bathroom: 4 x 9 with shower

Bathroom #2: 5 x 11 half bath on main

Laundry: 9 x 10 off garage

Entryway: 8 x 9

Basement: 13 x 28.9 family area

Siding: Vinyl/ Brick

Heating: Electric Heat Pump

A/C: Central

Property Tax: Approx. \$2,006.00 on the Acreage Site

Utilities: Rural Water, Northwest REC elec

REC Average is approx. \$198.00 per month



Outdoor Information Sheet For Acreage Site:

1. House

2. Grain Bin

- converted to a storage shed

3. 40 x 64 Machine Shed

- Built in 2014
- 2– 12 x 14 OH Doors
- Heated & Insulated



SELLER DISCLOSURE OF PROPERTY CONDITION



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

Property Owner(s) & Address:

1614 310th St. Rock Valley, IA 51247

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 DE OR Buyer initials _____

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

EACH AND EVERY LINE MUST BE ADDRESSED AND MARKED

1. Basement/Foundation: Has there been known water or other problems? Yes No Unknown

1A. If yes, please explain: _____

2. Roof: Any known problems? Yes No Unknown

2A. Type asphalt shingles

2B. Date of repairs/replacement (If any) less than 10 years

Describe: house and garage

3. Well and pump: Any known problems? Yes No Unknown

3A. Type of well (depth/diameter), age and date of repair: Approx. 185 ft-w/ submersible

pump - located on adjoining pasture DE
OR

3B. Has the water been tested? Yes No Unknown

3C. If yes, date of last report/results: property also has rural water

4. **Septic tanks/drain fields:** Any known problems? Yes No Unknown

Location of tank west of house Age _____ Unknown

Has the system been pumped and inspected within the last 2 years?

Yes No Unknown not inspected - did not pass

Date of inspection cel Date tank last cleaned/pumped 2019 N/A

5. **Sewer:** Any known problems? Yes No Unknown

5A. Any known repairs/replacement? Yes No Unknown

5B. Date of repairs _____

6. **Heating system(s):** Any known problems? Yes No

6A. Any known repairs/replacement? Yes No

6B. Date of repairs new heat pump & furnace 2018

7. **Central Cooling system(s):** Any known problems? Yes No

7A. Any known repairs/replacement? Yes No

7B. Date of repairs new 6-15-18

8. **Plumbing system(s):** Any known problems? Yes No

8A. Any known repairs/replacement? Yes No

8B. Date of repairs approx. 80% rewired 2007

9. **Electrical system(s):** Any known problems? Yes No

9A. Any known repairs/replacement? Yes No

9B. Date of repairs _____

10. **Pest Infestation:** (wood-destroying insects, bats, snakes, rodents, destructive/troublesome animals, etc.)

10A. Any known problems? Yes No Unknown

Date of treatment _____

10B. Previous Infestation/Structural Damage? Yes No Unknown

Date of repairs _____

11. **Asbestos:** Is asbestos present in any form in the property? Yes No Unknown

11A. If yes, explain: _____

12. **Radon:** Any known tests for the presence of radon gas? Yes No

12A. If yes, test results? radon system installed Date of last report 2018

13. **Lead Based Paint:** Known to be present or has the property been tested for the presence of lead based paint?

Yes No Unknown

13A. Provide lead based paint disclosure.

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 There will be no easement.

DC cel

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 property fences
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
 18A. 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 DE CR Buyer initials _____

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.

	Working?					Working?			
	Included	Yes	No	OR N/A		Included	Yes	No	OR N/A
Range/Oven- <u>5 yr.</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lawn Sprinkler System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Dishwasher- <u>2 yr.</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Solar Heating System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Refrigerator- <u>6 yr.</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pool Heater, Wall	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hood/Fan- <u>2 yr.</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	liner & equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Disposal	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Well & Pump	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TV receiving- <u>antenna</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Smoke Alarm	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Equipment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Septic Tank &	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sump Pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drain field	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alarm System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	City Water System	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Central AC	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	City Sewer System	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Window AC	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plumbing System	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas Grill	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Heater	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Attic Fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Windows	<input checked="" type="checkbox"/>	<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 type="checkbox"/>	<input checked="" type="checkbox"/>
Microwave	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wood Burning System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Trash Compactor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Furnace Humidifier	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ceiling Fan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sauna/Hot tub	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water Softener- <u>owned</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Locks and Keys	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Conditioner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dryer	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LP Tanks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Washer	<input checked="" type="checkbox"/>	<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"/>	Storage Shed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Swing Set	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Underground	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Basketball Hoop	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	"Pet fence"	<input type="checkbox"/>	<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 type="checkbox"/>	<input checked="" type="checkbox"/>
Pet Collars	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
Garage door opener <u>34</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	# of collars				<u>34</u>
					# of remotes				<u>34</u>

Serial#: 039420-900156-8059579

Prepared by Ryan Zomer | Vande Vegte & Zomer Auction | zomer.ryan@yahoo.com |

CR DE

Exceptions/Explanations for "NO" responses above: All windows have been replaced in last 15 years. All window treatments stay except curtains in master bedroom

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

Seller initials DC CS 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: Added garage early 80s Machine shed 2014
- 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
- 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? favorable 2015
- 8. Attic Insulation: Type blown Unknown Amount 24" plus 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: 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. *PS*

Seller *Darwin Kott* Seller *Carol Spott* Date *3-17-22*
~~*7-15-20*~~

Seller has owned the property since *1979* (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 _____

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

Address: 1614 310th ST Rock Valley IA 51247

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)

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

DC Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

CS (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)

Purchaser has received copies of all information listed above.
or, No Records or Reports were available (see (b) above).

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>Darwin Holt</u>	<u>3-17-22</u>		
Seller	Date	Purchaser	Date
<u>T Carol Groth</u>	<u>3-17-22</u>		
Seller	Date	Purchaser	Date
<u>Mark Jones</u>	<u>3-17-2022</u>		
Seller's Agent	Date	Purchaser's Agent	Date

PROPERTY NOTES

PRESENTED BY

ZOMER COMPANY

Mark Zomer — Broker - 712-470-2526

Darrell Vande Vegte — Sales-712-470-1125

Gary Van Den Berg — Sales - 712-470-2068

Ryan Zomer — Sales - 712-441-3970

Blake Zomer — Sales - 712-460-2552

Licensed in Iowa, South Dakota and Minnesota

If you are thinking about selling your property—
Call today and let us explain our services and marketing strategies.
We understand that selling your Acreage, Farmland, Equipment,
Personal Property etc. is one of the most important things you will
do in your lifetime and we Thank You in advance for your trust
and confidence in our firm.

See our website

www.zomercompany.com

or www.zomerauctions.com

for our past successful results