



Document 2025 GW435

Book 2025 Page 435 Type 43 001 Pages 9  
Date 2/19/2025 Time 12:38:30PM  
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BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

**REAL ESTATE TRANSFER - GROUNDWATER HAZARD STATEMENT  
TO BE COMPLETED 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: Old Post Properties, LLC

Address: 1638 US hwy 169, Winterset, IA 50273

Number and Street or RR, City, Town or P.O., State Zip

**TRANSFeree:**

Name: Findlay Farms, LLC

Address: 25633 V Ave. Waukee, IA 50263

Number and Street or RR, City, Town or P.O., State Zip

Address of Property Transferred:

Number and Street or RR, City, Town or P.O., State Zip

Legal Description of Property: (Attach if necessary)

1. Parcel "N" located in the Southwest Fractional Quarter (¼) of the Northwest Quarter (¼) of Section Six (6), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 13.85 acres, as shown in Plat of Survey filed in Book 2014, Page 496 on March 4, 2014, in the office of the Recorder of Madison County, Iowa.

**2. 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.

**3. 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.

**4. 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.

**5. 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.

**6. 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.

**7. 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:

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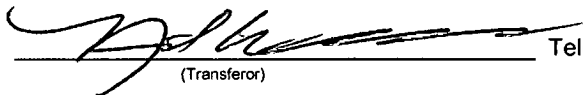
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I HEREBY DECLARE THAT I HAVE REVIEWED THE INSTRUCTIONS FOR THIS FORM AND THAT THE INFORMATION STATED ABOVE IS TRUE AND CORRECT.

Signature: \_\_\_\_\_

  
(Transferor)

Telephone No.: 309-339-6332



IOWA DEPARTMENT OF NATURAL RESOURCES

GOVERNOR KIM REYNOLDS  
LT. GOVERNOR CHRIS COURNOYER

DIRECTOR KAYLA LYON

## TIME OF TRANSFER INSPECTION TOT# 13909 MIKE HARKIN CERT # 9450

### Site Information

Parcel Description: **400070646020000**

Address: **1638 US hwy 169, Winterset, IA 50061**

County: **Madison**

### Owner Information

Property is owned by a business: **Yes**

Business Name: **Old post properties llc**

Owner Name:

Email Address: **Nick@land-concierge.com**

Address: **1638 US hwy 169, Winterset, IA 50061**

Phone No: **309-339-6332**

### Site related information

No Of Bedrooms: **0**

Inspection Date: **01/29/2025**

Facility Type: **Commercial**

Currently Occupied: **Yes**

Last Occupied:

System Installation Date:

Permit issued by County: **Yes**

Permit Number:

All plumbing fixtures enter septic system: **Yes**

County contacted for records: **Yes**

Property Information Comments:

**Zip code is 50273**

### Primary Treatment

#### Tank 1

Tank Name: **Tank 1**

Type: **Septic Tank**

Tank Size (Gal): **1500**

Tank Material: **Concrete**

Tank Corrosion Type: **None**

Liquid Level Type: **Normal**

No. of Compartments: **2**

Pump Tank Chamber: **No**

Licensed Pumper Name: **Wiegert**

Date Pumped: **1/29/2025**

Meets Setback to Well: **N/A**

Well Type:

Distance To Well (Ft.):

Is Accessible: **Yes**

Lid Intact: **Yes**

Risers Intact: **Yes**

Effluent Filter Present: **Yes**

Watertight: **Yes**

Tank/Vault Pumped: **Yes** Inlet Baffle Present: **Yes** Outlet Baffle Present: **Yes** Functioning as Designed: **Yes**  
Tank Comments: **1500 septic tank is properly working ,& water tight looks good**

## Tank 2

Tank Name: **Tank 2** Type: **Holding Tank** Tank Size (Gal): **2000**  
Tank Material: **Concrete** Tank Corrosion Type: **None** Liquid Level Type: **Normal**  
No. of Compartments: **2** Pump Tank Chamber: **No** Licensed Pumper Name: **Wiegert**  
Date Pumped: **1/29/2025** Meets Setback to Well: **N/A** Well Type:  
Distance To Well (Ft.): Is Accessible: **Yes** Lid Intact: **Yes**  
Risers Intact: **Yes** Effluent Filter Present: **No** Watertight: **Yes**  
Tank/Vault Pumped: **Yes** Inlet Baffle Present: **Yes** Outlet Baffle Present: **Yes** Functioning as Designed: **Yes**  
Tank Comments: **2000 cement septic tank looks good**

General Primary Treatment Comments:

**Both tanks are functioning as designed**

## Distribution Type

### Distribution Box 1

Label: **Distribution Box 1** Material Type: **Plastic** Accessible: **Yes**  
Box Opened: **Yes** Baffle Present: **Yes** Speed Levelers Present: **Yes**  
Watertight: **Yes** Functioning As Designed: **Yes**

General Distribution System Comments : **Ran 600 gallon hydraulic water load, in d- box**

## Secondary Treatment

### Sand Filter1

Filter Type: **Subsurface** Distribution Type: **Distribution Box** Material Type: **Rock and PVC Pipe**  
Absorption Area: **800** System Hydraulic Loaded: **Yes** Gallons Loaded: **600**  
Discharge At Time of Inspection: **No** CBOD5 Results: TSS Results:  
Disinfection Present: **No** Disinfection Type: Tertiary Treatment Present: **No**  
Tertiary Treatment Type: Meets Setback to Well: **N/A** Well Type:  
Distance To Well (Ft.): Sand Filter Probed: **Yes** Vent(s) Located: **Yes**  
Saturation or Ponding Present: **No** Grass Cover Over System: **Yes** Outlet Found: **Yes**  
Sample Taken: **No** GP4 Permitted: GP4 Required:  
System Located on Owner Property: **Yes** Easement Present: **N/A** Functioning as Designed: **Yes**  
Comments: **Ran 600 gallons of water ,no discharge at outlet pipe**

General Secondary Treatment Comments: **Sand filter appears to be in good working condition ,no discharge because lake of use , discharge pipe is barely dripping**

Narrative Report

TOT Inspection Report Overall Narrative Comments: **Septic system is properly working, only thing I seen was the alarm on the holding tank doesn't work**

**TIME OF TRANSFER INSPECTION TOT# 13909 MIKE HARKIN CERT # 9450**

Owner Name: Old post properties llc

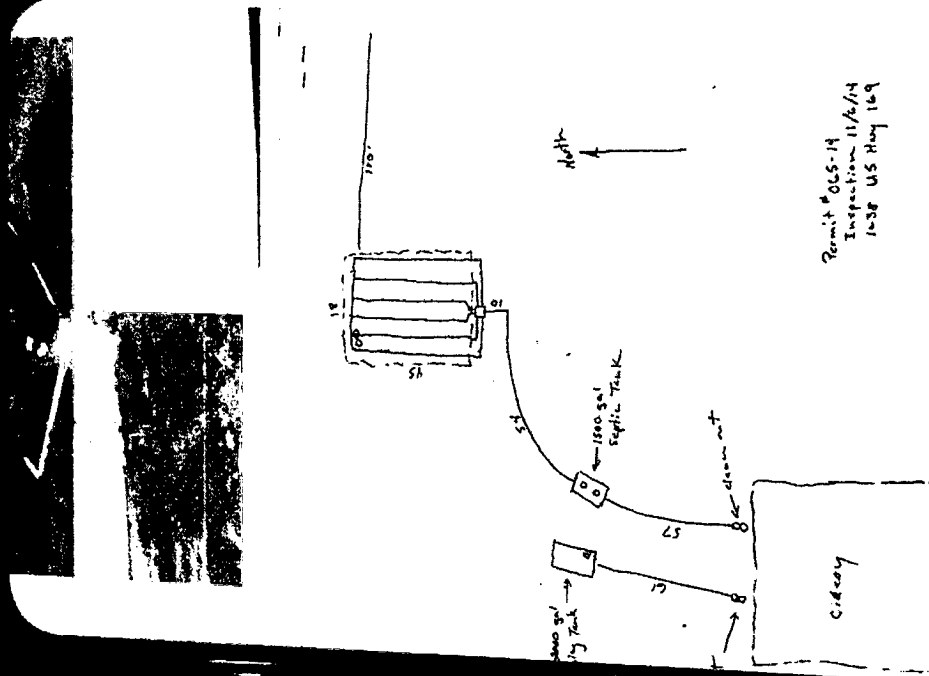
Address: 1638 US hwy 169 , Winterset , IA 50061

County: Madison

Inspection Date: 01/29/2025

Submitted Date: 2/2/2025

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).



Fitzgerald M. M. M.



