Docusign Envelope ID: 485B4997-BE87-8DF6-83AA-99E7BE715586

SELLER'S DISCLOSURE
AND CONDITION OF PROPERTY ADDENDUM (LAND)

Seller: Too Golden Farms, LLC
Address: 000 County Rd G40, Columbus Junction, IA 52738
County: Louisa **Acres:** 27.5
Approximate date SELLER purchased Property: November 2024

1. NOTICE TO SELLER.
Be as complete and accurate as possible when answering the questions in this disclosure. Attach additional sheets if space is insufficient for all applicable comments. This Disclosure statement is designed to assist the SELLER in making these disclosures. Licensee(s), prospective buyers and buyers will rely on this information.

2. NOTICE TO BUYER.
This is a disclosure of SELLER'S knowledge of the Property as of the date signed by SELLER and is not a substitute for any inspection or warranties that BUYER may wish to obtain. It is not a warranty of any kind by SELLER and is not a substitute for any inspections or warranties that BUYER may wish to obtain. It is not a warranty of any kind by SELLER or a warranty or representation by the Broker(s) or their licensees.

3. WATER SOURCE:
a. Is there a water source on or to the Property?..... ☐Yes ☒No ☐Unknown
Type: ☐Public ☐Private ☐Well ☐Cistern ☐None ☐Other: N/A
b. If well, state type: N/A depth: N/A
1. Diameter: N/A age: N/A
2. Has water ever been tested?..... ☐Yes ☐No ☒Unknown
c. Other water systems & their condition: N/A
d. Is there a water meter on the Property?..... ☐Yes ☐No ☒Unknown
e. Is there a rural water certificate?..... ☐Yes ☐No ☒Unknown
f. Other applicable information: N/A

If any of the answers in this section are "Yes," explain in detail or attach documentation:
N/A

4. GAS/ELECTRIC:
a. Is there electric service on the Property?..... ☐Yes ☐No ☒Unknown
If "Yes", is there a meter?..... ☐Yes ☐No ☒Unknown
b. Is there gas service on the Property?..... ☐Yes ☐No ☒Unknown
If "Yes", what is the source? N/A
c. Are you aware of any additional costs to hook up utilities?..... ☐Yes ☐No ☒Unknown
d. Other applicable information: N/A

If any of the answers in this section are "Yes", explain in detail or attach documentation:
N/A

5. LAND (SOILS, DRAINAGE AND BOUNDARIES). ARE YOU AWARE OF:

a. The Property or any portion thereof being located in a flood zone, wetlands area or proposed to be located in such as designated by FEMA which requires flood insurance?.... ☒Yes ☐No ☐Unknown
b. Any drainage of flood problems on the Property or adjacent properties?..... ☐Yes ☒No ☐Unknown
c. Any neighbors complaining Property causes drainage problems?..... ☐Yes ☒No ☐Unknown
d. The Property having had a stake survey?..... ☐Yes ☐No ☒Unknown
e. Any boundaries of the Property being marked in any way?..... ☐Yes ☒No ☐Unknown
f. Having an Improvement Location Certificate (ILC) for the Property?..... ☐Yes ☒No ☐Unknown
Any fencing/gates belong to the Property?..... ☒Yes ☐No ☐Unknown
If "Yes", does fencing/gates belong to the Property?..... ☒Yes ☐No ☐Unknown
g. Any encroachments, boundary line disputes or non-utility easements affecting the Property?..... ☐Yes ☒No ☐Unknown
h. Any expansive soil, fill dirt, sliding, settling, earth movement, upheaval, or earth stability problems that have occurred on the Property or in the immediate vicinity?..... ☐Yes ☒No ☐Unknown
i. Any diseased, dead or damaged trees or shrubs on the Property? ……. ☐Yes ☒No ☐Unknown
j. Other applicable information: N/A

If any of the answers in this section are "Yes" (except g), explain in detail or attach all warranty information and other documentation:

Property is in a flood zone

6. SEWAGE:

a. Does the Property have any sewage facilities on or connected to it?..... ☐Yes ☒No ☐Unknown
If "Yes", are they:
☐Public Sewer ☐Private Sewer ☐Septic System ☐Cesspool
☐Lagoon ☐Grinder Pump ☐Other: N/A
If applicable, who last serviced? N/A
By whom? _____
b. Has Property had any surface of subsurface soil testing related to installation of sewage facility?..... ☐Yes ☒No ☐Unknown
c. Are you aware of any problems relating to the sewage facilities?..... ☐Yes ☒No ☐Unknown

If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other documentation:

N/A

7. LEASEHOLD AND TENANT'S RIGHTS, INTERESTS, INCLUDING GAS AND OIL LEASES:

a. Are there leasehold interests in the Property?..... ☐Yes ☒No ☐Unknown
If "Yes", complete the following:
Lessee is: N/A
Contact number is: N/A
Seller is responsible for: N/A
Lessee is responsible for: N/A
Split or Rent is: N/A
Agreement between Seller and Lessee shall end on or before: N/A
☐Copy of Lease is attached **☐Verbal - No Lease to provide**
b. Are there tenant's rights in the property?..... ☒Yes ☐No ☐Unknown
If "Yes", complete the following:

Tenant/Tenant Farmer is: Garrett Beeding
Contact number is: 563-260-6606
Seller is responsible for: Nothing
Tenant/Tenant Farmer is responsible for: Crops
Split or Rent is: No rent at this time
Agreement between Seller and Tenant shall end on or before: _____

☐**Copy of Lease is attached** ☒**Verbal - No Lease to provide**

c. Do additional leasehold interests or tenant's rights exist?..... ☐Yes ☒No ☐Unknown
If "Yes", explain: Garrett farms for free in exchange for some work

8. MINERAL RIGHTS (unless superseded by local, state or federal laws):

☒Pass unencumbered with the land to the Buyer.
☐Remain with the Seller.
Have been previously assigned as follows: _____

9. WATER RIGHTS (unless superseded by local, state, or federal laws):

☒Pass unencumbered with the land to the Buyer.
☐Remain with the Seller.
Have been previously assigned as follows: _____

10. CROPS (planted at time of sale):

☐Pass with the land to the Buyer.
☒Remain with the Seller.
Have been previously assigned as follows: Belong to Garrett Beeding

11. GOVERNMENT PROGRAMS:

a. Are you currently participating, or do you intend to participate, in any government farm program?..... ☐Yes ☒No ☐Unknown
b. Are you aware of any interest in all or part of the Property that has been reserved by previous owner or government action to benefit any other property?..... ☐Yes ☒No ☐Unknown

If any of the answers in this section are "Yes", explain in detail or attach documentation:
N/A

12. HAZARDOUS CONDITIONS. ARE YOU AWARE OF:

a. Any underground storage tanks on or near Property?..... ☐Yes ☒No ☐Unknown
b. Any previous or current existence of hazardous conditions (e.g., storage tanks, oil tanks, oil spills, tires, batteries, or other hazardous conditions)?..... ☐Yes ☒No ☐Unknown
If "Yes", what is the location? N/A
c. Any previous environmental reports (e.g. Phase 1 Environmental reports)?..... ☐Yes ☒No ☐Unknown
d. Any disposal of any hazardous waste products, chemicals, polychlorinated biphenyl's (PCB's), hydraulic fluids, solvents, paint, illegal or other drugs or insulation on the Property or adjacent property?..... ☐Yes ☒No ☐Unknown
e. Environmental matters (e.g. discoloration of soil or vegetation or oil sheers in wet areas)?..... ☐Yes ☒No ☐Unknown

f. Any existing hazardous conditions on the Property or adjacent gas, radon gas, properties (e.g. methane radioactive material, landfill toxic materials)? ☐Yes ☒No ☐Unknown
g. Gas/oil wells lines or storage facilities on the Property or adjacent property? ☐Yes ☒No ☐Unknown
h. Any other environmental conditions on the Property or adjacent properties? ☐Yes ☒No ☐Unknown
i. Any tests conducted on the Property? ☐Yes ☒No ☐Unknown

If any of the answers in this section are "Yes" (except b), explain in detail or attach documentation:
N/A

13. OTHER MATTERS. ARE YOU AWARE OF:

a. Any violation of zoning, setbacks or restrictions, or non-conforming Use? ☐Yes ☒No ☐Unknown
b. Any violation of laws or regulations affecting the Property? ☐Yes ☒No ☐Unknown
c. Any existing or threatened legal action pertaining to the Property? ☐Yes ☒No ☐Unknown
d. Any litigation or settlement pertaining to the Property? ☐Yes ☒No ☐Unknown
e. Any current or future special assessments to the property? ☐Yes ☒No ☐Unknown
f. Any other conditions that may materially and adversely affect the value or desirability of the Property? ☐Yes ☒No ☐Unknown
g. Any other condition that may prevent you from completing the sale of the Property? ☐Yes ☒No ☐Unknown
h. Any burial grounds on the Property? ☐Yes ☒No ☐Unknown
i. Any abandoned wells on the Property? ☐Yes ☒No ☐Unknown
j. Any public authority contemplating condemnation proceedings? ☐Yes ☒No ☐Unknown
k. Any government rule limiting the future use of the Property other existing zoning and subdivision regulations? ☐Yes ☒No ☐Unknown
l. Any government plans or discussion of public projects that could lead to special benefit assessment against the Property or any part thereof? ☐Yes ☒No ☐Unknown
m. Any unrecorded interests affecting the Property? ☐Yes ☒No ☐Unknown
n. Anything that would interfere with passing clear title to buyer? ☐Yes ☒No ☐Unknown
o. The Property being subject to a right of first refusal? ☐Yes ☒No ☐Unknown
If "Yes", number of days required for notice: N/A

If any of the answers in this section are "Yes", explain in detail or attach documentation:
N/A

14. UTILITIES. Identify the name and phone number for utilities listed below:

Electric Company Name: N/A Phone #: N/A
Gas Company Name: N/A Phone #: N/A
Water Company Name: N/A Phone #: N/A

The undersigned seller represents, to the best of their knowledge, the information set forth in the foregoing Disclosure Statement is accurate and complete. SELLER does not intend this Disclosure Statement to be a warranty or guarantee of any kind. SELLER hereby authorizes Licensee assisting Seller to provide this information to prospective BUYER of the Property and to real estate brokers and salespeople. **SELLER will promptly notify Licensee assisting the SELLER in writing, if any information in this disclosure changes prior to Closing, and Licensee assisting the SELLER will promptly notify Licensee assisting the BUYER, in writing, of such changes. (SELLER and BUYER initial and date any changes and/or any list of additional changes. If attached # of pages).**

CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.

_____	10/1/2026 | 08:07:24 CDT	_____	
SELLER	**DATE**	**SELLER**	**DATE**
_____		_____	
SELLER	**DATE**	**SELLER**	**DATE**

BUYER ACKNOWLEDGEMENT AND AGREEMENT

1. I understand and the information in this form is limited to information of which SELLER has actual knowledge and SELLER need only make an honest effort at fully revealing the information requested.
2. This property is being sold to me without warranties or guaranties of any kind by SELLER, Broker(s) or agents concerning the condition or value of the Property.
3. I agree to verify any of the above information, and any other important information provided by SELLER or Broker(s) (including any information obtained through the Multiple Listing Service) by an independent investigation of my own. I have been specifically advised to have the property examined by professional inspectors. Buyer assumes responsibility Property is suitable for their intended use.
4. I acknowledge neither SELLER nor Broker(s) is an expert at detecting or repairing physical defects in the Property.
5. I specifically represent there are no important representations concerning the condition or value of the Property made by SELLER or Broker(s) on which I am relying except as may be fully set forth in writing and signed by them.

_____		_____	
BUYER	**DATE**	**BUYER**	**DATE**
_____		_____	
BUYER	**DATE**	**BUYER**	**DATE**