

Parcel #5



Type of Home: 2 story frame

House square footage: 1,672 sq ft

Year home built: 1900

Type of siding: Vinyl

Type of roof: Metal

Windows: Replacement

Foundation: Rock

Size/Type of Garage: 572 sq ft, 2 car attached-1970

Age/Type of Furnace: 2008, Lennox

Estimated Annual Heating Cost: 600-700 gallons of LP

1000 gallon LP Tank-owned through D & J

Type Water Heater: 50 gallon, gas

Wiring/Electric Service: 100 amp breakers

Estimated Annual Electrical: 12 month avg: \$220.00

Water/Sewer: Private Well & Septic

Air conditioning: Central air

School District: MFL MarMac Community Schools

Street/Road Surface: Gravel

Driveway Surface: Gravel

Estimated real estate taxes are \$1,680/year

Rooms/Approximate Size:

Kitchen: 15.5' x 11.5'

Living room #1: 11.5' x 15'

Living room #2: 11.5' x 15'

Laundry room: 11.5' x 5.5'

Bathroom : 9' x 6'

4 seasons room: 14.5' x 22.5'

2nd Floor:

Bedroom: 12' x 8'

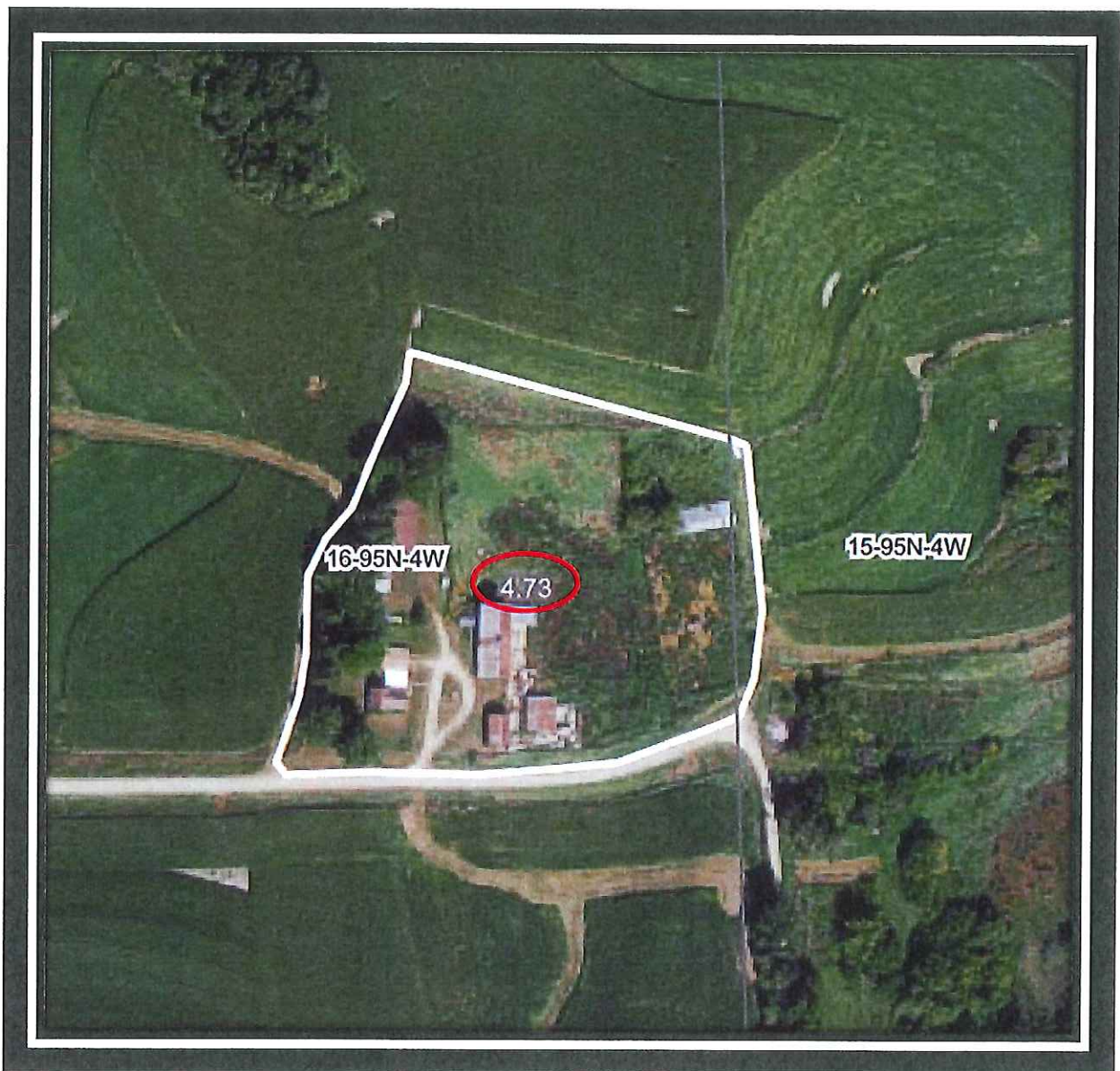
Bedroom: 12' x 15.5'

Bedroom: 19.5' x 8.5'

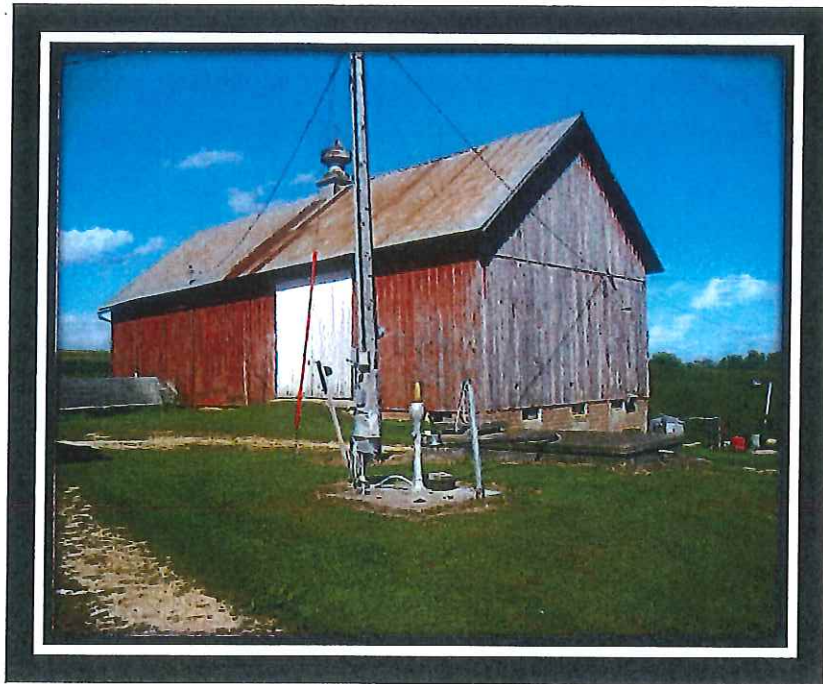
Bedroom: 15.5' x 10.5'

Parcel #5

This acreage located on 4.73 acres m/l includes a 1,672 square foot, 2-Story home. The home features vinyl siding, newer steel roof, four-season screen porch, and two-car attached garage. Other outbuildings on the property include 34' X 80' 2-story barn, 22' X 30' corn crib, 18' X 30' open front stock shed, 24' X 88' open-front machine shed, 18' X 36' hog house, 24' X 75' open front stock shed, 28' X 30' machine shed with a 15' X 36' addition and two small grain bins.



Parcel #5



FreedomAgency

PRESENTS FOR SALE

THE HENNING FAMILY FARM

189.16 ACRES M/L OFFERED IN 6 PARCELS TO SUIT BUYER

24993 122nd STREET, MCGREGOR, IA 52157



James L. Moritz, Broker 563-880-8189

Isaac J. Brehmer, Sales Associate 563-880-6428

106 S. Main St., Monona, IA 52159

563-539-2015

www.freedomagencymonona.com



HENNING FAMILY FARM SALE TERMS AND CONDITIONS

Bidding Procedure: The bid document which is part of this marketing packet is to be completed and returned to Freedom Agency Real Estate by 4:00 p.m. on Tuesday, November 12, 2019. Bid documents can be delivered in person, by United States mail or email. The mailing address to our office is 106 South Main Street, Monona, IA 52159 and the email address is jmoritz@freedombnk.com. All bids must include a letter of credit from the bidder's lender. In the event a lender is not involved, proof of closing funds must be provided. All bidders who mail or email bid documents will be notified by telephone that the bid was received by our office to ensure that there were no delivery issues. If you submit a bid and do not receive a telephone call, please be sure to contact us as we have not received your bid.

The top five bidders for each parcel will have the opportunity to raise their respective bid or bids at a final round of bidding to be held on Tuesday, November 19, 2019 beginning at 10 a.m. The final round of bidding will be held at the FreedomBank Community Room located at 106 South Main Street, Monona, IA. The top five bidders for each parcel will be notified by telephone on Tuesday, November 12, 2019. An invitation to the final round of bidding will enable you to bid on any parcel.

Terms: The successful bidder or bidders will be required to sign a real estate purchase agreement at the conclusion of the sale on November 19, 2019. In addition, a down payment of 20% of the purchase price shall be paid to Freedom Agency Real Estate Trust. The down payment funds will be held in the Freedom Agency Trust account until the day of closing. The balance of the purchase price shall be due on the final day of closing which will be on or before January 31, 2020 at which time a warranty deed will be issued to the buyer or buyers. Funds used for down payment and closing must be certified.

Reservations and Final Approval: The owners reserve the right to accept or reject any and all bids.

Disclaimer: The information contained in the marketing material has been obtained by sources deemed reliable but is not guaranteed. We believe the information is accurate; however, all interested buyers are encouraged to inspect the property and verify any information that may be important to them. No liability for its accuracy, errors or omission is assumed by the seller or Freedom Agency Real Estate. **All acreages are approximate and have been estimated based on information received from the Clayton County FSA Office, Clayton County Assessor's Office and Surety maps. Acreages may be subject to change based on surveys, if required. Survey's will be the buyer's expense. If Parcel #5 is sold separately, it will be the buyer's responsibility to pay for the survey. If Parcels #1 and #4 are sold separately, the cost of the survey will be split between the buyer of those two parcels.** Any announcements made the day of the sale will take precedence over previously printed or advertised material.

Henning Family Farm Bid Document

Bidder Name:
Bidder Address:
Bidder Telephone Number:
Date & Time Bid Received:

Please submit bid as a total dollar amount and not a per acre bid. All bidders must furnish a letter of credit from their financial institution in order to qualify for bidding. Bids that do not have the required letter of credit included will be disqualified.

I hereby submit the following bid(s) for the following parcel(s) of the Henning Family Farm.

Parcel #1 Bid:
Parcel #2 Bid:
Parcel #3 Bid:
Parcel #4 Bid:
Parcel #5 Bid:
Parcel #6 Bid:

I have read and understand the terms and conditions of the Henning Family Farm Sale and submit the above bid or bids for consideration.

Bidder

Date



SELLER DISCLOSURE OF PROPERTY CONDITION

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



Property Owner(s) & Address:

Kent & Carole Henning & Lucinda Henning 24993 122nd St., McGregor, IA 52157

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 KCH CH 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: Some water seepage after rain
2. **Roof:** Any known problems? Yes No Unknown
 2A. Type Steel
 2B. Date of repairs/replacement (If any) Approx. 2014
 Describe: New steel roof installed on house
3. **Well and pump:** Any known problems? Yes No Unknown
 3A. Type of well (depth/diameter), age and date of repair: Submerged pump; 400+ ft. deep

15. Features of the property known to be shared in common with adjoining land owners, 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

18A. 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: _____

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

Seller initials K.L. [Signature] Buyer initials [Signature]

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

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

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

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

IV. Radon Fact Sheet & Form Acknowledgement

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

Seller Yves H. Hov... Seller Lucinda S. Hov... Date 9/16/19
Charles Hov...

Seller has owned the property since 2011 (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: 24993 122nd St., McGregor, IA 52157

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)

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

cut 2/8/19 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.

KEA (b) Records and Reports available to the Seller (check one below):

cut 2/8/19 Seller has provided the Purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

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

PURCHASER'S ACKNOWLEDGEMENT (initial)

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

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

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

- Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
- Waived the opportunity to conduct a risk assessment or inspection for the presence of lead based paint and/or lead-based paint hazards.

AGENT'S ACKNOWLEDGEMENT (initial)

JM (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>Kent Hummer</u> Seller	<u>9/16/19</u> Date	_____	Purchaser	_____	Date
<u>Lucy S. Hummer</u> Seller	_____	_____	Purchaser	_____	Date
<u>[Signature]</u> Seller's Agent	_____	_____	Purchaser's Agent	_____	Date