

Natalie G. Heiar Farm
3187 128th Street, Charlotte, IA 52731
Sections 14, 15, 22 & 23, Waterford Township,
Clinton County, IA
141 Net Tax Acres



Listed with East Iowa Real Estate

Chuck Schwager, Broker



EAST IOWA REAL ESTATE
125 S. 2nd St. Maquoketa, IA 52060

PROPERTY INFORMATION PAGE

Owner: Natalie G. Heiar Trust

Address: 3187 128th Street, Charlotte, IA 52731

Asking Price: \$1,297,200

Directions: North of Charlotte, IA on 320th Ave turn west on 128th Street approximately 2 miles from Highway 136.

TYPE OF PROPERTY: Farmhouse with buildings, cropland, pasture and timber.

POSSESSION DATE: At legal closing. The tenant has been terminated for the 2024 season.

LOCATION: Sections 14, 15, 22 & 23, Waterford Township, Clinton County, IA

TAX ACRES: 141

NET TAXES: \$3668

FOREST RESERVE: 23.9 Acres

DRAINAGE: Natural

ROAD TYPE: Gravel

EASEMENTS: None

CROPLAND: 102.24 FSA Cropland Acres. (Currently 87+/- in row crop, remainder hay and pasture)

CSR2 (Cropland): 37.4 (100.18 Acres)

TOPOGRAPHY: Rolling to Sloping

FSA INFORMATION: Information subject to change with reconstitution due to splitting of the farm.

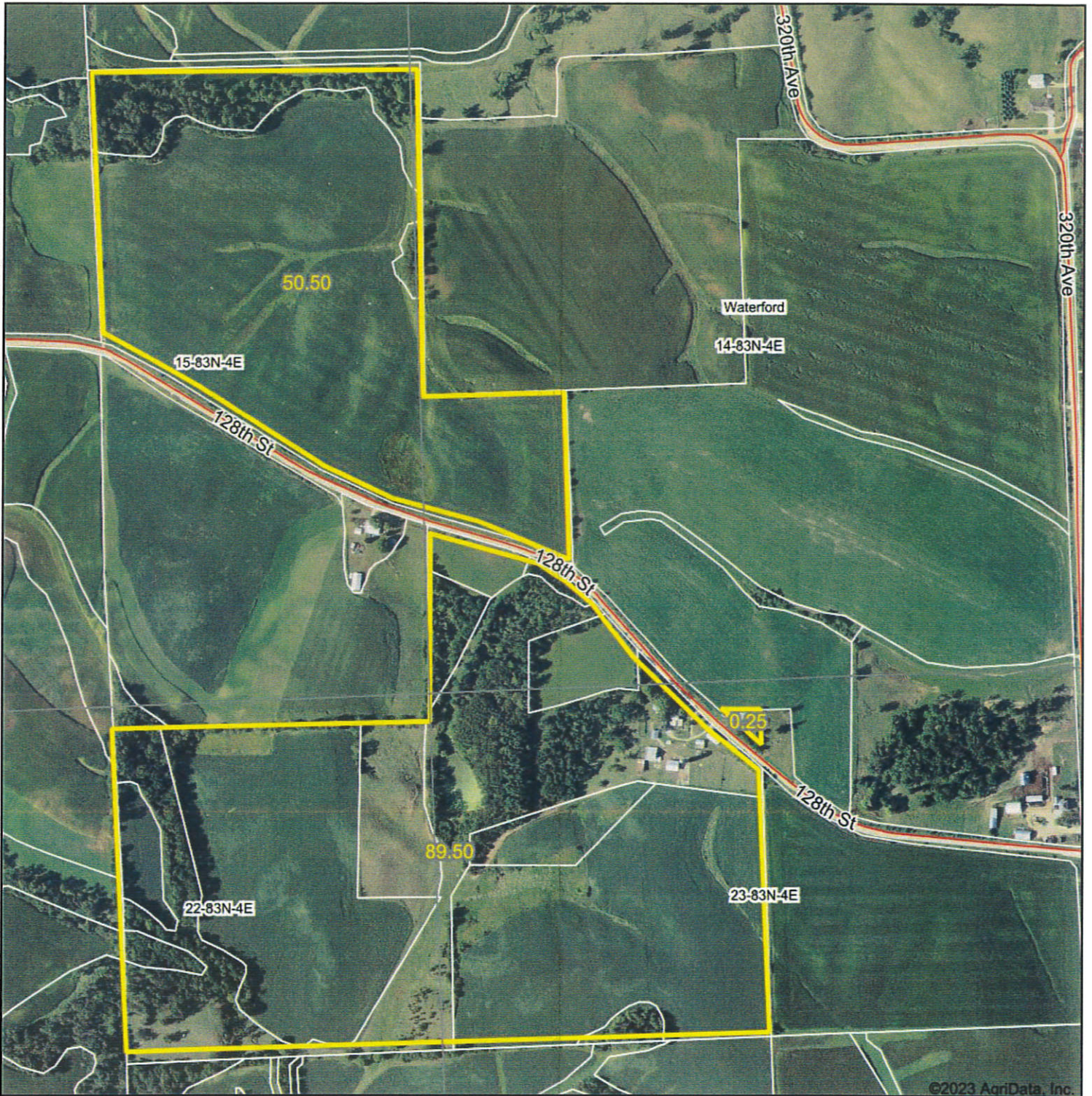
FARM # 5032 TRACT # 1760 FARMLAND: 144.31 CROPLAND: 102.24

BASE ACRES: CORN: Base Acres 79.70 PLC Yield: 192 **OATS:** Base Acres: 4.3 PLC Yield: 59

COMMENTS: Nice farm with cropland, pasture, timber and pond. This property includes a home with updates and farm buildings. This is a well cared for family farm in a good location close to paved Highway 136. For more information please call Chuck Schwager at East Iowa Real Estate, 563-599-4277.

VERIFICATION OF DATA PROVIDED SHALL BE RESPONSIBILITY OF BUYER
ALL INFORMATION PROVIDED ALTHOUGH BELIEVED TO BE ACCURATE, IS NOT GUARANTEED BY THE LISTING OFFICE

Aerial Map



Boundary Center: 41° 59' 28.95, -90° 28' 15.9



EAST IOWA
REAL ESTATE

Maps Provided By:



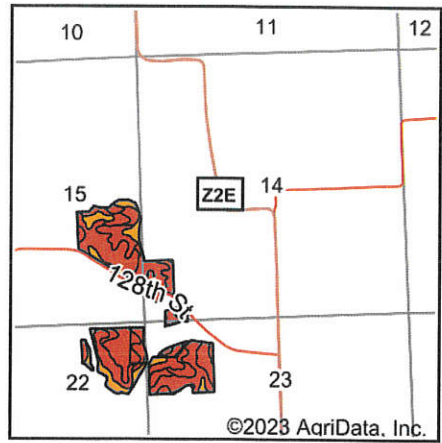
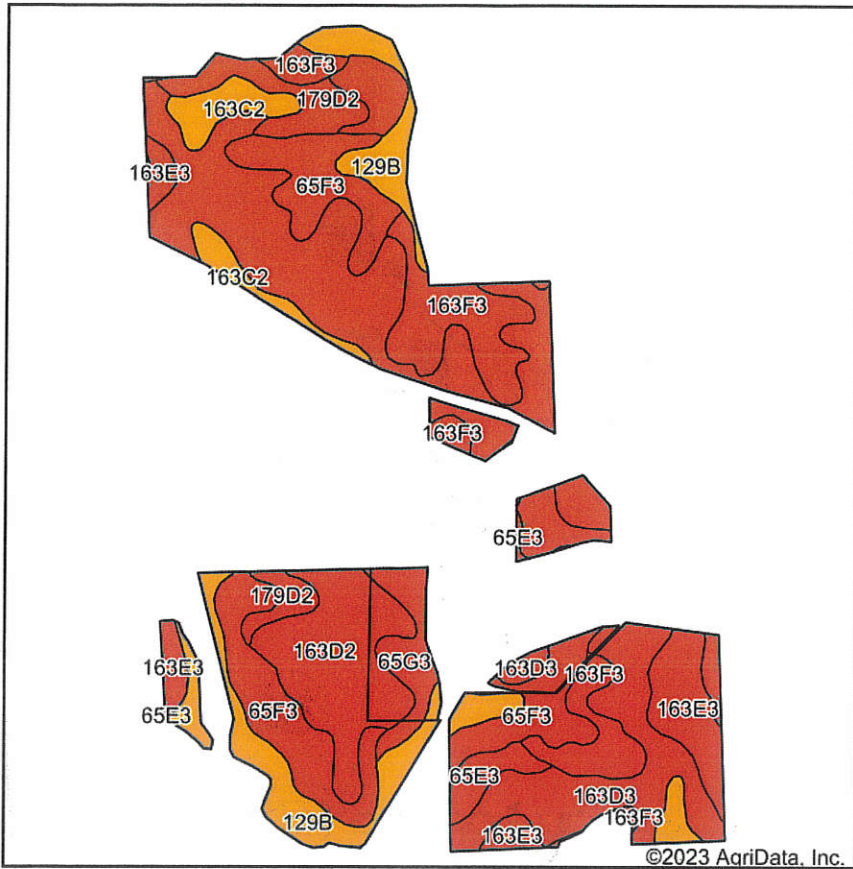
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14-83N-4E
Clinton County
Iowa



10/18/2023

Soils Map



State: **Iowa**
 County: **Clinton**
 Location: **15-83N-4E**
 Township: **Waterford**
 Acres: **102.24**
 Date: **10/16/2023**



Maps Provided By:



Soils data provided by USDA and NRCS.

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Area Symbol: IA045, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	32.58	31.9%		IIIe	46	58	62	
65F3	Lindley clay loam, 18 to 25 percent slopes, severely eroded	15.82	15.5%		VIIe	5	5	32	
163D3	Fayette silty clay loam, 9 to 14 percent slopes, severely eroded	12.44	12.2%		IVe	40	55	53	
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	10.54	10.3%		IIw	73		83	
163F3	Fayette silty clay loam, 18 to 25 percent slopes, severely eroded	10.54	10.3%		VIIe	12	25	36	
163E3	Fayette silty clay loam, 14 to 18 percent slopes, severely eroded	6.30	6.2%		VIe	29	45	50	
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	4.73	4.6%		IIIe	72	68	66	
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	4.55	4.5%		IVe	45	43	52	
65G3	Lindley clay loam, 25 to 40 percent slopes, severely eroded	2.96	2.9%		VIIe	5	5	6	
65E3	Lindley clay loam, 14 to 18 percent slopes, severely eroded	1.78	1.7%		VIIe	21	25	43	
Weighted Average						4.46	36.7	*-	*n 52.8

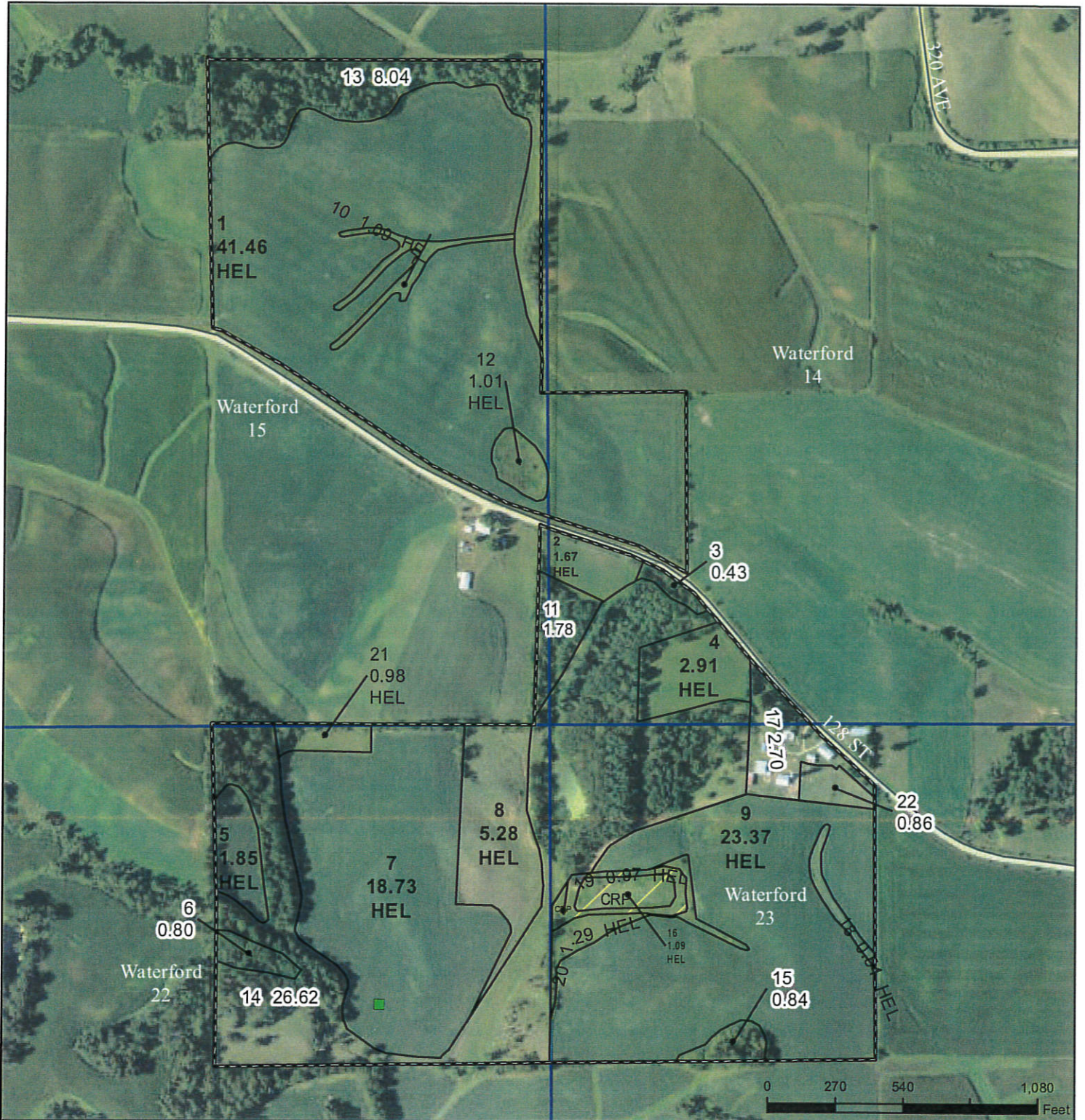
**IA has updated the CSR values for each county to CSR2.

*- 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.



Wetland Determination Identifiers

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

- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 102.24 acres

2023 Program Year

Map Created April 11, 2023

Farm 5032

Tract 1760

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

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IOWA
CLINTON



United States Department of Agriculture
Farm Service Agency

FARM : 5032

Prepared : 10/12/23 2:48 PM CST

Form: FSA-156EZ

Crop Year : 2024

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : MR ADAM JOHN PLOOG
 CRP Contract Number(s) : 1582B
 Recon ID : None
 Transferred From : None
 ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
144.31	102.24	102.24	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	100.18	0.00		2.06	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	OATS	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Oats	4.30	0.00	59	
Corn	79.70	0.00	192	
TOTAL	84.00	0.00		

NOTES

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Tract Number : 1760

Description : K-3, L-3 SE1/4OF15;NE1/4OF22;NW1/4OF23;SW1/4OF14
 FSA Physical Location : IOWA/CLINTON
 ANSI Physical Location : IOWA/CLINTON
 BIA Unit Range Number :
 HEL Status : HEL field on tract.Conservation system being actively applied
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : NATALIE HEIAR
 Other Producers : MELVIN PLOOG
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
144.31	102.24	102.24	0.00	0.00	0.00	0.00	0.0

IOWA
 CLINTON
 Form: FSA-156EZ



United States Department of Agriculture
 Farm Service Agency

FARM : 5032
 Prepared : 10/12/23 2:48 PM CST
 Crop Year : 2024

Abbreviated 156 Farm Record

Tract 1760 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	100.18	0.00	2.06	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Oats	4.30	0.00	59
Corn	79.70	0.00	192
TOTAL	84.00	0.00	

NOTES

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In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

CRP-1 (12-02-19) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation CONSERVATION RESERVE PROGRAM CONTRACT	1. ST. & CO. CODE & ADMIN. LOCATION 19 045	2. SIGN-UP NUMBER 38
	3. CONTRACT NUMBER 1582B	4. ACRES FOR ENROLLMENT 2.06
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) CLINTON COUNTY FARM SERVICE AGENCY 1212 17TH AVE DEWITT, IA52742-1083	6. TRACT NUMBER 1760	7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2010 TO: (MM-DD-YYYY) 09-30-2025
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (563) 659-3456	8. SIGNUP TYPE: FWP	

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP 1 Appendix and any addendum thereto; CRP-2; CRP-2C; or CRP-2G.

9A. Rental Rate Per Acre	\$ 150.17	10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment	\$ 471.00	A. Tract No	B. Field No	C. Practice No	D. Acres	E. Total Estimated Cost-Share
9C. First Year Payment	\$	1760	16	CP27	1.09	\$ 43.00
(Item 9C is applicable only when the first year payment is prorated.)		1760	19	CP28	0.97	\$ 135.00

11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)

A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) NATALIE HEIAR 1287 119TH ST CHARLOTTE, IA52731-9620	(2) SHARE 100.00 %	(3) SIGNATURE (By) <i>Natalie Heiar</i>	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY) 4-7-2020
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)

12. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE <i>[Signature]</i>	B. DATE (MM-DD-YYYY) 4-15-20
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NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 U.S.C. 552a, as amended), the authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated) Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 7 U.S.C. 9091(2)(c)(B). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

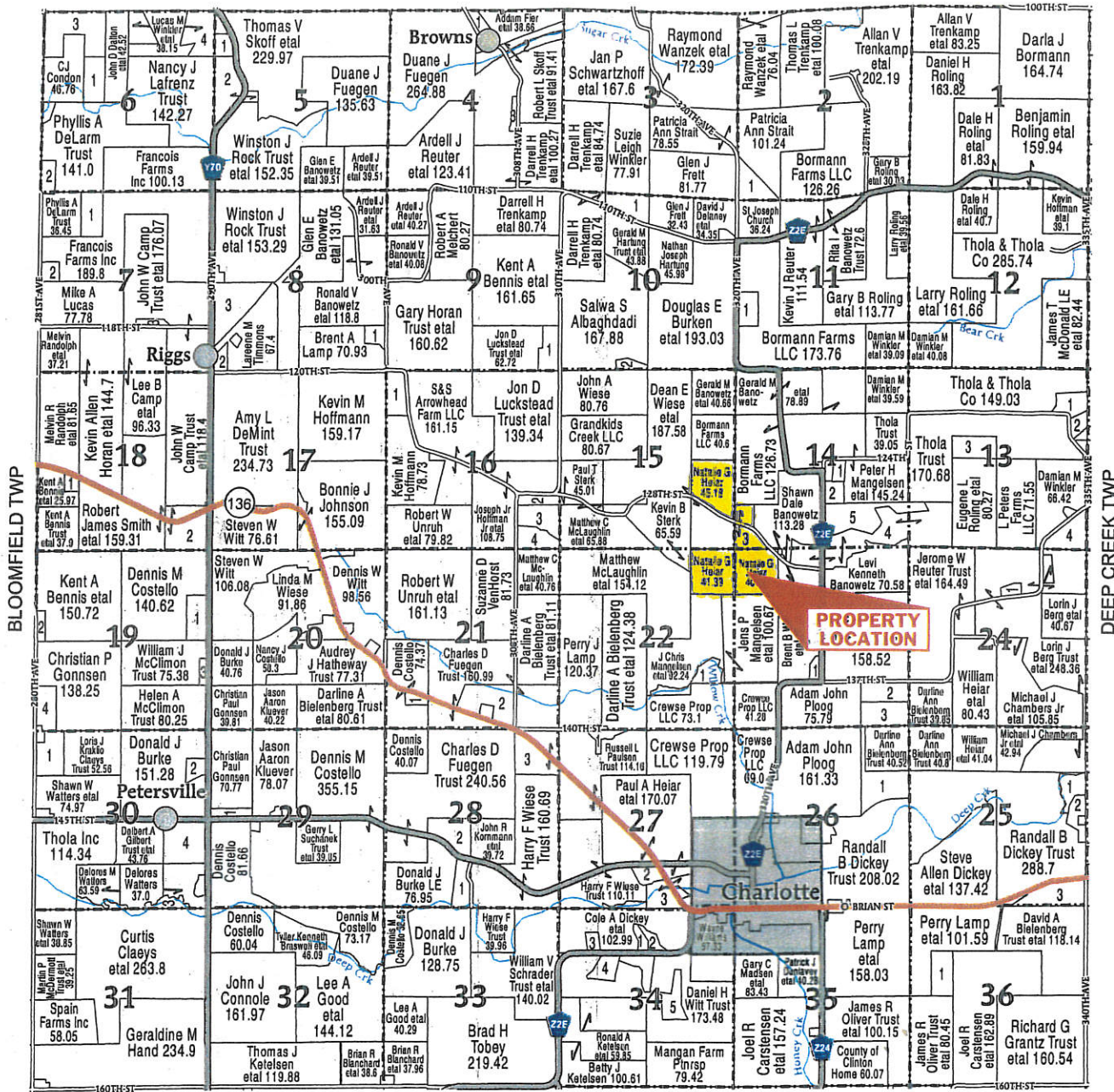
In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

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RECEIVED

(Landowners)
JACKSON CO



WASHINGTON TWP

WATERFORD TOWNSHIP

SECTION 2

1 FRETT, GLEN J 20.04

SECTION 4

1 ROLING, LAWRENCE S ETAL 7.63
2 SCHWARTZHOFF, JAN ETAL 10.13
3 HOLZRICHTER, BEVERLY E 5.03

SECTION 5

1 HENNINGSEN TRUST, DONALD M ETAL 8.89
2 LAFFRENZ TRUST, NANCY J 35.24

SECTION 6

1 WILMS, ROGER H ETAL 20.13
2 RUFF, SALLIE J 10.2
3 JOHNSON, LARRY G ETAL 48.39
4 STERK TRUST, KEVIN BLAINE ETAL 42.7

SECTION 7

1 DELARM TRUST, PHYLLIS A 20.32
2 LANGE, CHARLES M ETAL 7.97
3 CAMP, LEE ETAL 5.02

SECTION 8

1 DELK, JOHN W ETAL 8.7
2 ANDERSEN, FREDERICK P ETAL 7.18
3 CAMP TRUST, JOHN W ETAL 42.65

SECTION 9

1 KLOFT, ALLEN W ETAL 17.98

SECTION 10

1 WINKLER, SUZIE LEIGH 20.87
2, WIESE, JOHN A 5.83

SECTION 11

1 BORMANN, RONALD J ETAL 15.02

SECTION 12

1 IMMEL, JOSEPH E ETAL 14.06
2 BLANCHARD, ROBERT NEAL 9.48
3 BLESSINGTON, ROSE ETAL 19.83
4 BERG, LORIN J ETAL 23.32

SECTION 14

1 MANGELSEN, JAN C ETAL 5.5
2 LABARR, DAVID S ETAL 9.7
3 HEAR, NATALIE G 21.24
4 BANOWETZ, DARRYL R ETAL 101.85
5 BANOWETZ, LEVI KENNETH 41.55

SECTION 16

1 HORAN TRUST, GARY ETAL 19.17
2 RICKERTSEN, STEVE T ETAL 9.64
3 BURKHOLDER, DAVID L ETAL 22.3
4 MCCLAUGHLIN, MATTHEW ETAL 17.04

SECTION 18

1 SPAIN SR, TERENCE J ETAL 5
2 COSTELLO, DENNIS M 39.94

SECTION 19

1 AHRENS, GARY L ETAL 20.63
2 BATES, ROBIN L 5.93

SECTION 20

3 HEISHMAN, BRIAN D ETAL 5
4 GONNSEN FARMS INC 18.7

SECTION 21

1 BRUSVEN, TODD JERALD 5.58
2 BORMANN FARMS LLC 35.27

SECTION 22

1 PETERSEN, CLINT A ETAL 19.19

SECTION 23

1 DICKEY, STEVEN A 6.35
2 HANSEN, JOEL K ETAL 19.88
3 BIELENBERG TRUST, DARLINE ANN 23.78

SECTION 24

1 CHRISTIANSEN, COREY A ETAL 5.14

SECTION 25

1 PETERSEN, JUDITH A 13.69
2 ANDERSON, JUDITH A 11.67
3 BIELENBERG TRUST, DAVID A ETAL 30.37

SECTION 28

1 BIELENBERG TRUST, DARLINE 35.16

SECTION 27

1 TRENKAMP, TRAVIS ETAL 7.07
2 BURKEN TRUST, BRADLEY J 10.72
3 DICKEY, COLE A ETAL 24.1

SECTION 28

1 BURKE, DONALD J 17.69
2 KORNMANN, JOHN ETAL 26.82

SECTION 29

3 PAULSEN TRUST, RUSSELL L 40.84

SECTION 29

1 TRACY, RICHARD R 10

SECTION 30

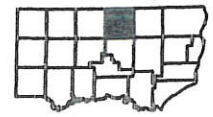
1 COSTELLO, JOHN LEO ETAL 24.35
2 BROADFOOT, KEVIN ETAL 8.95
3 CLAEYS, CURTIS D ETAL 15.63
4 IMMACULATE CONCEPTION CHURCH 39.44

SECTION 34

1 BURKEN, ANTHONY J ETAL 5.28
2 BLANCHARD, BRENT M ETAL 6.41
3 JOHNSON, RYAN D 5.5
4 MCALEER, JOANNE 12.37
5 DIEDRICH, DUANE C ETAL 29.45

SECTION 36

1 LAMP, PERRY J ETAL 20.22



Iowa - Residential Property Seller Disclosure Statement



(To be completed by Seller at time of listing; completed form to be provided to Buyer prior to Buyer making a written offer to purchase.)

Property Address: 3187 128th Street, Charlotte, IA 52731

(Sellers(s): please print property address including City, State and Zip Code)

Property Owner: Natalie G. Heiar Trust

(Sellers(s): please print property ownership)

Purpose:

Use this statement to disclose information as required by Iowa Code chapter 558A. This law requires certain Sellers of residential property that includes at least one and no more than four dwelling units to disclose information about the property to be sold. The following disclosures are made by the Seller(s) and not by an Agent acting on behalf of the Seller(s). **The Agent has no independent knowledge of the condition of the property; the Agent's knowledge is limited to the disclosure made by the Seller(s) on this form.** In no event shall any Agent involved in the sale or purchase of the property or any such Agent's broker be liable for any matters subject to this disclosure. Buyer(s) is advised to obtain such independent inspections of the property as Buyer(s) deems appropriate.

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; transfers by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust. This exemption shall not apply to a transfer of real estate in which the fiduciary is a living natural person and was an occupant in possession of the real estate at any time within the twelve consecutive months immediately preceding the date of transfer; 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.

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

Seller Date

Buyer Date

Seller Date

Buyer Date

INSTRUCTIONS TO SELLER(S):

1. Provide information in good faith and make all reasonable effort to ascertain the required information;
2. Complete this form yourself and fill in all mandatory blanks;
3. Disclose all known conditions materially affecting this property. Additional pages or reports may be attached;
4. If an item does not apply to the property, indicate that it is not applicable (N/A);
5. Please provide information in good faith and make a reasonable effort to ascertain the required information. If the required information is **unknown** or is **unavailable** following a reasonable effort, use an approximation of the information, or indicate that the information is **unknown (UNK)**. All **approximations** must be identified as **approximations (AP)**;
6. Keep a copy of this statement with your other important papers.

SELLER(S) DISCLOSURE STATEMENT:

Seller discloses the following information regarding the property and certifies this information is true and accurate to the best of Seller's or Seller's Representative's 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 the Seller and are not the representations of Agent.

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

State of Iowa mandates ALL Questions in Section 1 Must be Answered

SECTION 1 DISCLOSURES:

Circle Only One Response:

1. The Seller(s) has owned the property since: 1/28/1959
2. **Basement/Foundation:** Any known water or other problems? Seeps in north wall Yes No N/A UNK
3. **Roof:** Any known problems? Yes No N/A UNK
Any known repairs? Replaced with metal roof around 2005 Yes No N/A UNK
If yes, date of repairs / replacement (circle one): 2005 ?
4. **Sewer System:** Any known problems? Yes No N/A UNK
Any known repairs? Yes No N/A UNK
If yes, date of repairs / replacement (circle one): _____

To be completed

By Client ONLY

Seller(s) Initials

NGH / _____

Buyer(s) Initials

_____/_____

ECIAR 14 Pg 2/4 Iowa - Res. Prop. Seller Disclosure Statement for:

ADDRESS

- 5. **Septic Tanks/Drain Fields:** Has the system been inspected by an Iowa DNR certified inspector within 2 years, or pumped/cleaned within the last 3 years? Yes No N/A UNK
 Date of inspection: _____ N/A UNK
 Date tank last cleaned: _____ N/A UNK
- 6. **Well and Pump:** Any known problems? Yes No N/A UNK
 Any known repairs? pulled well in 1988 Yes No N/A UNK
 If Yes, date of repairs / replacement (circle one): _____
 Any known water tests? Yes No N/A UNK
 If yes, date of last report: 2018 ? and results: SAFE
- 7. **Heating System(s):** Any known problems? Yes No N/A UNK
 Any known repairs? Yes No N/A UNK
 If Yes, date of repairs / replacement (circle one): _____
- 8. **Central Cooling System(s):** Any known problems? Yes No N/A UNK
 Any known repairs? Yes No N/A UNK
 If Yes, date of repairs / replacement (circle one): _____
- 9. **Plumbing System(s):** Any known problems? Yes No N/A UNK
 Any known repairs? Yes No N/A UNK
 If Yes, date of repairs / replacement (circle one): _____
- 10. **Electrical System(s):** Any known problems? Yes No N/A UNK
 Any known repairs? Yes No N/A UNK
 If Yes, date of repairs / replacement (circle one): _____
- 11. **Pest Infestation** (wood destroying insects): Any known current or past problems? Yes No N/A UNK
 If yes, date(s) of treatment: _____
 Any known structural damage? Yes No N/A UNK
 If Yes, date of repairs / replacement (circle one): _____
- 12. **Asbestos:** Any known to be present in the structure? Yes No N/A UNK
- 13. **Radon:** Any known tests for the presence of radon gas? Yes No N/A UNK
 If yes, date of last report: _____ and results: _____
- 14. **Lead Based Paint:** Any known to be present in the structure? Yes No N/A UNK
- 15. **Flood Plain:** Is any of the property located in a flood plain? Yes No N/A UNK
 If yes, what is the flood plain designation? _____
- 16. **Zoning:** What is the zoning classification of the property? Agricultural N/A UNK
- 17. **Shared or Co-Owned Features:** Any 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 N/A UNK
 Any known "common areas" such as pools, tennis courts, walkways or other areas co-owned with others, or a Homeowner's Association which has any authority over the property? Yes No N/A UNK
 Any easements or encroachments onto or from the neighboring properties? Yes No N/A UNK
- 18. **Physical Problems:** Any known settling, flooding, drainage or grading problems? Yes No N/A UNK
- 19. **Structural Damage:** Any known structural damage? Yes No N/A UNK
- 20. **Has there been a property/casualty loss resulting in an insurance claim in excess of \$5,000?** Yes No N/A UNK
 If yes, indicate Type: _____ Date of repairs: _____

To be completed

By Client ONLY

Seller(s) Initials

NGH /

Buyer(s) Initials

/

ECIAR 14 Pg 3/4 Iowa - Res. Prop. Seller Disclosure Statement for:

ADDRESS

21. Covenants: Is the property subject to restrictive covenants? Yes No N/A UNK

If yes, a true, current copy of the covenants can be obtained:

Attached to this property disclosure At the _____ county recorders office

Other: _____

You MUST explain any "YES" response(s) for above questions. Use additional sheets as necessary:

[Empty box for explanation of "YES" responses]

SECTION 2, OPTIONAL INFORMATION: This information is optional and not required by statute. Section II is for the convenience of Buyer/Seller and is not mandatory.

22. Appliances/Systems/Services (check all that apply):

	Included?	Working?				Included?	Working?		
		Yes	No	Unk			Yes	No	Unk
Refrigerator	<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 type="checkbox"/>
Range/Oven	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pool Heater Wall liner & Equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Microwave	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Satellite Dish	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dishwasher	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Window Treatments	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Disposal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Smoke Alarms	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trash Comp.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Gar. Door Opener	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hood/Fan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Gar. Opener Remotes	<input checked="" type="checkbox"/>	# 1 <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Washer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Intercom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dryer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Furn. Humidifier	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas Grill	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Central Vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Window A/C	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sauna/Hot Tub	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fireplace/Chimney	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Attic Fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landscap. Lites	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Alarm System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceiling Fan(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sump Pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water Filter Sys.	<input type="checkbox"/>	Leased Y/N <input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/>	<input type="checkbox"/>	Is sump pump properly discharged?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water Softner	<input checked="" type="checkbox"/>	Leased Y/N <input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/>	<input type="checkbox"/>	Is Cable TV available in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LP Tank 1000	<input checked="" type="checkbox"/>	Leased Y/N <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	<input type="checkbox"/>	<input type="checkbox"/>	Invisible Dog Fence Transmitter	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

All Household Appliances are sold in working order except as noted and are not under warranty beyond the date of closing. Warranties may be available for purchase from independent warranty companies.

Please Check Mark or Circle Where Appropriate

23. Roof: Type of Exterior Roofing: Steel or UNK Age: 2005 ? or UNK

24. Attic Insulation: Type: _____ UNK

Amount: _____ UNK

R-Value: _____ UNK

25. Water Supply: Type: Public Community Private Well Shared Well
Any known problems? Yes No N/A UNK

To be completed

By Client ONLY

Seller(s) Initials NDH / _____

Buyer(s) Initials _____ / _____

ECIAR 14 Pg 4/4 Iowa - Res. Prop. Seller Disclosure Statement for:

ADDRESS

- 26. Sewer Type: Type: Public Community Private
- 27. Septic Tank: Location of Tank: South of house N/A UNK
 Tank Age: N/A UNK
- 28. Ground Water Hazard Statement: Are there any known (Check all that apply): Wells Geo-Thermal
Solid Waste Disposal Hazardous Waste Underground Storage Tanks Private Burial Site
 If yes, please explain: _____
- 29. Mold: Has property been tested for the presence of mold? Yes No N/A UNK
 If yes, date of test: _____ (attach results)
- 30. Heating System(s): Type: Forced air and wood or UNK Age: _____ or UNK
- 31. Cooling System(s): Type: Window air conditioner or UNK Age: _____ or UNK
- 32. Radon System: Is a radon system installed?..... Yes No N/A UNK
 If yes, is the Radon System: Passive Active
- 33. Any improvements made by seller since purchase? Yes No N/A UNK
 If yes, please explain: 2 additions to the home and various updates over the years.
- 34. Is seller or seller's representative related to the listing agent or broker? Yes No N/A UNK
- 35. Has the Seller received any notice of assessment, or have outstanding assessments with a government municipality? Yes No N/A UNK
 If yes, please explain: _____
- 36. Received notice of code or zoning violations from any municipality? Yes No N/A UNK
 If yes, please explain: _____
- 37. Association Fees; monthly \$ _____ N/A UNK
 List items covered by fees: _____
- 38. In the last 12 months has the dwelling been or is it currently infested with bats, bed bugs, cock roaches, rodents, etc.? Yes No N/A UNK
- 39. Electric Service Provider REC Gas/Propane Service Provider Open
- 40. Any Transferable Contracts? (e.g. Security System, Home Warranty, CRP, Pest Treatment, etc.)
Water softener is rented, CRP contract.

Disclosures must be signed by all parties to the transaction

SELLER(S) DISCLOSURE: Seller(s) disclose the information regarding this property based on information known or reasonably available to the Seller(s). The Seller(s) certifies that as of the date signed, this information is true and accurate to the best of my/our knowledge. If any changes occur between the date Seller(s) completes this form and the date of closing which would result in any of the above disclosures being inaccurate, Seller(s) shall immediately disclose such changes to Buyer(s). Seller acknowledges requirement that Buyer be provided with the "Iowa Radon Home-Buyers and Sellers Fact Sheet" prepared by the Iowa Department of Public Health.

Natalie Hejar 10-10-2023
Seller Date

Seller Date

BUYER(S) ACKNOWLEDGEMENT: Buyer(s) acknowledges receipt of a copy of this Real Estate Disclosure Statement. This statement is not intended to be a warranty or to substitute for any inspection the Buyer(s) may wish to obtain. Buyer hereby acknowledges receipt of a copy of this Real Estate Disclosure Statement. This statement is not intended to be a warranty or substitute for any inspection the buyer(s) may wish to obtain. Buyer acknowledges receipt of the "Iowa Radon Home-Buyers and Sellers Fact Sheet" prepared by the Iowa Department of Public Health.

Buyer Date

Buyer Date

LEAD-BASED PAINT DISCLOSURE

Property Address: 3187 128th Street, Charlotte, IA 52731

LEAD WARNING STATEMENT: Every buyer 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

Seller's Initials for Section A

<i>NDA</i>	
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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 (attach explanation if applicable)
- Seller has no knowledge of lead-based paint and/or lead-based paint hazard in the housing.

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 in the housing (list documents on an attachment if applicable)
- Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Seller's Initials for Section B

<i>NDA</i>	
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BUYER'S ACKNOWLEDGEMENT

Buyer's Initials for Section C

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C. Buyer acknowledges (check one below):

- Buyer has received copies of all information listed above
- No records or reports were available

Buyer's Initials for Section D

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D. Buyer has received the pamphlet "Protect Your Family From Lead in Your Home"

E. Buyer has (check one below):

- Received a 10 calendar 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
- Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards

Buyer's Initials for Section E

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Listing Agent Initials for Section F

<i>CS</i>

AGENT'S ACKNOWLEDGEMENT

F. Listing 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

CERTIFICATION OF ACCURACY

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

Natalie D. Heier 10-10-2023
Seller Date

Buyer Date

Seller Date

Buyer Date

Chuck Schwager 10-10-23
Listing Agent Date

Buyer Agent Date



Notice to Buyer- Emerald Ash Borer

Property Address 3187 128th Street, Charlotte, IA 52731

Potentially significant costs and aesthetics of a property are at risk due to the Emerald Ash Borer (EAB) – a threat to the ash tree population in Iowa and surrounding states. Trees add significant value to a property, and transaction values will be greatly impacted by the loss of any tree. The cost for preventative treatments (approximately \$100 - \$5000) may need to be considered, as well as the potential costs for removal (approximately \$200- \$4000 depending on size and location) of a tree which is infected with EAB, or is already dying. These factors may need to be evaluated by any potential purchaser of property with ash trees.

Emerald Ash Borer (*Agrilus planipennis*) is a small green invasive wood boring beetle that attacks and kills ash trees. The adults live on the outside of ash trees feeding on the leaves during summer months. The larvae look similar to white grubs and feed on the living plant tissue (phloem and cambium) underneath the bark of the ash trees. The trees are killed by the tunneling activity of the larvae under the tree's bark, which disrupts the vascular flow.

The Iowa Department of Natural Resources (DNR) announced quarantine for the entire state of Iowa. Preventative treatment of ash trees with 15 miles of a known case of EAB is recommended. Even though Iowa has been quarantined statewide, Iowans are encouraged not to transport firewood across county or state lines, since moving firewood poses the greatest threat to quickly spreading EAB or possibly other pests even further.

The metallic green beetle is native to East Asia and was imported to the United States within the wood of shipping crates from China. EAB was first discovered in North America near Detroit, Michigan in 2002. Since the first discovery it has also been found in 18 states and Canada.

EAB attacks native ash trees of any size, age or stage of health. Millions of ash trees have already been killed in infested areas. Much of Iowa and surrounding states forestland is densely populated with ash trees, and Iowa's community street trees are heavily planted with ash cultivars. Early inventory data indicates that there are 52 million woodland ash trees and 3.1 million urban ash trees. Many ash trees are in your yard, neighborhood, community and woodlands. Imagine those areas without ash trees. Trees that have been attacked EAB can die within two years.

Some benefits of urban trees include helping clean the air, slow storm water runoff, raise property values, sequester carbon and reduce energy costs.

As REALTORS we are not trained in identifying trees. Sellers/Buyers are encouraged to identify the species of trees on their and nearby property and take particular note of any ash trees. **CONTACT AN EXPERT (local arborist, tree salesperson or service) to correctly determine the type of trees on your property.**

Much more information can be found at <http://www.iowadnr.gov/environment/forestry/foresthealth/emeraldashborer.aspx>

There are confirmed Ash trees on the property:

Yes No Unknown

None in house yard

I acknowledge receipt of this disclosure

Seller Date: 10-10-2023 Buyer Date: _____

Seller Date: _____ Buyer Date: _____



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Tx:4121827

2019-07000
SCOTT JUDD
CLINTON COUNTY RECORDER
CLINTON, IA
RECORDED ON
10/17/2019 09:48:11 AM
RECORDING FEE 12.00

Prepared by/Return to: Jennifer Condon, 610 9th Street, DeWitt, Iowa 52742 (563) 659-3294

RIGHT OF FIRST REFUSAL AGREEMENT

This Right of First Refusal Agreement ("Agreement") made this 26 day of September, 2019 between and among Natalie G. Heiar (Grantor), and Adam Ploog (Grantee).

Grantee is the current tenant of real estate owned by Grantor legally described as: The NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 22; the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 23, that part of the E $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 15 lying north of the road; the west 18 acres of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ and that part of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ lying east of said 18 acres and the south of the road, all in section 14; all of said land being in township 83 north, range four east of the 5th P.M. Clinton County, Iowa.

Grantee has performed certain improvements upon the land, including not limited to, tiling, fencing, dozer work and in consideration thereof, Grantor would grant a right of first refusal to the grantee to purchase all of Grantor's right, title and interest in and to the real property described herein.

Therefore, the parties agree to the following:

Grantors do hereby grant unto Grantee, a right of first refusal to purchase all of Grantors right, title and interest in and to the real property described herein.

Should Grantor desire to sell the property, Grantee shall have the first right to purchase the property at a price which shall be based upon fair market value as determined by an certified appraiser chosen by the parties herein. If the parties cannot agree to an appraiser, then each party shall retain its own and the purchase price shall be the average of the two appraisals.

Should Grantor receive a bona fide written offer from any third party to purchase the property, or any portion thereof, which is subject to this First Refusal Right, which Grantor desires to accept, Grantee may elect to purchase the Property, or the applicable portion thereof, at the price and on the terms and conditions (except for the time within which to close the transaction) as are contained in the written offer. Grantor shall give notice to Grantee, including delivery to Grantee of a true and exact copy of the written offer, and allow Grantee thirty (30) calendar days subsequent to Grantee's receipt of such notice within

which Grantee may elect to purchase the Property, or the applicable portion thereof, from Grantors. In the event Grantee elects to purchase the property within the 30 day period, Grantors shall sell the Property to Grantee at the price and on the same terms and conditions as are contained in the written offer, except Grantee shall not be required to close the transaction prior to sixty (60) days following the expiration of the aforesaid thirty day period.

Should Grantee, by written notice to Grantor, elect not to exercise its right to purchase or should Grantee fail to notify Grantors of its election to purchase within the thirty (30) day period, then Grantors shall be free to consummate the sale of the property to the third party submitting the written offer upon the same material terms and conditions contained within said offer and this First Right of Refusal shall be of no further force and effect. Additionally, Grantee shall execute any quit claim deed, if requested, to release any right or claim Grantee may have upon the property.

If the written offer should be substantially modified, Grantors shall provide written notice of such to Grantee and Grantee and Grantors shall follow the provisions of this agreement requiring notice to Grantee and opportunity for Grantee to purchase the property pursuant to the modified terms.

If the sale should not occur, this First Right of Refusal shall remain in full force and effect with the same terms and conditions as set forth herein.

Grantor is not obligated to sell the property nor obligated to disclose to Grantees any offer Grantor may receive which Grantor does not accept or intend to accept.

This Right is assignable by Grantee to Grantee's father only.

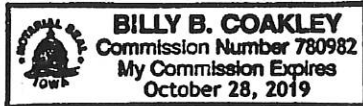
This Agreement shall be binding upon and inure to the benefit of Grantors, Grantee and their respective successors and assigns, if any. This right of first refusal shall only be valid during the Grantor's lifetime and 6 months after her date of death.

Natalie G. Heiar
Natalie G. Heiar (Grantor)

Adam Ploog
Adam Ploog (Grantee)

STATE OF IOWA, COUNTY OF CLINTON ss:

This record was acknowledged before me on 09/26 2019, by Natalie G. Heiar.



[Signature]
Signature of Notary Public

STATE OF IOWA, COUNTY OF CLINTON ss:

This record was acknowledged before me on 9.26 2019, by Adam Ploog.



[Signature]
Signature of Notary Public