

BK: 2024 PG: 2975
Recorded: 12/9/2024 at 3:09:09.0 PM
Pages 12
County Recording Fee:
Iowa E-Filing Fee: \$0.00
Combined Fee:
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

REAL ESTATE TRANSFER - GROUNDWATER HAZARD STATEMENT
TO BE COMPLETED IN FULL BY TRANSFEROR

If the transaction is exempt from filing a declaration of value pursuant to Iowa Code 428A.1(2), **STOP HERE**: Pursuant to Iowa Code section 558.69(1), when no declaration of value is submitted during a transaction, you are not required to submit a groundwater hazard statement or include the statutory language in Iowa Code section 558.69(8A). Please consult your realtor or legal counsel for further advice, including on whether a declaration of value is required. The Department provides this information for statutory reference only.

Instructions for this document can be found at:

<https://www.iowadnr.gov/Portals/idnr/uploads/forms/5420960%20Instructions.pdf>

Attachment 1, if required, can be found at: <https://www.iowadnr.gov/Portals/idnr/uploads/forms/5420960a.pdf>

TRANSFEROR:

Name Hidden Valley Farms, Inc.

Address	824 Brooks Road	Iowa Falls	Iowa	50126
	Number and Street or RR	City, Town or PO	State	Zip

TRANSFeree:

Name Iowa Select Farms, L.L.P.

Address	5034 Grand Ridge Drive	West Des Moines	Iowa	50265
	Number and Street or RR	City, Town or PO	State	Zip

Address of Property Transferred:

1349 290th Street, Macksburg, Iowa 50155

	Number and Street or RR	City, Town or PO	State	Zip
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Legal Description of Property: (Attach if necessary)

See Exhibit "A" attached.

1. Wells (check one)

- No Condition - There are no known wells situated on this property.
 Condition Present - There is a well or wells situated on this property. The type(s), location(s) and legal status are stated below or set forth on an attached separate sheet, as necessary.

2. Solid Waste Disposal (check one)

- No Condition - There is no known solid waste disposal site on this property.
 Condition Present - There is a solid waste disposal site on this property and information related thereto is provided in Attachment #1, attached to this document.

3. Hazardous Wastes (check one)

- No Condition - There is no known hazardous waste on this property.
- Condition Present - There is hazardous waste on this property and information related thereto is provided in Attachment #1, attached to this document.

4. Underground Storage Tanks (check one)

- No Condition - There are no known underground storage tanks on this property. (Note exclusions such as small farm and residential motor fuel tanks, most heating oil tanks, cisterns and septic tanks, in instructions.)
- Condition Present - There is an underground storage tank on this property. The type(s), size(s) and any known substance(s) contained are listed below or on an attached separate sheet, as necessary.

5. Private Burial Site (check one)

- No Condition - There are no known private burial sites on this property.
- Condition Present - There is a private burial site on this property. The location(s) of the site(s) and known identifying information of the decedent(s) is stated below or on an attached separate sheet, as necessary.

6. Private Sewage Disposal System (check one)

- No Condition - All buildings on this property are served by a public or semi-public sewage disposal system.
- No Condition - This transaction does not involve the transfer of any building which has or is required by law to have a sewage disposal system.
- Condition Present - There is a building served by private sewage disposal system on this property or a building without any lawful sewage disposal system. A certified inspector's report is attached which documents the condition of the private sewage disposal system and whether any modifications are required to conform to standards adopted by the Department of Natural Resources. A certified inspection report must be accompanied by this form when recording.
- Condition Present - There is a building served by private sewage disposal system on this property. Weather or other temporary physical conditions prevent the certified inspection of the private sewage disposal system from being conducted. The buyer has executed a binding acknowledgment with the county board of health to conduct a certified inspection of the private sewage disposal system at the earliest practicable time and to be responsible for any required modifications to the private sewage disposal system as identified by the certified inspection. A copy of the binding acknowledgment is attached to this form.
- Condition Present - There is a building served by private sewage disposal system on this property. The system is failing to ensure effective wastewater treatment or is otherwise improperly functioning, and the buyer has executed a binding acknowledgment with the county board of health to install a new private sewage disposal system on this property within an agreed upon time period. A copy of the binding acknowledgment is provided with this form.
- Condition Present - There is a building served by private sewage disposal system on this property. The building to which the sewage disposal system is connected will be demolished without being occupied. The buyer has executed a binding acknowledgment with the county board of health to demolish the building within an agreed upon time period. A copy of the binding acknowledgment is provided with this form. [Exemption #7]
- Condition Present - There is a building served by private sewage disposal system on this property. This property is exempt from the private sewage disposal inspection requirements pursuant to the following Exemption [Note: for exemption #7 use prior check box]: _____
- Condition Present - There is a building served by private sewage disposal system on this property. The private sewage disposal system has been installed within the past two years pursuant to permit number: _____

Review the following two directions carefully:

- A. **If you selected a box stating "No Condition" for every numbered section above, STOP HERE: Do not submit this form.** Instead, pursuant to Iowa Code section 558.69(8A), you must include the following language on the first page of the recorded deed, instrument, or other writing:

"There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement."

Please consult your realtor or legal counsel for further advice on this exemption. By law, the owner of the property is responsible for the accuracy of this statement, and the Department provides this information for statutory reference only.

- B. **If you checked any box stating "Condition Present" for any of the numbered sections above, continue below.** You must complete this form, including providing all required information, and you must submit this form to the county recorder's office with declaration of value.

Information required by statements checked above should be provided here or on separate sheets attached hereto:

I HEREBY DECLARE THAT I HAVE REVIEWED THE INSTRUCTIONS FOR THIS FORM AND THAT THE INFORMATION STATED ABOVE IS TRUE AND CORRECT.

Signature: Debra L. Hansen Telephone No.: (641) 648-4479
(Transferor or Agent) Debra L. Hansen, President and Secretary

Exhibit "A"

Legal Description:

Macksburg Site:

PARCEL "B" LOCATED IN THE SOUTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SECTION THREE (3), TOWNSHIP SEVENTY-FOUR (74) NORTH, RANGE TWENTY-NINE (29) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, AS SHOWN IN PLAT OF SURVEY FILED IN BOOK 2016, PAGE 1945 ON JULY 8, 2016, IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, IOWA.

TIME OF TRANSFER INSPECTION TOT# 12042 ANDREW JOHNSON CERT # 7131

Site Information		
Parcel Description: Hog barn office		
Address: 1349 290th Street, Macksburg, IA 50155	County: Madison	
Owner Information		
Property is owned by a business: Yes		
Business Name: Hidden Valley Farms		
Owner Name:		
Email Address:		
Address: 1329 290th street, Macksburg, IA 50155		
Phone No:		
Additional Contact Information		
Name	Email Address	Affiliate Type
Eric Wiechmann	ewiechmann@iowaSelect.com	Other
Site related information		
No Of Bedrooms: 0	Inspection Date: 08/30/2024	
Facility Type: Commercial	Currently Occupied: Yes	
Last Occupied:	System Installation Date: 05/18/2017	
Permit issued by County: Yes	Permit Number: 004-17	
All plumbing fixtures enter septic system: Yes	County contacted for records: Yes	
Property Information Comments: Site location has 2 employees.		

Primary Treatment		
Tank 1		
Tank Name: Tank 1	Type: Septic Tank	Tank Size (Gal): 2000
Tank Material: Concrete	Tank Corrosion Type: None	Liquid Level Type: Normal
No. of Compartments: 3	Pump Tank Chamber: Yes	Licensed Pumper Name: Rjs Plumbing and heating
Date Pumped: 8/30/2024	Meets Setback to Well: N/A	Well Type:

Distance To Well (Ft):	Is Accessible: Yes	Lid Intact: No	
Risers Intact: No	Effluent Filter Present: Yes	Watertight: No	
Tank/Vault Pumped: Yes	Inlet Baffle Present: Yes	Outlet Baffle Present: Yes	Functioning as Designed: No
Tank Comments: Inlet side lid and riser is broken. Once lid and riser are fixed system will be watertight and functioning as designed. Tank has 3 compartments, the last chamber is the pump chamber.			

General Primary Treatment Comments:

Distribution Type

Pump System 1

Label: Pump System 1	Accessible: Yes	Control Box Functioning: Yes
Alarm(s) Present and Functioning: Yes	Functioning As Designed: Yes	

General Distribution System Comments : **Alarm has light alarm, no sound alarm. Alarm float is functioning.**

Secondary Treatment

Lateral Field1

Distribution Type: Pump System	Material Type: Leaching Chamber	Trench Width: 36
Lines: 1	Total Length of Absorption Line: 50	System Hydraulic Loaded: Yes
Gallons Loaded: 40	Meets Setback to Well: N/A	Well Type:
Distance To Well (Ft):	Lateral Lines Probed: Yes	Saturation or Ponding Present: Yes
Grass Cover Present: Yes	Lateral Lines Equal Length: Yes	System Located on Owner Property: Yes
Easement Present: N/A	Functioning as Designed: No	
Comments: Had a spot at the start of the lateral that ponded while loading the system. I made the pump run once and seen the ponding and stopped the hydraulic load test.		

General Secondary Treatment Comments:

Narrative Report

TOT Inspection Report Overall Narrative Comments: **Upon arrival to the jobsite I located the components of the septic system. I made sure the effluent filter was clean before starting the hydraulic load test. I used 40 gallons of freshwater from the truck to hydraulic load the system. The pump ran once and the lateral started to pond at the beginning of the lateral. It has about 4 inches of cover dirt in the spot that ponded and about a foot of dirt on most of it. After the pump was done pumping some of the effluent ran back into the tank from the lateral, enough to drain the ponded spot but not enough to make the pump run again. Then I pumped and inspected the septic tank. Then I took pictures to document my findings and put the lids back on.**

TIME OF TRANSFER INSPECTION TOT# 12042 ANDREW JOHNSON CERT # 7131

Owner Name: **Hidden Valley Farms**

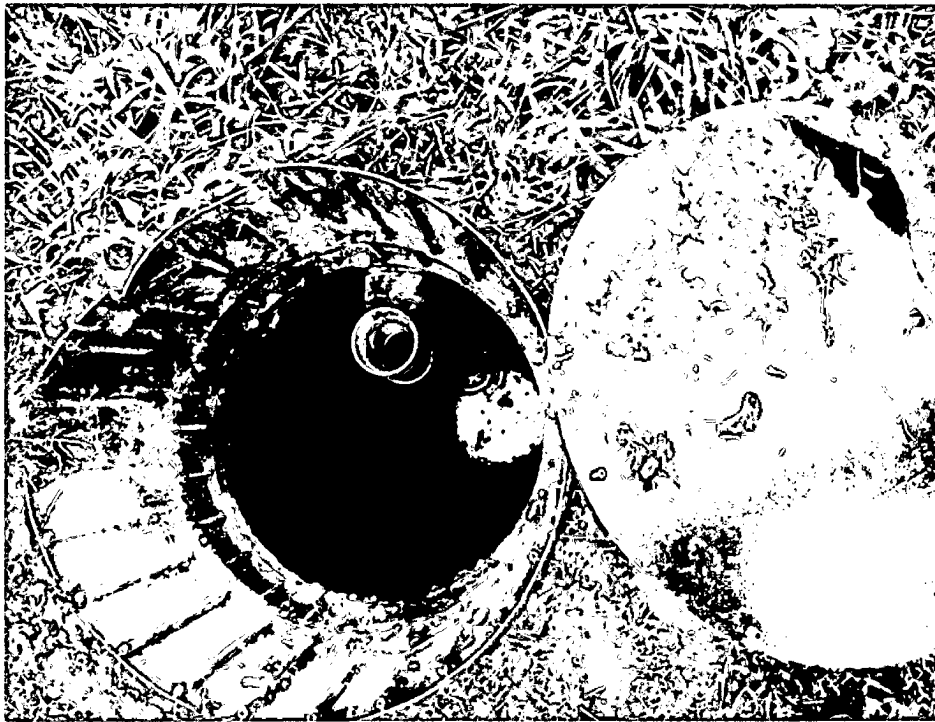
Address: **1349 290th Street , Macksburg , IA 50155**

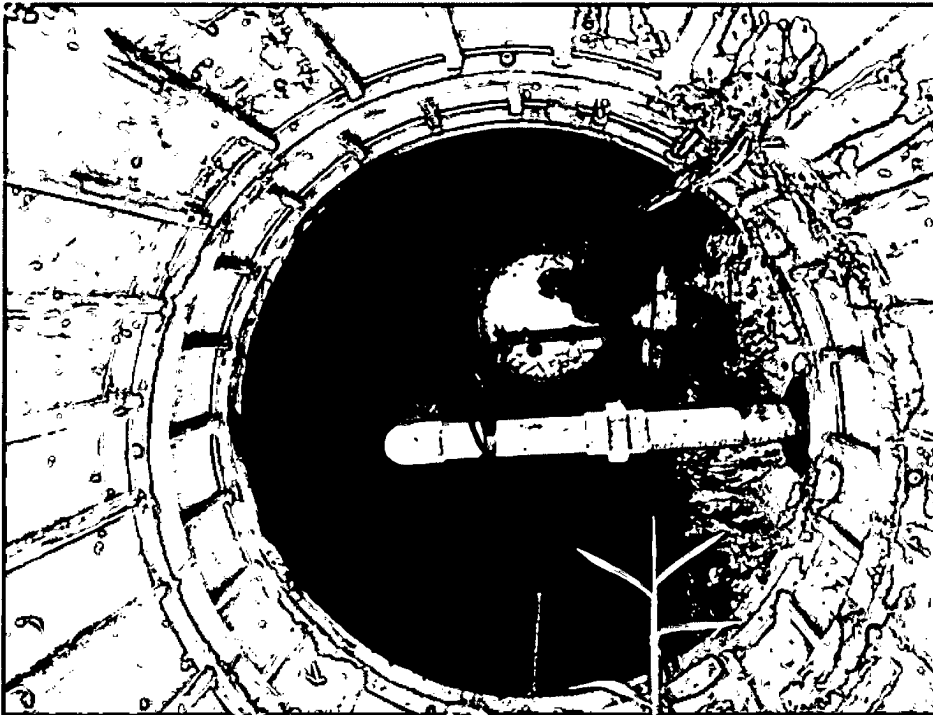
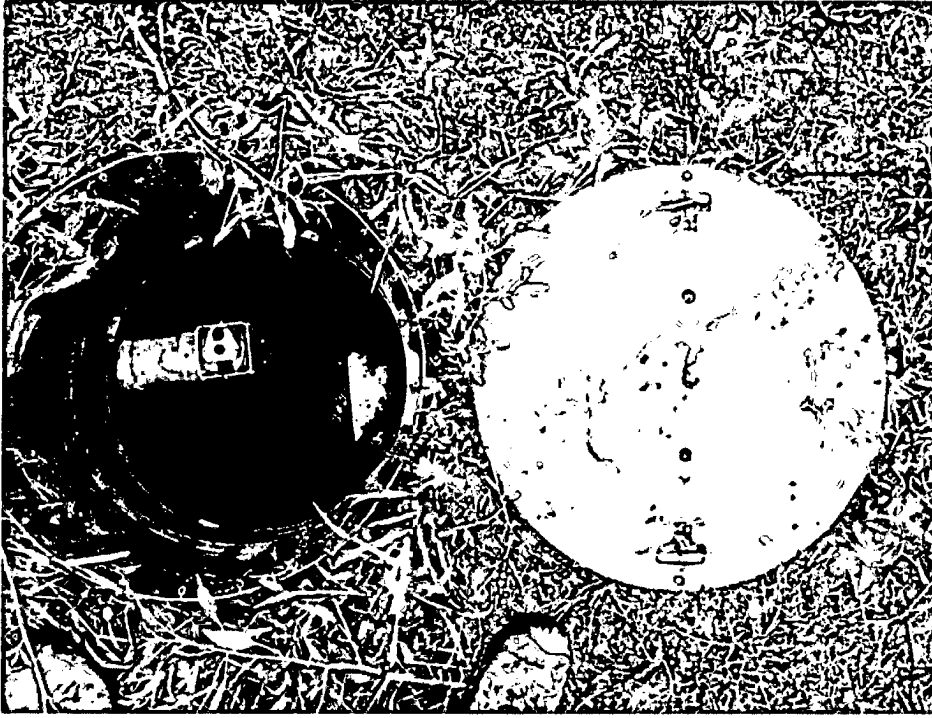
County: **Madison**

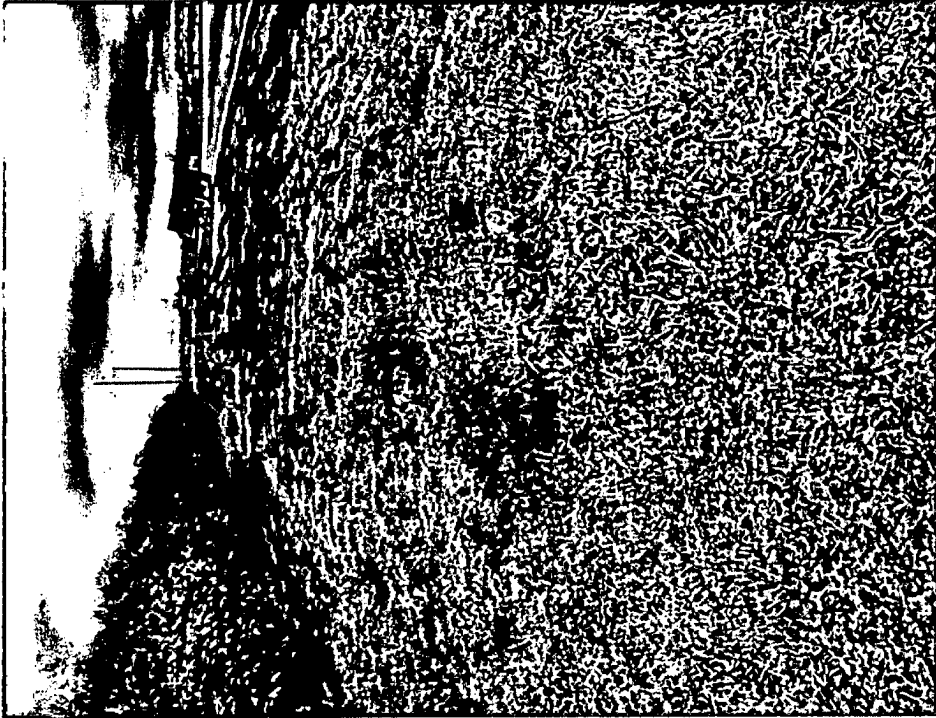
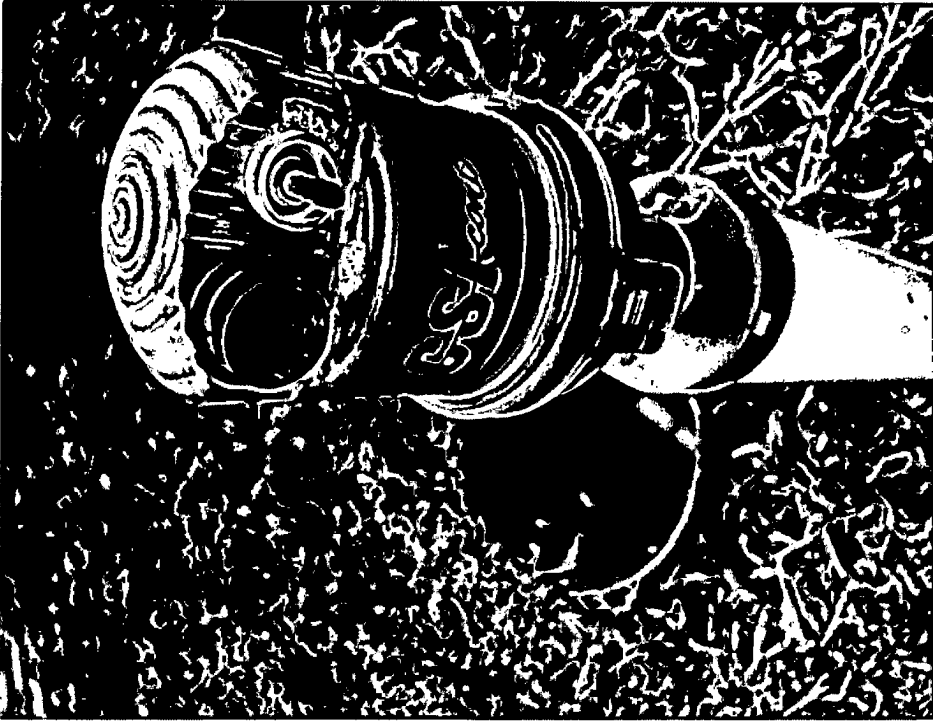
Inspection Date: **08/30/2024**

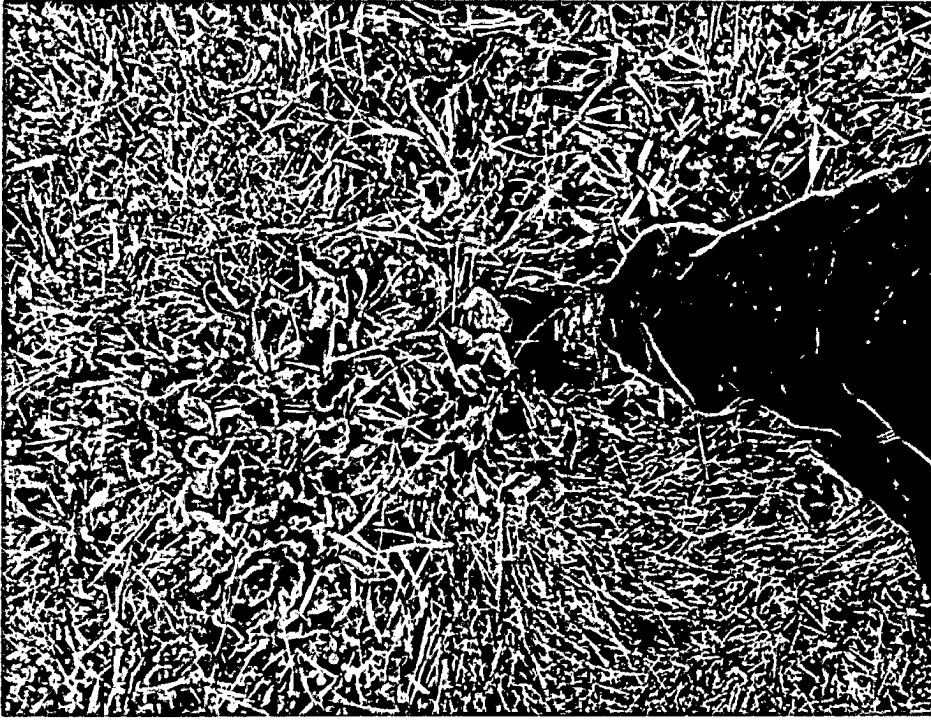
Submitted Date: **9/10/2024**

This page certifies a Time of Transfer inspection was conducted and submitted for the property listed above in accordance with Subrule 567 IAC 69.2(8).



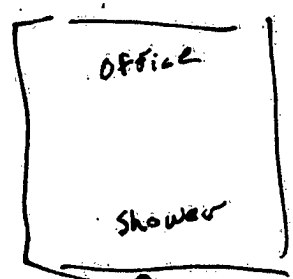






Permit # 004-17
Inspection 5/18/17
1349 290th St.

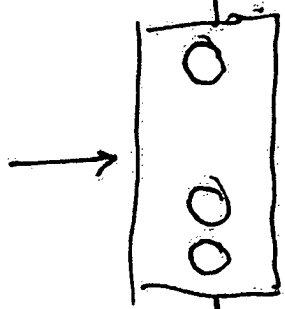
North



clean out

15'

1500/500
Septic/Pump
Tank



Alarm

1 1/2" Sch 40

5'

4" Sch 40

36" Low Profile Chamber

50'

Driveway

Crop ground