



Document 2017 GW1962

Book 2017 Page 1962 Type 43 001 Pages 7

Date 6/23/2017 Time 1:07:16PM

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INDX  
ANNO  
SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

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

**TRANSFEROR:**

Name Christopher Hunter + Jenny Beeler

Address PO Box 251 St Charles Gonger IA 50240  
Number and Street or RR City, Town or P.O. State Zip

Jenny Beeler 215 N. Morgan St. St. Charles, IA 50240

**TRANSFeree:**

Name Jensen Agricultural Properties, LLC

Address 105 NE 46th Ln #2 Ankeny IA 50021  
Number and Street or RR City, Town or P.O. State Zip

Address of Property Transferred:

2712 Peru Rd. Peru IA 50222  
Number and Street or RR City, Town or P.O. State Zip

Legal Description of Property: (Attach if necessary)

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

**1. Wells (check one)**

There are no known wells situated on this property.

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)**

There is no known solid waste disposal site on this property.

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)**

There is no known hazardous waste on this property.

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)**

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.)

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.

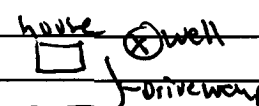
**5. Private Burial Site (check one)**

- There are no known private burial sites on this property.
- 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)**

- All buildings on this property are served by a public or semi-public sewage disposal system.
- This transaction does not involve the transfer of any building which has or is required by law to have a sewage disposal system.
- 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.
- 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.
- There is a building served by private sewage disposal system on this property. 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.
- 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 #9]
- This property is exempt from the private sewage disposal inspection requirements pursuant to the following exemption [Note: for exemption #9 use prior check box]: \_\_\_\_\_.
- The private sewage disposal system has been installed within the past two years pursuant to permit number \_\_\_\_\_.

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

well is located on the west side of the property  
on the side hand side of the driveway  


**I HEREBY DECLARE THAT I HAVE REVIEWED THE INSTRUCTIONS FOR THIS FORM**

**AND THAT THE INFORMATION STATED ABOVE IS TRUE AND CORRECT.**

Signature: X *Gregory Beck* Telephone No.: (910) 581-3547  
(Transferor or Agent)

## **EXHIBIT "A"**

**The North Half (1/2) of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twelve (12), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; EXCEPT that part conveyed to Madison County, Iowa for highway purposes, as shown in Warranty Deed recorded in Book 95 Page 267; AND all that part of the East Twenty-six (26) acres of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twelve (12), which lies South of the public highway running across said 40-acre tract.**



Time of Transfer Inspection Report (DNR Form 542-0191)

Property information

Current owner Jenny Beecher 910-581-3547

Buyer \_\_\_\_\_ Realtor Becky Knight 515-707-3446

Mailing address 215 North Morgan St. Charles Ia 50240

Site Address/County 2712 Peru Rd. Peru Ia 50222 / Madison County

Legal Description \_\_\_\_\_

No. of bedrooms 2 Last occupied? 1 1/2 yrs Records available yes

Permit/installation date 4-29-91 Separation distances ok/no? \_\_\_\_\_

→ 1284

Septic system information

Septic tank(s): size 1,000 gal. material concrete condition fairly good

Tank pumped? yes date May 29, 2015 licensed pumper yes - S.T. 307

Septic/trash/processing tank: size \_\_\_\_\_ material \_\_\_\_\_ condition \_\_\_\_\_

Tank pumped? \_\_\_\_\_ date \_\_\_\_\_ licensed pumper \_\_\_\_\_

Aerobic treatment unit (ATU) mfg \_\_\_\_\_ size \_\_\_\_\_

Tank pumped? \_\_\_\_\_ date \_\_\_\_\_ licensed pumper \_\_\_\_\_

Maintenance contract? \_\_\_\_\_ expiration date \_\_\_\_\_ service provider \_\_\_\_\_

Condition \_\_\_\_\_

Pump tanks/vaults: type \_\_\_\_\_ size \_\_\_\_\_ condition \_\_\_\_\_

Distribution system: distribution box yes outlets used no condition good

Header pipe(s) 1 # of lines 2 Pressure dosed? no

Secondary treatment:

length of absorption fields 2 x 100' 200 ft. determined by [Signature]

condition of fields Good determined by [Signature]

type of trench material 10" Gravelless

Size of sand filter \_\_\_\_\_ determined by \_\_\_\_\_

Vent pipes above grade? \_\_\_\_\_ discharge pipe located? \_\_\_\_\_

Effluent sample taken? \_\_\_\_\_ Results \_\_\_\_\_

Media filters: type \_\_\_\_\_

Maintenance contract? \_\_\_\_\_ expiration date \_\_\_\_\_ service provider \_\_\_\_\_

Condition \_\_\_\_\_

NPDES General Permit No. 4: required? \_\_\_\_\_ permitted? \_\_\_\_\_ NOI provided \_\_\_\_\_



Time of Transfer Inspection Worksheet

Other Components

Alarms no Working? \_\_\_\_\_ Disinfection no Working? \_\_\_\_\_

Control Box no Timers no Inspection Ports no

Other Components none

Overall condition of the private sewage disposal system

Acceptable? yes Unacceptable? \_\_\_\_\_

Explain (attach additional pages as needed): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Comments: Pump & clean septic tank every 3 to 5 years

Site status at conclusion of Time of Transfer inspection:

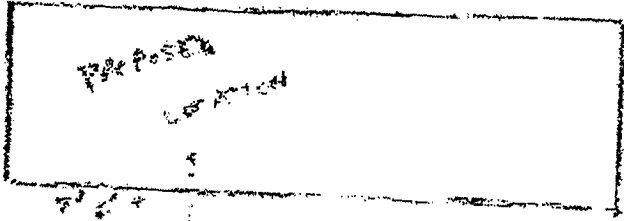
- Verify that controls are set on the appropriate mode.
- Power is on to all components.
- Revisit all components to verify lids are secure.
- Gather all tools for removal from the site.
- Verify that no sewage is on the ground surface.

Using this worksheet, write a narrative report of the inspection results.

Submit a copy of this report, including your narrative, to the city/county environmental health office, the DNR and the county Recorder in the county where the inspection was conducted.

This report indicates the condition of the private sewage disposal system at the time of the inspection. It does not guarantee that it will continue to function satisfactorily.

Signature of Certified Inspector: *Wance Smith* Date: 6-7-17  
 Name (print): Wance Smith Certificate #: 8992  
 Address: 502 West Main Street St. Charles IA 50240  
 Phone # 641-396-2440

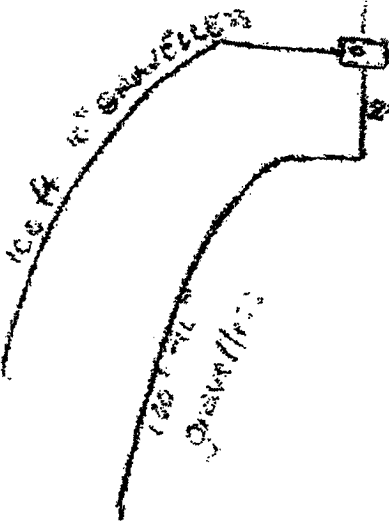


21' 6" T. Allow

30' 4" T

15% allow

DROP IN LINE TO LOWER LEVEL



Permit # 1284  
 Issued 4/29/91  
 2712 Perm Rd

**ANYTIME SEPTIC SERVICES II  
VANCE SMITH  
ST. CHARLES, IA 50240  
641-396-2440**

**REAL ESTATE SEPTIC INSPECTION**

On June 7<sup>th</sup>, 2017. Anytime Septic Services II did Time of Transfer Real Estate Inspection on Septic tank, Distribution box, and Lateral field at 2712 Peru Road, Peru, Iowa 50222. Jenny Beeler residence.

Septic tank is a 1,000 gallon two compartment concrete Booneville tank that I pumped and cleaned on May 28<sup>th</sup>, 2015. Time of Transfer Regulation states if septic tank has been pumped and cleaned within three years it's not required unless necessary or otherwise which wasn't necessary clean water on both inlet and outlet ends of tank. Primary access clean out lid is a 22 inch round beveled concrete lid that is in front of separation wall. On both inlet and outlet ends of tank are square shaped beveled concrete lids above concrete baffles. The inlet baffle is completely detached from inlet wall and outlet baffle is 60% deteriorated off outlet wall with some deterioration between separation wall and the side walls of tank. Septic tank is 15 inches below ground surface.

Distribution box is a concrete Booneville box that is 18 inches below ground surface. Inside of box is a clay tile pipe for a baffle and two schedule 35 pipes leaving box with no speed levelers.

Lateral field consist of 2 runs of 10 inch graveless tile with out socks and are 28 inches below ground surface. Each lateral run is 100 feet in length totaling 200 feet of laterals that is in weeded food plot area that has no evidence of surfacing or ponding at this time.

**NOT RESPONSIBLE FOR ANY FAILED SEPTIC SYSTEMS.**