

David & Kristie Christians Building site For Sale



6.58 Gross Acres @ 1770 Yale Avenue

Survey Parcel "A" in the NW ¼ Section 25, Ell Township;

All in T95N-R23W, Hancock County

Not subject to a grower agreement

Closing date is negotiable

Real Estate Taxes - \$1,730.00

Asking Price - \$325,000.00



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Licensed Real Estate Broker in the State of Iowa

HOUSE - modernized several times over the past 35 years
Three bedrooms up; Full common bath down (seamless tub/shower enclosure)
Modern architectural style shingles are three years old.
Modern Vinyl siding.
Anderson energy efficient windows on both floors
High efficiency, LP forced air furnace less than 10 years old
Central air conditioning less than 15 years old (serviced regularly)
Hot Water heater ~ 3 years old
2014 Water softener treatment system **STAYS**
Main level laundry room.
Seller will bring the septic system up to County Code.
Modern circuit breaker service panel – 100-amp service
LAUNDRY & KITCHEN APPLIANCES NOT INCLUDED

FINISHING BUILDING – 1,200 head “all in/all out” natural ventilation
Built in 1995 by New Concepts @ Jewell; 41’ x 240’ exterior dimensions
feeder-to-finish production system; large pen configuration
highly regarded Osborne barrel type dry feeders & stainless bowl drinkers

GENERATOR – Katolight 30kw; LP four four-cylinder power unit;
exercised weekly; transfer switch is only two years old. (Located in former
farrow building)

SPECIAL PROVISIONS:

- 1) Seller will bring the septic system up to County Code
- 2) Seller will replace – or provide a credit toward the cost to replace – the ventilation curtains & bird wire.
- 3) Standby generator & LP bottles **stay**.
- 4) Outright possession of the finisher will be available when the current group of pigs is sold.



South side of the Finisher



North side of the Finisher



Interior view of the finisher



Osborne feeders



inline flex auger motors



L B White hanging furnaces



View from the SE



South side of the House



View from the NW



Modern kitchen



Modern bathroom



Modern furnace & Hot Water Heater



Detached Garage/Formal Crib



Modern Machine Shed



Utility Shed



Converted Shop

Supplemental heat; skidloader accessible; insulated sandwich panels; note the manure storage structure in the foreground



Standby generator



Generator transfer switch

In the shop/former farrow building utility room



Pig Nursery – 200 head



Interior of the pig nursery



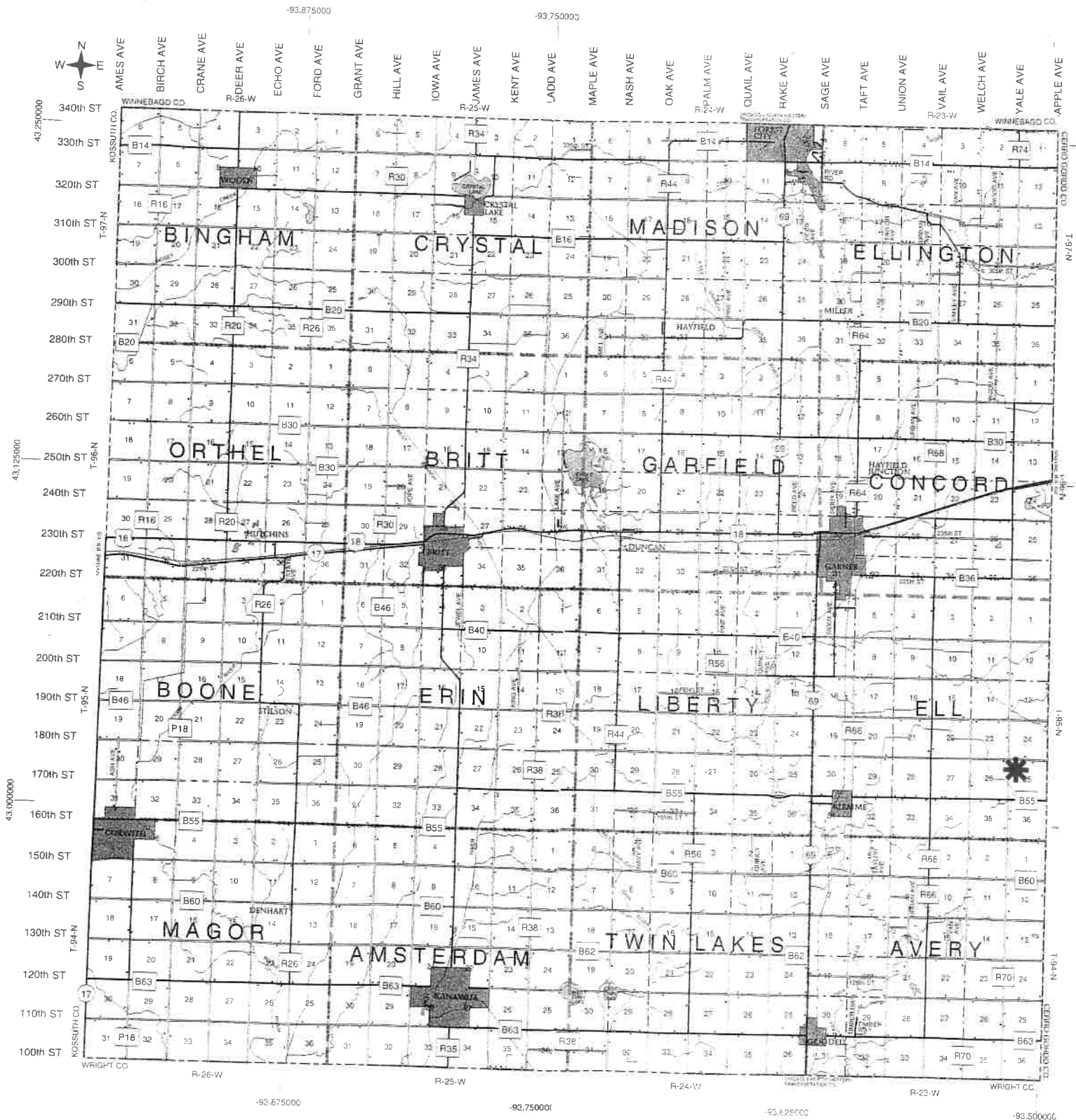
scraper cable system

This information has been gathered from reliable sources but, Benchmark Agribusiness, Inc. does not guarantee the accuracy. All prospective buyers should do their own research and independently verify any information on which they are going to base their decision to buy.

This property is being sold "AS IS." The property is being sold subject to any easements including road, drainage, utility or other easements of record or pending. The sellers do not warranty or guarantee that existing fences coincide exactly with the rectangular survey lines. Any new fencing, if applicable, will be the responsibility of the purchaser pursuant to Iowa statutes.

Benchmark Agribusiness, Inc. is an agent for the Sellers.

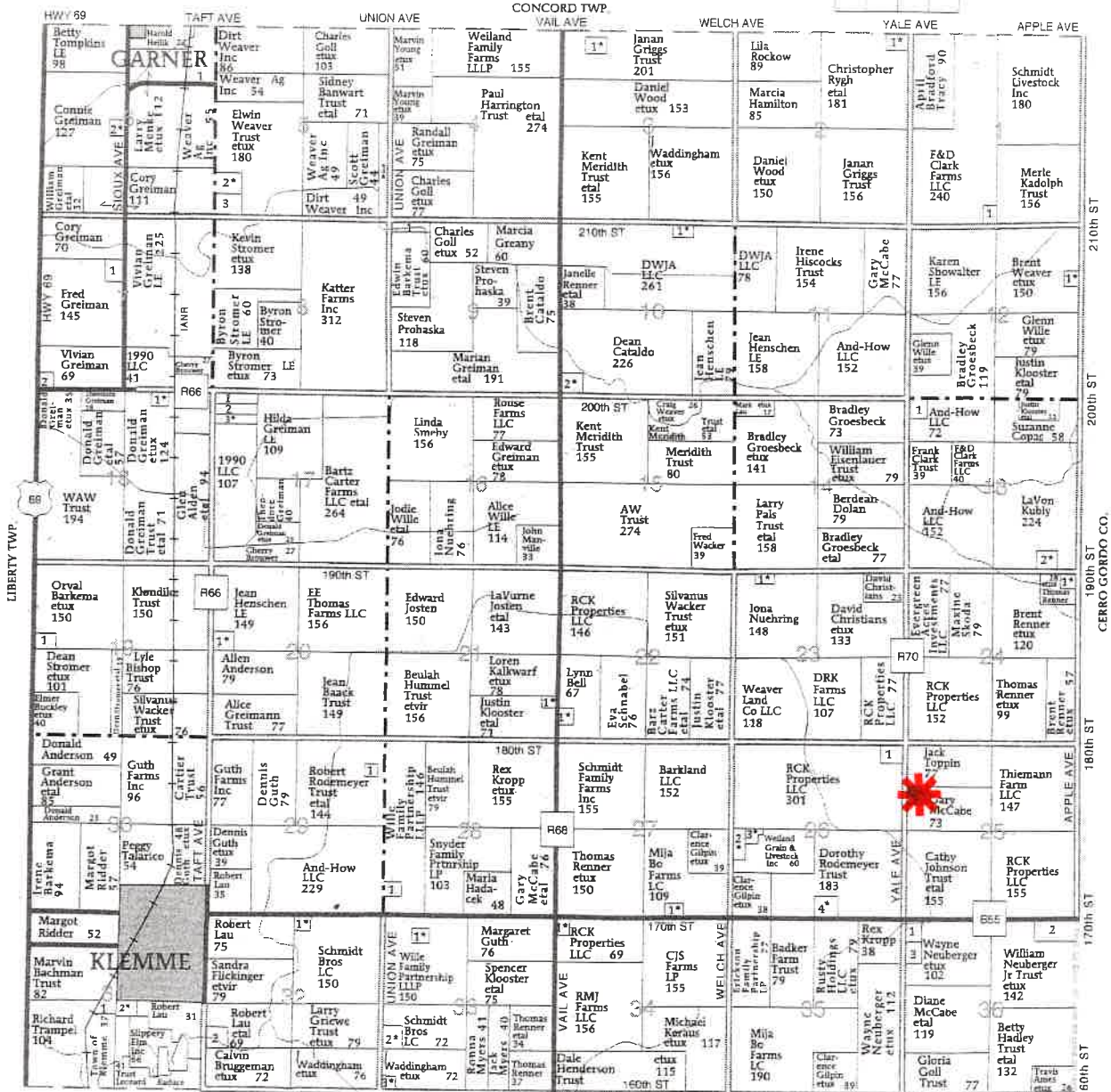
Hancock County, Iowa



T-95-N

ELL PLAT
(Landowners)

R-23-W



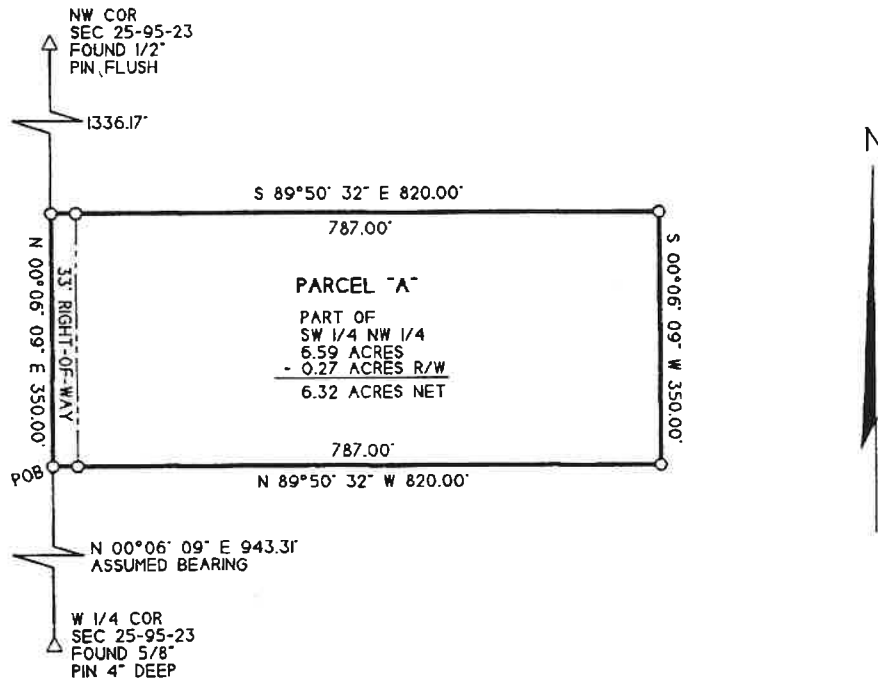
AVERY TWP.

07-0197
HANCOCK COUNTY, IOWA
FILED FOR RECORD
Book 8 Page 192
2007 JAN 30 AM 10:00

PREPARED BY: KENNETH D. STARK 1622 SOUTH TAFT MASON CITY, IOWA 50401-1640
SANDRA J. BRUNSEN 1640-423-7947

CORRECTED PLAT OF SURVEY

PART OF SW 1/4 NW 1/4
SECTION 25-T95N-R23W
HANCOCK COUNTY, IOWA
REPLACES DOCUMENT 06-3161



***** DESCRIPTION *****

A PARCEL OF LAND DESIGNATED AS PARCEL "A", LOCATED IN PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 25, TOWNSHIP 95 NORTH, RANGE 23 WEST OF THE 5TH P.M., HANCOCK COUNTY, IOWA, DESCRIBED AS:
COMMENCING AT THE WEST QUARTER CORNER (W 1/4 COR) OF SAID SECTION 25;
THENCE ON AN ASSUMED BEARING N 00° 06' 09" E 943.31 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER (NW 1/4) TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID WEST LINE N 00° 06' 09" E 350.00 FEET; THENCE S 89° 50' 32" E 820.00 FEET; THENCE S 00° 06' 09" W 350.00 FEET ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER (NW 1/4); THENCE N 89° 50' 32" W 820.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL "A" CONTAINS 6.59 ACRES, INCLUDING 0.27 ACRES IN PUBLIC RIGHT-OF-WAY EASEMENT.

SCALE 1" = 200'

- - SET 1/2" REBAR YELLOW CAP 10898
- △ - SECTION CORNER AS NOTED
- POB - POINT OF BEGINNING



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Kenneth D. Stark 01-26-07
KENNETH D. STARK DATE
LICENSE NUMBER 10898
MY LICENSE RENEVAL DATE IS DECEMBER 31, 2007
PAGES OR SHEETS COVERED BY THIS SEAL: 1



SELLER DISCLOSURE OF PROPERTY CONDITION (BASIC)

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



Property Address: 1770 Yale Avenue, Klemme, Iowa 50449

Property Owner (Seller – please print per title): David &/or Kristie Christians

Purpose of Disclosure: Completion of this form is required under Iowa law which mandates Seller disclose condition and information about the property, unless the property is exempt.

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.

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.

☐ Property is exempt because one or more of the above exemptions apply. (If exempt -STOP HERE – skip to signature line)

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 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.

I. Property Conditions, Improvements and Additional Information:

1. **Basement/Foundation:** Has there been known water or other problems? Yes ☒ No ☐ Unknown ☐ If yes, please explain: tiled to a sump pump in the basement
2. **Roof:** Any known problems? Yes ☐ No ☒ Unknown ☐ Type asphalt composition Unknown ☐ Date of repairs/replacement only three years old Unknown ☐ Describe: _____
3. **Well and pump:** Any known problems? Yes ☐ No ☒ Unknown ☐ Type of well (depth/diameter), age and date of repair: 8" PVC casing, drilled well in 1996 Has the water been tested? Yes ☐ No ☐ Unknown ☐ If yes, date of last report/results: _____
4. **Septic tanks/drain fields:** Any known problems? Yes ☐ No ☒ Unknown ☐ Location of tank not compliant Unknown ☐ Age Unknown / Date tank last inspected Unknown
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 HE LP 10 yr
7. **Central Cooling system(s):** Any known problems? Yes ☐ No ☒ Any known repairs/replacement? Yes ☐ No ☐ Date of repairs ~15 yrs old
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 100 amp panel

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: If there any 40 year old tile floors with asbestos, they are covered by more modern floor coverings.
12. **Radon:** Any known tests for the presence of radon gas? Yes ☐ No ☐ If yes, who tested? _____ 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? House was built before 1978. So, there may be some interior lead based paint under more recent coats of paint.
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? Agricultural
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: _____
21. **Has there been "major" structural remodeling?** ☐ Yes ☐ No If yes, please explain: most recent 30+ yrs
You MUST explain any "Yes" responses above (Attach additional sheets if Necessary):
typical North Central Iowa basement level moisture issues.

Seller has owned the property since _____ (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.**

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 [Signature] Seller [Signature] Date 7-2-21

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 acknowledges receipt of the "Iowa Radon Home-Buyers and Sellers Fact Sheet" prepared by the Iowa Department of Public Health.

Buyer _____ Buyer _____ Date _____