

# ZOMER **Z** COMPANY

REALTY & AUCTION

**Upcoming Auction Of A Fantastic  
7.01 Acre Acreage Site**

**Located On A Hard Surface Road!**

**April 20, 2024 @10:30 A.M.**



**Donald Koch—Owner**

Zomer Company

Broker: Mark Zomer - 712-470-2526 | Blake Zomer - 712-460-2552 | Ryan Zomer—712-441-3970  
Bryce Zomer - 712-451-9444 | Gary Van Den Berg - 712-470-2068 | Darrell Vande Vegte - 712-470-1125  
Don Krommendyk—712-470-3203 | Ivan Huenink 712-470-2003 | Gerad Gradert 712-539-8794  
Rick Childress 605-261-3208



**Auctioneers' Note: We are honored to represent Donald in offering his excellent acreage site for sale at auction! As Don has decided to relocate to Florida he has asked us to assist him in offering his acreage for sale at auction to the public! This acreage site features a very nice well kept ranch style home with an attached garage and approx. 53,500+/- bushels of grain bin storage! This acreage is situated on 7.01+/- acres and is on a hard surface road**



**(Acreage Site) Location:**

**15934 K18 Ave, Akron, IA  
51001.**

**Auction tracts will be held at  
the acreage site.**

**Abbreviated Legal Description of Acreage Site: Parcel A in the SW1/4 of Section 36, TWP 93N, Range 48W, Plymouth County, IA. Subject to all easements and public roads of record.**

**General Description of Acreage Site:** If you have been searching for an acreage site in the Akron or Le Mars, IA areas then your search is over! This awesome property is located on a hard surface road only approx. 6 1/2 miles from Akron, IA, approx. 18 miles from Ireton, IA & approx. 16 miles from Le Mars, IA and only approx. 23 miles from Sioux City, IA! This acreage site consists of approx. 7.01+/- gross acres! The home on the property is a ranch style home with a double attached 23 x 23 garage! This home boasts over 2,000 square feet on the main floor alone and also features a full finished basement! The main level of the home consists of a nice spacious kitchen, dining room, family room, additional large living room with a woodburning fireplace, master bedroom with double closets, 2nd bedroom with double closets and the main floor bathroom which has a separate tub and shower and tiled walls and floor. The lower level of the home is finished and has two access points one for easy access to the mudroom downstairs and the other access point is via a curved metal staircase which adds unique character to the home which is sure to be a talking point when guests come over! The lower level includes 2 large bedrooms, a sitting area/play area, a bathroom with a tub/shower, office/storage room, bonus room, 2nd bathroom with shower only and the laundry/mechanical room! This home has elec cable heat in the ceilings and also a heat pump for heat and a/c! This home has an asphalt roof which is only approx. 6 years old!

This acreage site also features 6 grain bins totaling approx. 53,500 bushels of total grain storage on the property! 3 of these bins have dryers! The outbuilding on the property consists of a 33 x 58 Quonset machine shed! This property is on well water and Plymouth REC for elec. Southern Sioux rural water is located across the road buyers are encouraged to contact Rural water with any questions regarding rural water availability. The septic system for the home is currently all functioning properly however the current septic system will not pass Iowa Septic code and will need to be updated. The seller will give the buyer a credit at closing in the amount of \$10,000.00 for buyer to use towards the installation of a new septic system. If you have been thinking about moving to the country or relocating from your current acreage do not pass up the opportunity to purchase this acreage site! This acreage site has it all with a well kept home, excellent location on a hard surface road and with 7.01+/- acres you have endless opportunities for many different things! Acreages are hard to find and especially acreages that offer as much as this acreage site does!

**Open House:** Open house will be held on March 26, 2024 from 5:30 P.M. to 7:00 P.M. and on April 4, 2024 from 5:30 P.M. to 7:00 P.M. or by appointment.

**Method of sale:** Auction will be held at the acreage site(15934 K18 Ave., Akron, IA). Acreage Site will be sold in total dollars.

**Taxes:** Taxes will need to be reassessed due to the recent survey of the property. Taxes will be pro-rated to the date of closing.

**Possession:** Possession of Acreage Site will be on closing day.

**Terms:** Purchaser (s) will be required to pay a non-refundable 15 % of the purchase price as earnest money deposit, and also agree to enter into a purchase agreement with the remaining balance due and payable on closing day which will be on or before May 31, 2024. Buyer shall receive a clear and merchantable title to the property on closing day. This acreage is being sold as is as a cash sale with no finance contingencies and as is with any/all defects and encroachments if any. While every effort has been made to ensure the accuracy of the information herein, all prospective buyers are encouraged to inspect the property and verify all data provided. No warranties are expressed or implied. Any lines on maps and pictures are for informational purposes only and are not guaranteed to be actual boundary lines of the property. All buyers are encouraged to do buyer's due diligence. Sellers do not warranty or guarantee that existing fences lie on the true boundary and any new fencing if any will be the responsibility of the purchaser pursuant to IA statues. All measurements, years built, sizing etc. are not guaranteed and buyers are encouraged to verify any information which is important to the buyer. Any announcements made day of the auction will supersede any advertisements. Aerial maps, soil maps and auction booklets are available upon request. This Property is being sold subject to the confirmation of the sellers. Auctioneers and Real Estate brokers are representing the sellers. If any additional information is requested, please contact auctioneers listed below. **Kelsey Langel—Attorney for sellers.**



**House Information**



**Ranch Style  
Home**

**Built in  
1973**



**2,026  
Square  
Feet**





**Appliances  
Included**



**Large  
Windows**



**House Information**



**House Information**



**Master**



**#2**



**#3**



**#4**





## Main Floor Bathroom



**House Information**

## Main Floor

Kitchen—17' x 13'

Dining Room—11' x 17'

Sitting/Family Room—13' x 16'

Living Room—14' x 20' with Wood Burning Fireplace

Master Bedroom—14' x 15' with Double Closet

Bedroom #2—12' x 14' with Double Closet

Main Floor Bathroom—7' x 9' with separate Tub and Shower, Tiled Walls and  
Double Sink

## Basement

Play Area—15' x 18'

Bedroom #3—11' x 15' with double closet

Bedroom #4—14' x 15'

Bathroom #1—8' x 11' with Tub/Shower and Double Sink

Bathroom #2—7' x 10' Shower Only

Laundry/Mechanical—12' x 15'

Storage Room—6' x 7'

Bonus Room—11' x 16'

Office/Storage—7' x 10'

Mudroom—8' x 12'





# Outbuilding Information



**Outbuilding Information**





# Outbuilding Information

#1—Sioux Bin, 10,000 BU, Spreader, Low Temp Dryer, Power Sweep, Stairs, Shared 1,000 Gallon Propane Tank

#2—Sioux Bin, 10,000 BU, Newer, Spreader, Stirrator, Dryer, Stairs on Side, Shared 1,000 Gallon Propane Tank

#3— 9,000 BU, Air Fan

#4—Unico Bin, 8,000 BU, Dryer, 1,000 Gallon Propane Tank, Spreader, Stirrator, Dryer, 1,000 Gallon Propane Tank

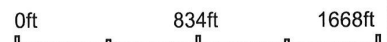
#5—6,500 BU Bin

#6—33' x 58' Quonset Machine Shed, Dirt Floor

**Aerial Map**



Boundary Center: 42° 49' 24.48, -96° 28' 2.8



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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**36-93N-48W**  
**Plymouth County**  
**Iowa**



9/16/2023

Field borders provided by Farm Service Agency as of 5/21/2008.

**\*Estimated Boundary Lines**





### SELLER DISCLOSURE OF PROPERTY CONDITION

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



Property Owner(s) & Address:

15934 K-18 AVE AKRON IA 51001

**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; 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. 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 DRK 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: Had leaking water valve also some water with hardrain
- 2. **Roof:** Any known problems? Yes  No  Unknown   
 2A. Type Asphalt  
 2B. Date of repairs/replacement (If any) Approx 6 years  
 Describe: \_\_\_\_\_
- 3. **Well and pump:** Any known problems? Yes  No  Unknown   
 3A. Type of well (depth/diameter), age and date of repair: Shall Well 415' east of house



3B. Has the water been tested? Yes  No  Unknown

3C. If yes, date of last report/results: \_\_\_\_\_

4. **Septic tanks/drain fields:** Any known problems? Yes  No  Unknown

Location of tank South east of house Age Approx 30 yrs Unknown

Has the system been pumped and inspected within the last 2 years?  
 Yes  No  Unknown  *seller will give buyer \$10,600 at closing credit*

Date of inspection septic will not pass Date tank last cleaned/pumped \_\_\_\_\_ N/A

5. **Sewer:** Any known problems? Yes  No  Unknown

5A. Any known repairs/replacement? Yes  No  Unknown

5B. Date of repairs \_\_\_\_\_

6. **Heating system(s):** Any known problems? Yes  No  *home has electric cable heat and heat pump for heat & AC*

6A. Any known repairs/replacement? Yes  No

6B. Date of repairs \_\_\_\_\_

7. **Central Cooling system(s):** Any known problems? Yes  No

7A. Any known repairs/replacement? Yes  No

7B. Date of repairs \_\_\_\_\_

8. **Plumbing system(s):** Any known problems? Yes  No

8A. Any known repairs/replacement? Yes  No

8B. Date of repairs \_\_\_\_\_

9. **Electrical system(s):** Any known problems? Yes  No

9A. Any known repairs/replacement? Yes  No

9B. Date of repairs \_\_\_\_\_

10. **Pest Infestation:** (wood-destroying insects, bats, snakes, rodents, destructive/troublesome animals, etc.)

10A. Any known problems? Yes  No  Unknown

Date of treatment \_\_\_\_\_

10B. Previous Infestation/Structural Damage? Yes  No  Unknown

Date of repairs \_\_\_\_\_

11. **Asbestos:** Is asbestos present in any form in the property? Yes  No  Unknown

11A. If yes, explain: \_\_\_\_\_

12. **Radon:** Any known tests for the presence of radon gas? Yes  No

12A. If yes, test results? \_\_\_\_\_ Date of last report \_\_\_\_\_

13. **Lead Based Paint:** Known to be present or has the property been tested for the presence of lead based paint?

Yes  No  Unknown

13A. Provide lead based paint disclosure.  
 \_\_\_\_\_  
 \_\_\_\_\_

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

18A. If yes, flood plain designation \_\_\_\_\_

19. **Do you know the zoning classification of this property?** Yes  No  Unknown

What is the zoning? AG

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 DRK Buyer 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?					Working?			
	Included	Yes	No	OR N/A		Included	Yes	No	OR N/A
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 checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
Refrigerator	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pool Heater, Wall	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hood/Fan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	liner & equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Disposal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Well & Pump	<input checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>	City Water System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
Window AC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Plumbing System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Central Vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" 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 <u>wood</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Microwave	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wood Burning System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Trash Compactor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Furnace Humidifier	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>
Water Softener/ <u>own</u>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dryer	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LP Tanks <u>2 Tanks</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Washer	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Keys & Locks <u>Drying Bins</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Storage Shed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Swing Set	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Underground	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Basketball Hoop	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	"Pet fence"	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Boat Hoist	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Boat Dock	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Pet Collars	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Garage door opener	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
					# of collars				<u>1</u>
					# of remotes				<u>1</u>







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.

Seller initials DSK Buyer initials \_\_\_\_\_

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

- 1. Any significant structural modification or alteration to property? Yes  No  Unknown  Please explain: \_\_\_\_\_
- 2. 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  Re shingle Replaced sheet rock
- 3. 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
- 4. Mold: Does property contain toxic mold that adversely affects the property or occupants? Yes  No  Unknown
- 5. Private burial grounds: Does property contain any private burial ground? Yes  No  Unknown
- 6. Neighborhood or Stigmatizing conditions or problems affecting this property? Yes  No  Unknown
- 7. Energy Efficiency Testing: Has the property been tested for energy efficiency? Yes  No  Unknown  If yes, what were the test results? \_\_\_\_\_
- 8. Attic Insulation: Type Blower Unknown  Amount \_\_\_\_\_ 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. Where survey of property may be found: \_\_\_\_\_
- 12. 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:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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 Donald R Koch Seller \_\_\_\_\_ Date 8-8-2023

*own 2 year lived here 48 years*  
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.**

**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: 15934 W. 18 AVE. AKRON IA 51001

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.

SELLER'S DISCLOSURE (initial)

DRK (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).

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

DRK (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).

[X] 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)

MZ (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:

Signature of Seller: Donald R Koch, Date: 8-8-2023, Purchaser, Date

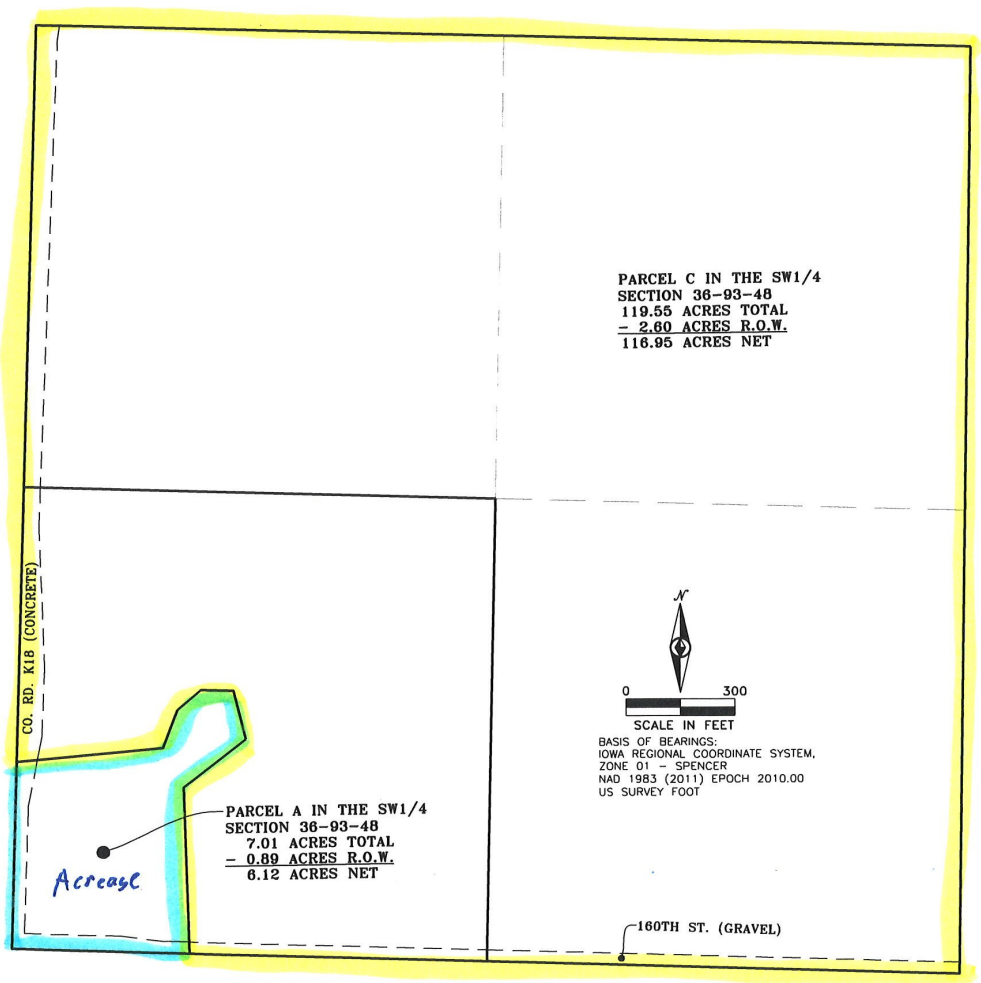
Seller, Date, Purchaser, Date

Signature of Seller's Agent: Mark Zomer, Date: 8-8-23, Purchaser's Agent, Date



LOCATION:  
 SW1/4 SECTION 36-93-48  
 PREPARED BY AND RETURN TO:  
 TIM M. LALEMAN, PLS  
 DGR ENGINEERING  
 1302 SOUTH UNION STREET  
 P.O. BOX 511  
 ROCK RAPIDS, IOWA 51246  
 PHONE: 712-472-2531  
 SURVEY REQUESTED BY: MARK ZOMER  
 CURRENT PROPRIETORS:  
 PARCELS A & B - DONALD R. KOCH  
 PARCEL C - ROBERT KOCH, ETAL

**PLAT OF SURVEY  
 PARCELS A, B & C IN THE SW1/4 SECTION 36-93-48  
 PLYMOUTH COUNTY, IOWA**



SHEET 1 OF 2

	<p>DGR ENGINEERING        Rock Rapids, Iowa 712-472-2531        Sioux City, Iowa        Sioux Falls, South Dakota</p>	<p>Date 9-15-23        Drawn By TML        Reviewed By ANW        Approved By TML</p>	<p>PROJECT NO. 373229        DWG. # P:03 073229:373229:DWG373229 BOUND SW1/4</p>
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# **ZOMER COMPANY**

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