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106 S. Main St., Monona, IA 52159

(563)539-2015

freedomagencymonona.com

Jim Moritz, Broker Cell: 563-880-8189

Isaac Brehmer, Sales Associate Cell: 563-880-6428



Nick Koehn, 27766 Highway 13, Elkader, IA 52043

\$119,900.00

Stunning sights and tranquility at its best! Here is the chance to own the perfect spot to build your dream home near Elkader, IA! Located right off Highway 13, this 3.04 acres +/- lot is zoned residential. The location has an established well, electrical, sewer, and newly installed fiber-optic capabilities. Near by is the Turkey River that offers plenty of nature and outdoor adventures. Picturesque views and easy access to and from town can provide you with visions of country living at its best! Call this spot yours and make it home!

Size of Lot: 3.04 acres m/l

Water/Sewer: Private well and septic system

School District: Central Schools

Street/Road Surface: Gravel

Property Taxes-Gross: \$602.60

Property Taxes-Net: \$602.00

Assessed Valuation: \$57,730.00



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

Clayton County, IA

Summary

Parcel ID 10-35-354-001
Alternate ID
Property 27766 HIGHWAY 13
Address ELKADER
Sec/Twp/Rng -93-
Brief LOT 1 GRANDVIEW SUBDIVISION; LOT 2 NW SW, LOT 3 SW
Tax Description SW, & LOT 1 OF 1 NW SW 35-93-5: AND LOT 1 SE SE & LOT 2
 NE SE 34 93 5
 (Note: Not to be used on legal documents)
Deed Book/Page 2015R02156 (8/7/2015)
Contract Book/Page
Gross Acres 0.00
Net Acres 0.00
Class R - Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
District BM CN - BM CN
School District Central School



Owners

Deed Holder
[Koehn Nick A](#)
[19397 Fawn Hollow Rd](#)
 Farmersburg IA 52047
Contract Holder
Mailing Address
 Koehn Nick A
 19397 Fawn Hollow Rd
 Farmersburg IA 52047

Land

Lot Area 3.04 Acres ;132,422 SF

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
8/6/2015	FREEDOM BANK	KOEHN, NICK A.	2015R02156	Foreclosures,forfeitures,Sheriff and Tax Sales or transfers arising from default	Deed		\$50,000.00
3/24/2015	FLEMING, AL	FREEDOM BANK	2015R00795	Foreclosures,forfeitures,Sheriff and Tax Sales or transfers arising from default	Deed		\$0.00
1/21/2015	FLEMING, AL	FREEDOM BANK	2015R00335	Foreclosures,forfeitures,Sheriff and Tax Sales or transfers arising from default	Deed		\$0.00
2/15/2001	REIMER, GERALD	FLEMING, AL	2001/1864	SALE OF PORTION OF PROPERTY (SPLIT)	Deed		\$15,000.00
9/21/2000	KENNETH FRENCH	FLEMING, AL	2000/3991	SALE OF PORTION OF PROPERTY (SPLIT)	Deed		\$1,000.00

Valuation

	2025	2024	2023	2022	2021
Classification	Residential	Residential	Residential	Residential	Residential
+ Assessed Land Value	\$57,730	\$50,200	\$50,200	\$43,160	\$43,160
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$57,730	\$50,200	\$50,200	\$43,160	\$43,160
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$57,730	\$50,200	\$50,200	\$43,160	\$43,160

Taxation

	2023 Pay 2024-2025	2022 Pay 2023-2024	2021 Pay 2022-2023
+ Taxable Land Value	\$23,264	\$23,587	\$23,363
+ Taxable Building Value	\$0	\$0	\$0
+ Taxable Dwelling Value	\$0	\$0	\$0
= Gross Taxable Value	\$23,264	\$23,587	\$23,363
- Homestead 65+ Exemption	\$0	\$0	\$0
- Military Exemption	\$0	\$0	\$0

	2023 Pay 2024-2025	2022 Pay 2023-2024	2021 Pay 2022-2023
= Net Taxable Value	\$23,264	\$23,587	\$23,363
x Levy Rate (per \$1000 of value)	25.90252	25.54120	24.88343
= Gross Taxes Due	\$602.60	\$602.44	\$581.35
- Ag Land Credit	\$0.00	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$602.00	\$602.00	\$582.00

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2023	March 2025	\$301	Yes	9/20/2024	025818
	September 2024	\$301	Yes	9/20/2024	
2022	March 2024	\$301	Yes	9/7/2023	976886
	September 2023	\$301	Yes	9/7/2023	
2021	March 2023	\$291	Yes	9/9/2022	928461
	September 2022	\$291	Yes	9/9/2022	
2020	March 2022	\$258	Yes	9/22/2021	827103
	September 2021	\$258	Yes	9/22/2021	
2019	March 2021	\$257	Yes	9/30/2020	726845
	September 2020	\$257	Yes	9/30/2020	
2018	March 2020	\$266	Yes	9/10/2019	626941
	September 2019	\$266	Yes	9/10/2019	
2017	March 2019	\$261	Yes	8/24/2018	526838
	September 2018	\$261	Yes	8/24/2018	

Iowa Land Records

NOTICE! Iowa Land Records has launched a new 2.0 version of their web portal. Please see the following to access the new portal or for more information.

- If you work in the real estate industry professionally, submit a Business Application
- If you are an individual searching for your records or the records of family members, submit a Citizen Search Application

[Search Business Application](#)

[Citizen Search Application](#)

Already have an account? [Login Here](#)

[YOUTUBE 'Search 2.0 - Webinar 8.15.2023'](#)

Data for Clayton County between Beacon and Iowa Land Records is available on the Iowa Land Records site beginning in 2006.
For records prior to 2006, contact the County Recorder or Customer Support at www.iowaLandRecords.org.

Photos





No data available for the following modules: Doing Business AS, Ag Soils, Residential Dwellings, Commercial Buildings, Agricultural Buildings, Yard Extras, Comp Report Generator (Commercial), Comp Report Generator (Agricultural), Special Assessments, Sketches.

Disclaimer: The information in this web site represents current data from a working file which is updated continuously. This information is used for property tax purposes only and is available as a reference for information that is believed reliable, but its accuracy cannot be guaranteed. Clayton County Assessors office does not determine the ownership of any real property.
[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 7/31/2025, 7:22:09 PM

[Contact Us](#)

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SCHNEIDER
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SELLER DISCLOSURE OF PROPERTY



PROPERTY ADDRESS: 27766 HIGHWAY 13, ELKADER, IA 52043

NAME OF OWNER(S). PLEASE PRINT: NICK A. KOEHN

PURPOSE OF STATEMENT: The State of Iowa requires the Seller(s) of certain property to disclose information about the property to be sold. Completion of this form shall satisfy the requirements of Chapter 558A of Iowa Code which mandates the Seller(s) disclose the condition of and information about the property the Seller(s) is about to sell.

THIS STATEMENT SHALL NOT BE A WARRANTY OF ANY KIND BY THE SELLER(S) OR SELLER(S) AGENT AND SHALL NOT BE INTENDED AS A SUBSTITUTE FOR ANY INSPECTION OR HOME WARRANTY INSURANCE THE PURCHASER MAY WISH TO OBTAIN.

SELLER(S) DISCLOSURE: As Seller(s), I/We disclose the following information regarding the property and certify that this information is true and accurate to the best of my/our knowledge as of the date signed. Seller(s) authorizes the 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. The following are representations made by Seller(s) and are not the representations of the Licensee, who has no knowledge of the condition of the property and Seller(s) agrees to identify and hold Licensee harmless. If attached to a Purchase Agreement, this Seller Disclosure of Property Condition shall be fully incorporated therein, and shall be made a part thereof, as if fully set forth at length therein. The following representations shall survive any closing and shall not merge into any deed for the property.

INSTRUCTIONS TO SELLER(S):

1. Respond to all questions or attach reports allowed by Iowa Code Section 558A.4(1).
2. Disclose all known conditions materially affecting this property.
3. If an item does not apply to this property, indicate it is not applicable (NA).
4. Additional pages or reports may be attached.
5. 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 (AP)**.

In no event shall the parties hold the Licensee(s) liable for any representations not directly made by the Seller(s) Agent or Broker.

SELLER(S) DISCLOSURE: THE SELLER(S) HAVE OWNED THE PROPERTY SINCE 909. 2015 (DATE).
The Seller(s) will state the history and condition of all the items based solely on the information known to the Seller(s).

IN THE EVENT ANY CHANGES OCCUR IN THE REPRESENTATIONS HEREIN, FROM THE DATE OF THIS FORM TO THE TIME OF CLOSING, SELLER(S) SHALL IMMEDIATELY DISCLOSE SUCH CHANGES IN WRITING TO BUYER(S).

Seller

WAK
Seller

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Buyer

Buyer

PROPERTY ADDRESS: 27766 HIGHWAY 13, ELKADER, IA 52043

ALL APPLIANCES & SYSTEMS INCLUDED IN THE TRANSACTION ARE IN WORKING ORDER EXCEPT AS NOTED.

Item		Good Working Order	Comments
Alarm System	NA <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/> Unk <input type="checkbox"/>	
Attic Fan	NA <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/> Unk <input type="checkbox"/>	
Carbon Monoxide Detector	NA <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/> Unk <input type="checkbox"/>	
Central Vac System	NA <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/> Unk <input type="checkbox"/>	
Ceiling Fan	NA <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/> Unk <input type="checkbox"/>	
Dishwasher (Built In)	NA <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/> Unk <input type="checkbox"/>	
Furnace Humidifier	NA <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/> Unk <input type="checkbox"/>	
Garage Door Opener	NA <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/> Unk <input type="checkbox"/>	Number Remote Controls:
Garbage Disposal	NA <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/> Unk <input type="checkbox"/>	
Gas Grill (Built In)	NA <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/> Unk <input type="checkbox"/>	
Generator (Hardwired)	NA <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/> Unk <input type="checkbox"/>	
Hood/Fan	NA <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/> Unk <input type="checkbox"/>	
Hot Tub (Built In)	NA <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/> Unk <input type="checkbox"/>	
Intercom (Built In)	NA <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/> Unk <input type="checkbox"/>	
Lawn Sprinkler System	NA <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/> Unk <input type="checkbox"/>	
Microwave (Built In)	NA <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/> Unk <input type="checkbox"/>	
Pool System	NA <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/> Unk <input type="checkbox"/>	
Range/Oven (Built In)	NA <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/> Unk <input type="checkbox"/>	
Refrigerator (Built In)	NA <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/> Unk <input type="checkbox"/>	
Satellite Dish System	NA <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/> Unk <input type="checkbox"/>	
Sauna (Built In)	NA <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/> Unk <input type="checkbox"/>	
Smoke Alarm	NA <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/> Unk <input type="checkbox"/>	
Sound System (Built In)	NA <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/> Unk <input type="checkbox"/>	
Sump Pump (Built In)	NA <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/> Unk <input type="checkbox"/>	
Trash Compactor (Built In)	NA <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/> Unk <input type="checkbox"/>	
Water Filtration System	NA <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/> Unk <input type="checkbox"/>	Rented <input type="checkbox"/> Owned <input type="checkbox"/>
Water Heater	NA <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/> Unk <input type="checkbox"/>	
Water Softener	NA <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/> Unk <input type="checkbox"/>	
Jetted Tub	NA <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/> Unk <input type="checkbox"/>	
Other:	NA <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/> Unk <input type="checkbox"/>	

NAK
Seller

Seller

Buyer

Buyer

PROPERTY ADDRESS: 27766 HIGHWAY 13, ELKADER, IA 52043

PROPERTY CONDITIONS, IMPROVEMENTS AND ADDITIONAL INFORMATION:

1. BASEMENT / CRAWL SPACE / SLAB: Any known water, seepage, or other problems?

Yes ☐ No ☒ Unk ☐

Describe: N/A

Repairs/ Replacement/ Date:

2. FOUNDATION(S): Any known foundation damage or settlement?

Yes ☐ No ☒ Unk ☐

Describe: N/A

Repairs/ Replacement/ Date:

3. ROOF: Any known problems?

Yes ☐ No ☒ Unk ☐

Describe: N/A

Repairs/ Replacement/ Date:

4. WELL WATER SYSTEM: Any know problems?

Yes ☐ No ☒ Unk ☐

Describe: SE North Lot

Type of Well Location: Age:

Has the water been tested? no

Yes ☐ No ☒ Unk ☐

If yes, date of last report and results:

Any known plans to bring city or rural water to your area and/or requirements to connect to city or rural water lines when available?

Yes ☐ No ☐ Unk ☐
NA

5. CITY SEWER/SEPTIC TANKS/DRAIN FIELDS/OTHER DISPOSAL SYSTEMS: Any problems? Describe:

Yes ☐ No ☒ Unk ☐

Has the Septic System ever been pumped? Date last pumped.

Yes ☐ No ☒ Unk ☐

Any known plans to bring city sewer to your area and/or requirements to connect to city sewer? Describe:

Yes ☐ No ☒ Unk ☐
NA

Repairs/ Replacement/ Date:

Is the property in compliance with local city ordinances requiring that perimeter tile lines do not drain into the city sanitary sewer?

Yes ☒ No ☐ Unk ☐
NA

Describe:

Repairs/ Replacement/ Date:

6. HEATING SYSTEM(S): Any known problems? Describe: N/A

Yes ☐ No ☒ Unk ☐

Repairs/ Replacement/ Date:

If you have an LP gas tank, is it Rented ☐ Owned ☐

Comments:

7. CENTRAL COOLING SYSTEM(S): Any known problems?

Yes ☐ No ☒ Unk ☐

Describe: N/A

Repairs/ Replacement/ Date:

8. SOLAR SYSTEM(S): Any known problems?

Yes ☐ No ☒ Unk ☐

Describe: N/A

Repairs/ Replacement/ Date:

9. FIREPLACE(S)/WOOD BURNING STOVE(S): Any known problems?

Yes ☐ No ☒ Unk ☐

Describe: Date last used: N/A

Repairs/ Replacement/ Date:

10. PLUMBING SYSTEM(S): Any known problems?

Yes ☐ No ☒ Unk ☐

Describe: N/A

Repairs/ Replacement/ Date:

11. ELECTRICAL SYSTEMS(S): Any known problems?

Yes ☐ No ☒ Unk ☐

Describe:

Repairs/ Replacement/ Date:

N/A K
Seller

Seller

Buyer

Buyer

PROPERTY ADDRESS: 27766 HIGHWAY 13, ELKADER, IA 52043

12. WINDOWS: Any known problems?Describe: NAYes ☐ No ☒ Unk ☐

Repairs/ Replacement/ Date: _____

13. PEST INFESTATION: Any known problems?Describe: NAYes ☐ No ☒ Unk ☐

Repairs/ Replacement/ Date: _____

14. ASBESTOS/LEAD PAINT: Any known Asbestos OR Lead Based Paint Present?Describe: NAYes ☐ No ☒ Unk ☐

Repairs/ Replacement/ Date: _____

15. RADON: Any known test(s) for the presence of radon gas?Describe: NAYes ☐ No ☒ Unk ☐

Repairs/ Replacement/ Date: _____

16. FUNGI/MOLD: Any known fungus or mold?Describe: NAYes ☐ No ☒ Unk ☐

Repairs/ Replacement/ Date: _____

17. GROUNDWATER HAZARD STATEMENT: Are there any known:A. Wells and/or Geothermal System(s) B. Solid Waste Disposal C. Hazardous Waste
D. Underground Storage Tanks E. Private Burial Site.

If applicable, Seller(s) will file Groundwater Hazard Statement at closing.

Describe/Location: SE North lot yesYes ☒ No ☐ Unk ☐**18. COVENANTS:** Is the property subject to restrictive covenants?

If YES, attach a copy or state where a true, current copy can be obtained.

Location of Covenant: _____

Yes ☒ No ☒ Unk ☐**19. ENVIRONMENTAL CONCERNS:** Any known environmental concerns?

Describe: _____

Yes ☐ No ☒ Unk ☐**20. FLOOD PLAIN/FLOODWAY:** Is the property located in a flood plain or floodway?

Flood plain/floodway designation: _____

Yes ☐ No ☒ Unk ☐**21. ZONING:** Zoning of this property is _____ Unknown ☒

Any proposed changes in zoning, including variances?

Describe: _____

Yes ☐ No ☐ Unk ☒**22. REAL ESTATE DISTRICT:** Is the property located in a Historical Preservation District?**23. OTHER ITEMS:** Are you aware of any of the following:A. Any known features of the property shared in common with adjoining landowners
(Example: walks, fences, roads, driveways, well water system, etc.) whose use or
responsibility for maintenance may have an effect on the property?Describe: Entry way to churchYes ☐ No ☒ Unk ☐B. Any known encroachments, easements, common areas (Example: facilities like pools,
tennis courts, walkways or other areas co-owned with others), zoning violations, non-
conforming uses, or homeowners association which has any authority over the property?

Describe: _____

Yes ☐ No ☐ Unk ☒C. Any known fees and/or dues? (Example: homeowner association fees, land lease fees,
maintenance fees or other financial obligations to owner?) Describe fee and state
amount _____Yes ☐ No ☒ Unk ☐D. Any known modifications, remodeling, alterations, or repairs, etc. made without
necessary permits or licensed contractors?

Describe: _____

Yes ☐ No ☒ Unk ☐NAK
Seller

Seller

Buyer

Buyer

PROPERTY ADDRESS: 27766 HIGHWAY 13, ELKADER, IA 52043

E. Any known physical problems? (Example: settling, flooding, drainage or grading problems, etc.) Yes ☐ No ☒ Unk ☐

Describe: _____

F. Has there been a property/casualty loss, an insurance claim, OR major damage to the property OR other conditions? (e.g. fire, wind, hail, flood, landslides.) Yes ☐ No ☒ Unk ☐

If Yes, has the damage been repaired/replaced?

Describe: _____

Additional Remarks: _____

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

You must explain any "YES" response(s) to the above. Use the back of this form or additional sheets as necessary.

Michelle Koelsch 8/9/25 Seller _____ Date _____

BUYER(S) ACKNOWLEDGEMENT:

Buyer(s) Acknowledge receipt of a copy of this Seller Disclosure of Property Condition. This statement is not intended to be a warranty or to substitute for any inspection Buyer(s) may wish to obtain. Buyer(s) acknowledge receipt of the "Iowa Radon Home-Buyers and Sellers Fact Sheet" prepared by the Iowa Department of Public Health.

Buyer _____ Date _____ Buyer _____ Date _____

