



106 S. Main St., Monona, IA 52159

(563)539-2015

freedomagencymonona.com

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Harold and Deanna Krambeer, 219 S. Main St., St. Olaf, IA 52072 \$200,000.00

This property may be divided if buyer desires to split-see attached sheet for details

Size of Acreage: 10.42 acres m/l

Type of Home: 1 1/2 story frame

House square footage: 1,736 sq ft

Year home built/Addition: 1892/1985

Type of siding: Vertical wood

Type of roof: Asphalt—New Shingles 2007-Stripped

Windows: Majority Replacement—1985

Type of Garage: Detached— 22' x 36' and 16' x 28'

Foundation: Stone

Enclosed back porch: 136 sq ft Deck: 68 sq ft

Type of Furnace: Hot Water Heat-Well McCain—1990

Estimated Annual Heating Cost: unoccupied

Water Heater: 50 gallon-new 2000

Type Water Softener: owned-Water Right

Wiring/Electric Service: 150 amp— Majority upgraded

Estimated Annual Electrical— unoccupied

Water/Sewer/Garage: City

Air conditioning:

Central air on 1st floor & window unit on 2nd floor

Garbage Disposal: Yes

Fiber Optic Cable/Phone: NEIT

School District: Central Community Schools

Street/Road Surface: Seal Coat

Driveway Surface: Gravel and recycled asphalt

Property Taxes-Gross: \$3,582.00

Property Taxes-Net: \$3,415.00

Assessed Valuation: \$134,862.00

1st Floor

Kitchen: 10' x 13'

Dining room 13' x 13'

Family room (Ash Flooring) 19' x 21'

Living room 15' x 22.6'

Bathroom 6' x 8'

2nd Floor

Bathrom 7.6' x 8.6'

Bedroom #1: 12.6' x 15'

Bedroom #2: 8.6' x 10.6'

Bedroom: #3 (bed stays) 11' x 13.6'

Basement

Washer & Dryer Hookups

Toilet



This property is a must-see for the nature lovers. Very nice three bedroom home with two story garage that includes plenty of vehicle and storage space, as well as room for working on hobbies and other projects. This property has a lot of walnut and oak trees that were planted in 1991 with a lot of potential for future profitability in years to come. Mowed pathways throughout the wooded area offer a great place to walk and enjoy nature at its best. Call now for your private appointment to view this property.

Additional Information:

Hot Water Heating Natural Gas—2 zones, Furnace—new circulation pump & controls in 2002

Insulation: 12" blown in

Wood fireplace in Family Room, Clay Tile Liner—7"

Kitchen remodeled in 2006, Hickory Cabinets, Cherry flooring

Majority of trees planted in 1991—lots of walnut & oak

4 chimney swift towers-all active

Grassed and mowed walking paths throughout the property

Clothes dryer is Natural Gas

Prairie seed and flowers are planted in Lots 2 & 3

Natural Gas is piped in to the south side of garage

FreedomAgency



Information herein is believed to be accurate, but is not warranted. We assume no liability for errors.

FreedomAgency



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Lead-Based Paint and/or Lead-Based Paint Hazards Disclosure

Property owner (s) and Address: Harold J. Krambeer and Deanna D. Krambeer, 219 S. Main St., St. Olaf, IA 52072

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 of inspection for possible lead-based paint hazards is recommended prior to purchase.

SELLER'S DISCLOSURE (initial)

HJK DK (a) Presence of lead-based paint and/or lead-based paint hazards (check one below)

☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

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

HJK DK (b) Records and Reports available to the Seller (check one below)

☐ Seller has provided the Purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

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

PURCHASER'S ACKNOWLEDGEMENT (initial)

_____ (c) ☐ Purchaser has received copies of all information listed above.

Or, ☐ No Records or Reports were available (see (b) above).

_____ (d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home, Lead Poisoning: How to Protect Iowa Families*

_____ (e) Purchaser has (check one below):

☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection of 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)

_____ (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.

Harold J. Krambeer 22 Sep 17
Seller Date

Purchaser Date

Deanna D. Krambeer 9-22-17
Seller Date

Purchaser Date

SELLER DISCLOSURE OF PROPERTY CONDITION

Property Owner(s) & Address: Harold J. Krambeer and Deanna D. Krambeer, 219 S. Main St., St. Olaf, IA 52072

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 exempt from the Seller's disclosure requirement include (IA Code 558A): Bare ground; property containing 5 or more dwelling units; court ordered transfers; transfers by a power of attorney; foreclosures; lenders selling foreclosed properties; fiduciaries in the course of an administration of a 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 requirements(s) of Iowa Code 558A because one of the above exemptions apply.

Harold J. Krambeer 22 Sep 17
Seller Date

Deanna D. Krambeer 9-21-17
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) If some items do not apply to your property, write "NA" (not applicable). If you do not know the facts, write or check UNKNOWN.

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.

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

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

If yes, please explain: Heavy rain or extra wet conditions - south basement wall

2. **Roof:** Any known problems: Yes ☒ No ☐ Unknown ☐ Type East dormer leaked Unknown ☐

Date of repairs/replacement Aug 20 - 2017 Unknown ☐ in heavy rain

Describe: New flashing around dormer

3. **Well and pump:** Any known problems? Yes ☐ No ☒ Unknown ☐ Type of well (depth/diameter), age and date of repair: NA - city water Has the water been tested? Yes ☒ No ☐ Unknown ☐

Sellers initials HJK, DK and Buyers initials _____

If yes, date of last report/results contact city for test results

4. **Septic tanks/drain fields:** Any known problems? Yes ☐ No ☐ Unknown ☐
Location of tank N/A - (city) Unknown ☐ Age Unknown ☐
Has the system been pumped and inspected within the last 2 years?
Yes ☐ No ☐ Unknown ☐ Date of inspection N/A Unknown ☐
Date tank last cleaned/pumped Unknown ☐ N/A ☒
5. **Sewer:** Any known problems? Yes ☐ No ☒ Any known repairs/replacement? Yes ☐ No ☒
Date of repairs N/A
6. **Heating system(s):** Any known problems? Yes ☐ No ☒ Any known repairs/replacement? Yes ☐ No ☒
Date of repairs
7. **Central Cooling systems(s):** Any known problems? Yes ☐ No ☒ Any known repairs/replacement? Yes ☐ No ☒
Date of repairs
8. **Plumbing system(s):** Any known problems? Yes ☐ No ☒ Any known repairs/replacement? Yes ☐ No ☒
Date of repairs
9. **Electrical system(s):** Any known problems? Yes ☐ No ☒ Any known repairs/replacement? Yes ☐ No ☒
Date of repairs
10. **Pest Infestation:** (wood-destroying insects, bats, snakes, rodents, destructive/troublesome animals, etc.)
Any known problems? Yes ☐ No ☒ Unknown ☐ Date of treatment
Previous Infestation/Structural Damage? Yes ☐ No ☒ Date of repairs
11. **Asbestos:** Is asbestos present in any form in the property? Yes ☐ No ☐ Unknown ☒
If yes, explain: pipe insulation in basement likely asbestos
12. **Radon:** Any known tests for the presence of radon gas? Yes ☐ No ☒ If yes, test results?
Date of last report
Seller Agrees to release any testing results. If not, Check here ☐
13. **Lead Based Paint:** Known to be present or has the property been tested for the presence of lead based paint?
Yes ☐ No ☐ Unknown ☒ If yes, what were the test results? possible due to age of house & out buildings
14. **Any known encroachments, easements, "common areas"** (facilities like pools, tennis courts, walkways or other areas co-owned with other: 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 ☐ line fence west boundary
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?
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:

Normal
Woodland
visitors,
Deer, Raccoons
etc.

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

opener works manually (Remote)
Exceptions/Explanations for "NO" responses above: _____

ALL HOUSEHOLD APPLIANCES ARE NOT UNDER WARRANTY BEYOND DATE OF CLOSING.

Warranties may be available for purchase from independent warranty companies.

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

- Any significant structural modification or alteration to property? Yes ☐ No ☒ Unknown ☐
Please explain: _____
- Has there been a property/casualty loss over \$5,000, an insurance claim over \$5,000, OR major damage to the property from fire, wind, hail, flood(s) or other conditions? Yes ☐ No ☒ Unknown ☐ If yes, has the damage been repaired/replaced? Yes ☐ No ☐
- 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 ☐
- Mold: Does property contain toxic mold that adversely affects the property or occupants? Yes ☐ No ☒ Unknown ☐
- Private burial grounds: Does property contain any private burial ground? Yes ☐ No ☒ Unknown ☐
- Neighborhood or Stigmatizing conditions or problems affecting this property? Yes ☐ No ☒ Unknown ☐

Sellers initials *[Signature]* and Buyers initials _____

7. Energy Efficiency Testing: Has the property been tested for energy efficiency? Yes ☐ No ☒ Unknown ☐
8. Attic Insulation: Type Blown Unknown ☐ Amount 12 inches 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. 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: _____

12. 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)

Sheetrock under dormer was repaired

IV. Radon Fact Sheet & Form Acknowledgment

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

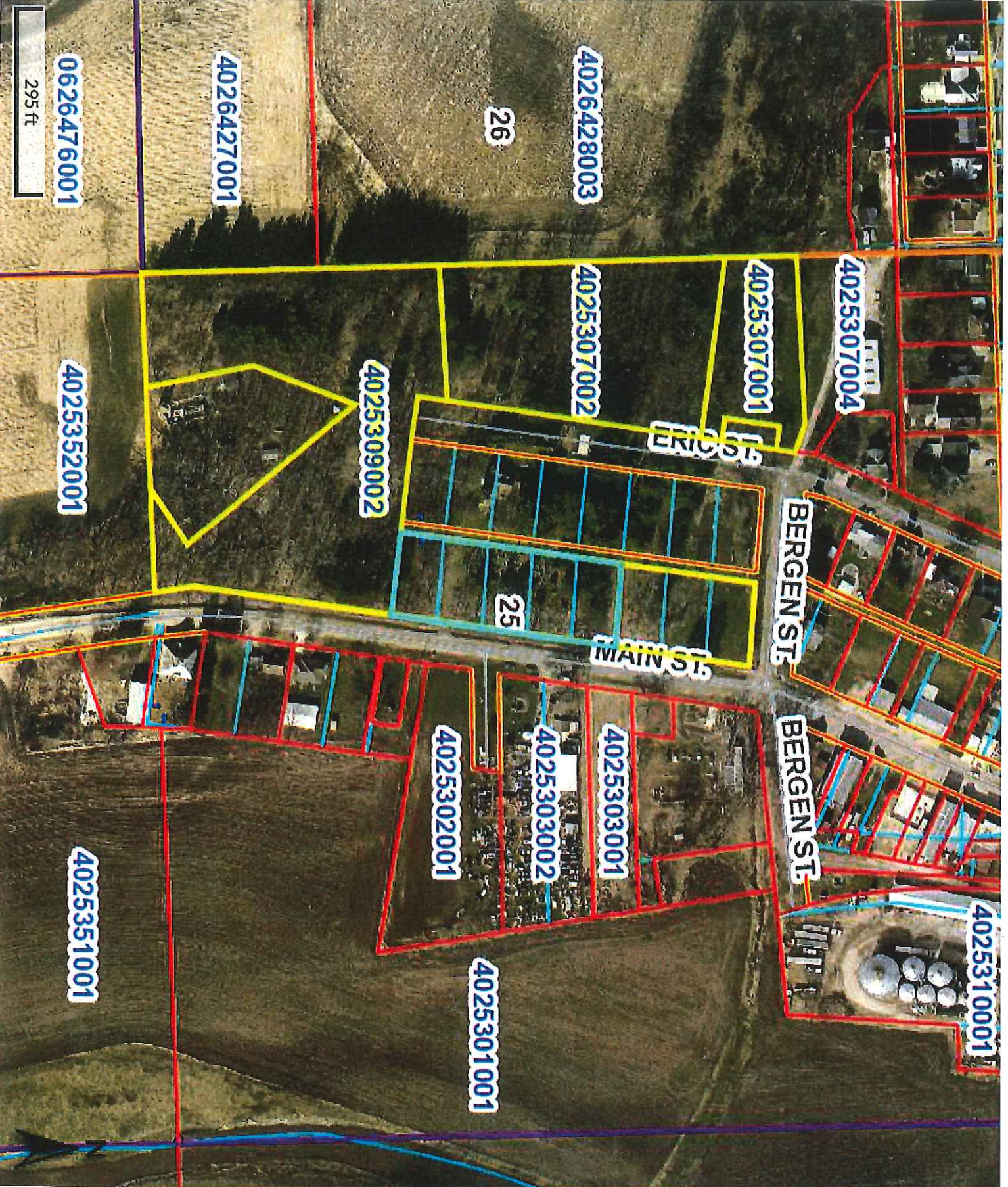
Seller [Signature] Seller Deanna Kranke
Date 9-22-17

Seller has owned the property since Oct 1977 (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 _____

Sellers initials [Signature] [Signature] and Buyers initials _____



4025310001

4025307004

4025307001

4026428003

4025307002

4025309002

4026427001

0626476001

295 ft

4025352001

25

26

BERGEN ST.

MAIN ST.

4025303001

4025303002

4025302001

4025301001

4025351001

PARCEL NO. 1	Prop. Tax ID	Acres	Assessed Value	Prop. Taxes	List Price	Notes
(House, Garage, Lots 4-16 and Eric Street) Lots 1, 2, and 3	6004	2.44	\$106,595	\$2,022		
	6001	0.56	\$1,692	\$34		
				-\$167		Homestead Credit
TOTALS		3.00	\$106,595	\$1,889	\$170,000	Net Taxes

PARCEL NO. 2	Prop. Tax ID	Acres	Assessed Value	Prop. Taxes	List Price	Notes
(House, Garage, 16 Lots and Eric Street and Parcels 7001 & 7002)	6004	2.44	\$106,595	\$2,056		
	7001	0.84	\$2,511	\$50		
	7002	2.33	\$6,990	\$0		Timber Reserve-Tax Exempt
				-\$167		Homestead Credit
TOTALS		5.61	\$116,096	\$1,939	\$185,000	

PARCEL NO. 3	Prop. Tax ID	Acres	Assessed Value	Prop. Taxes	List Price	Notes
(House, Garage, Lots 4-16 and Eric Street, Lots 1, 2, and 3 Parcels 7001 & 7002 and 9001 & 9002)	6004	2.44	\$106,595	\$2,022		
	6001	0.56	\$1,692	\$34		
	7001	0.84	\$2,511	\$50		
	7002	2.33	\$6,990	\$0		Timber Reserve-Tax Exempt
	9001	0.60	\$7,816	\$50		Taxes for 2016, Exempt for 2017
	9002	3.65	\$10,950	\$84		Homestead Credit
				-\$167		
TOTALS		10.42	\$136,554	\$2,073	\$200,000	