

BK: 2024 PG: 2976
Recorded: 12/9/2024 at 3:09:44.0 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:

2860 Bittersweet Avenue, 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)

Exhibit "A"

Legal Description:

Parcel "B" located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Five (5), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 3.63 acres, as shown in Plat of Survey filed in Book 2016, Page 1944 on July 8, 2016, in the Office of the Recorder of Madison County, Iowa.

TIME OF TRANSFER INSPECTION TOT# 12071 KYLE ELWOOD CERT # 13076

Site Information

Parcel Description: **Hog barn office**
Address: **2860 Bittersweet Ave, Macksburg, IA 50155** County: **Madison**

Owner Information

Property is owned by a business: **Yes**
Business Name: **Hidden Valley Farms**
Owner Name:
Email Address:
Address: **2860 Bittersweet Ave, 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: 05/25/2017
Permit issued by County: Yes	Permit Number: 022-17
All plumbing fixtures enter septic system: Yes	County contacted for records: Yes
Property Information Comments: This site has 2 employees	

Primary Treatment

Tank 1

Tank Name: Tank 1	Type: Septic Tank	Tank Size (Gal): 1250
Tank Material: Concrete	Tank Corrosion Type: None	Liquid Level Type: Normal

No. of Compartments: 2	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 riser and lid is broken. Once this is fixed the tank will be water tight and functioning as designed.**

General Primary Treatment Comments:

Distribution Type

Distribution System : **No**

General Distribution System Comments :

Secondary Treatment

Lateral Field1

Distribution Type: Other	Material Type: Leaching Chamber	Trench Width: 36
Lines: 1	Total Length of Absorption Line: 75	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: **Lateral had pooling at the beginning of the lateral. Only 6 inches of dirt on that spot that pooled up.**

General Secondary Treatment Comments:

Narrative Report

TOT Inspection Report Overall Narrative Comments: **Upon arrival to the jobsite I located all the components of the septic system. I made sure the effluent filter was clean before starting the hydraulic load test. I ran a total of 40 gallons of fresh water from the truck. Had ponding start at the end of the flood test at the start of the lateral. There is only about 6 inches of dirt covering that area with a foot of dirt in the deepest spot. In the design they asked for 18 inches of dirt covering the laterals. Then I pumped and inspected the septic tank. One corner of the septic tank is exposed and needs some dirt on it. Then I took pictures to document my findings and put the lids back on.**

TIME OF TRANSFER INSPECTION TOT# 12071 KYLE ELWOOD CERT # 13076

Owner Name: **Hidden Valley Farms**

Address: **2860 Bittersweet Ave , Macksburg , IA 50155**

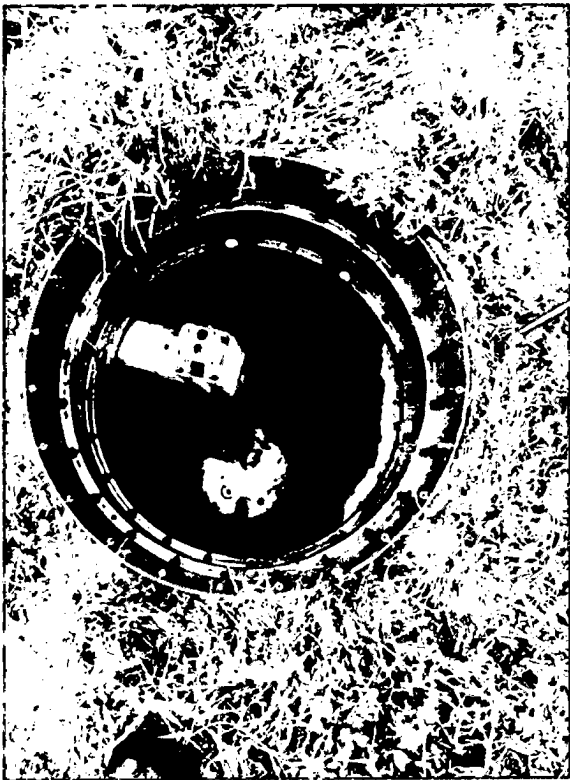
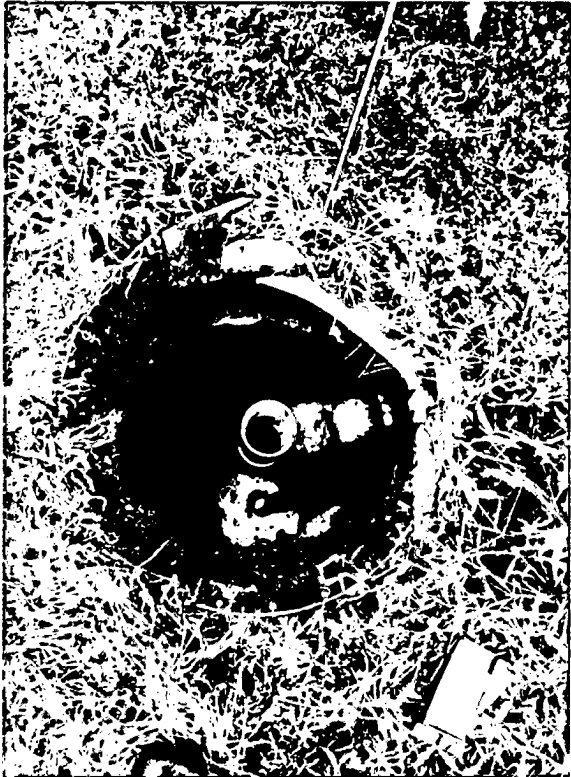
County: **Madison**

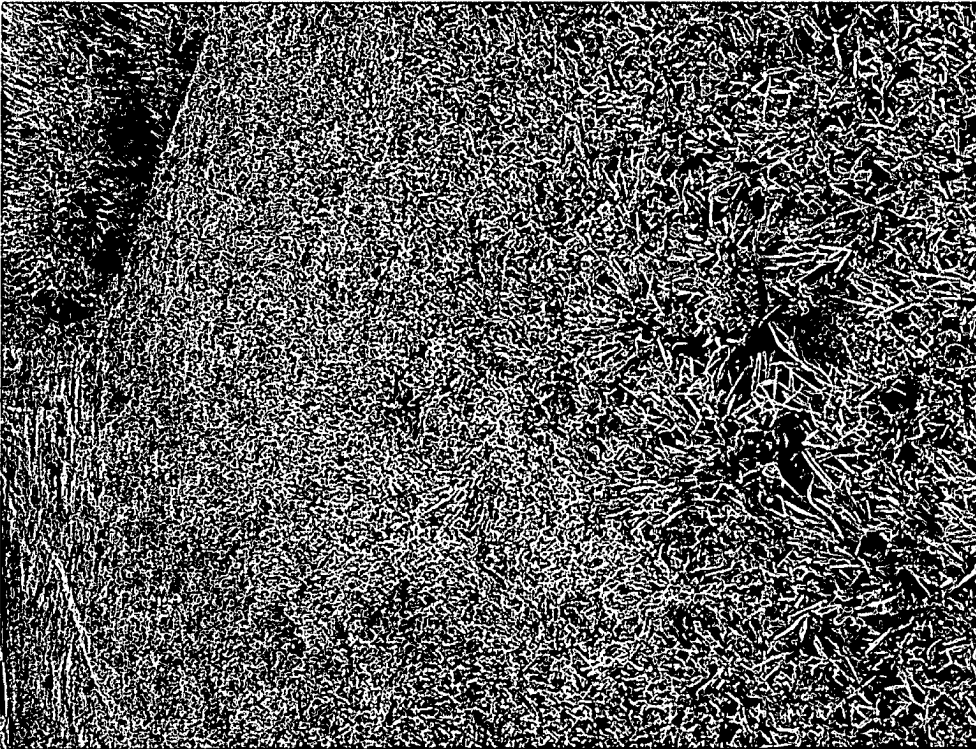
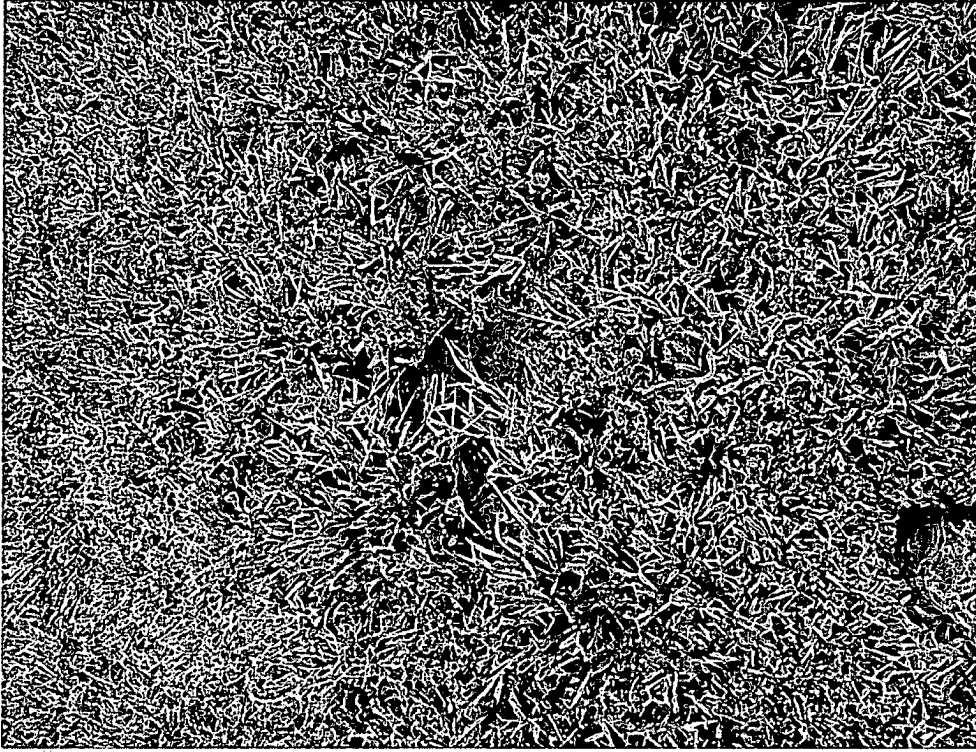
Inspection Date: **08/30/2024**

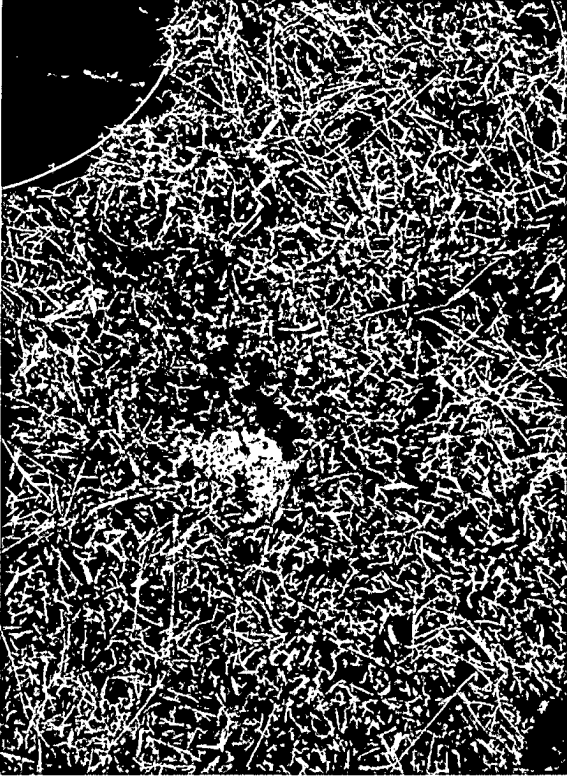
Submitted Date: **9/11/2024**

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).

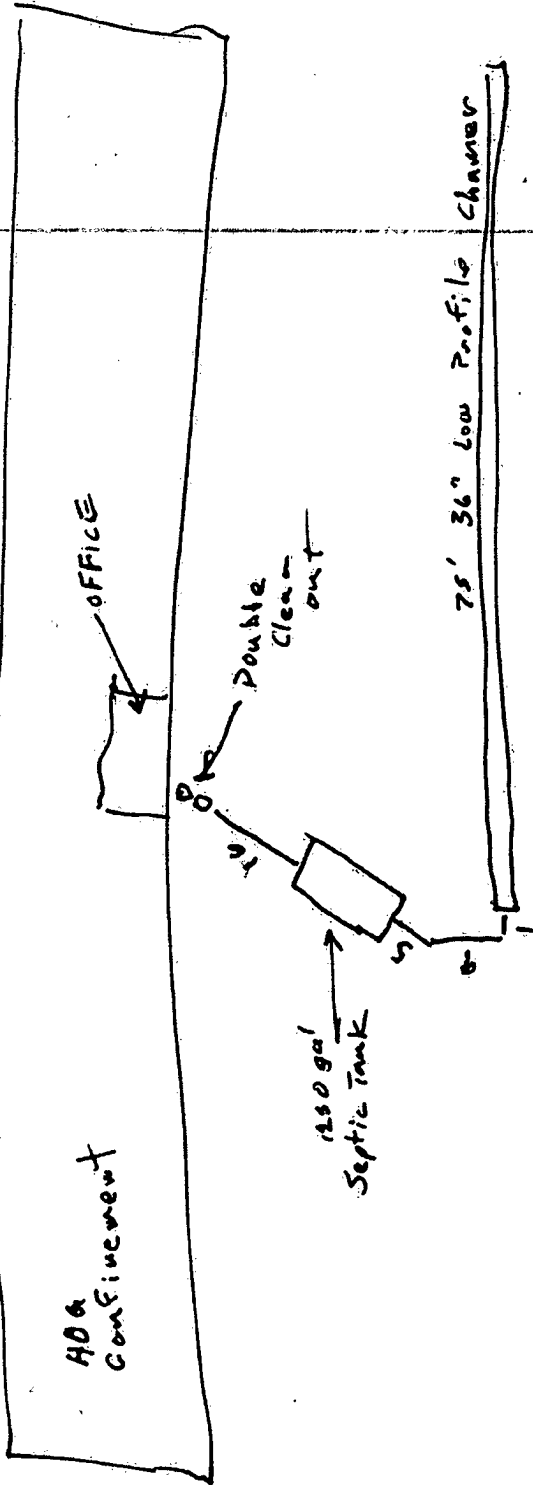
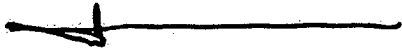








North



Permit # 022-17
Inspection 5/25/17
2860 Bittersweet Ave.