

215 S Fort Avenue

Eagle Grove IA 50533

County: Wright

Type:

Status: Active

List Price: \$115,000

Sold Price:

Original List Price: \$115,000



Style **BUNG**
 Bedrooms **2**
 Baths Total **1**
 AGTotSQFT **840**
 BGFInSQFT
 BGTotSQFT
 Year Built **1957**
 Construction Status Desc
 Acres **0.150**
 Lot Size Dimensions **50X134**
 Lot Size SqFt **6,534**

Property ID # **09-28-476-014**
 Property ID #2
 Property ID #3
 Tax Year **2023**
 Gross Taxes **\$986**
 AssessVal **60,200.00**
 TaxwAssmt
 AssmtPend **Unknown**
 HmstdDesc **Owner**
 List Date **9/23/2024**
 Input Date **9/24/2024 12:49 PM**
 Sales Contract Date
 Date Closed

DOM/CDOM: 1 / 1

Legal Desc **LOT 3 BLOCK 4 Broadway Add to Eagle Grove Junction, Wright County, IA**

Subdiv
 Rental License?
 Assoc Mgmt Co. Name
 Assoc Mgmt Co. Phone #

Association Fee
 Association Fee Frequency
 Common Wall
 Sub Lease?
 Sub Lease Expiration Date

School District Name
 School District Phone

Directions At intersection of Commercial/Hwy 17 and Broadway, go West till the 4 stop. Turn South on Fort, it is the second to last house on the West.

Public Remarks Immaculately maintained home in quiet location. 2 bedrooms and bathroom with walk in shower on main level. Spacious kitchen with appliances included. Basement has tons of space to finish. Hardwood floors, updated bathroom, 2020 aircon and furnace, water heater 2024, roof 2024 and fresh paint. Call for a showing - this is a good solid house that will not last long.

Room	Level	Dimen	Other Rooms	Level	Dimen	Heating	Forced Air
Living Room	Main					Air Conditioning	Central
Dining Room			Bathroom	Basement		Water	City Water/Connected
Family Room			Storage Room	Basement		Sewer	City Sewer/Connected
Kitchen	Main					Garage Stalls	2.00
Bedroom 1	Main					Garage Stall #	
Bedroom 2	Main					Parking Characteristics	Detached Garage
Bedroom 3	Main					Fireplaces	0
Bedroom 4							
			Bathrooms:	Total: 1	Full: 1		
				3/4: 0	1/2: 0	1/4: 0	

Manufactured Home: No

Basement Full, Concrete Block, Unfinished
Accessible None, Grab Bars In Bathroom

Exterior Wood
Power Company

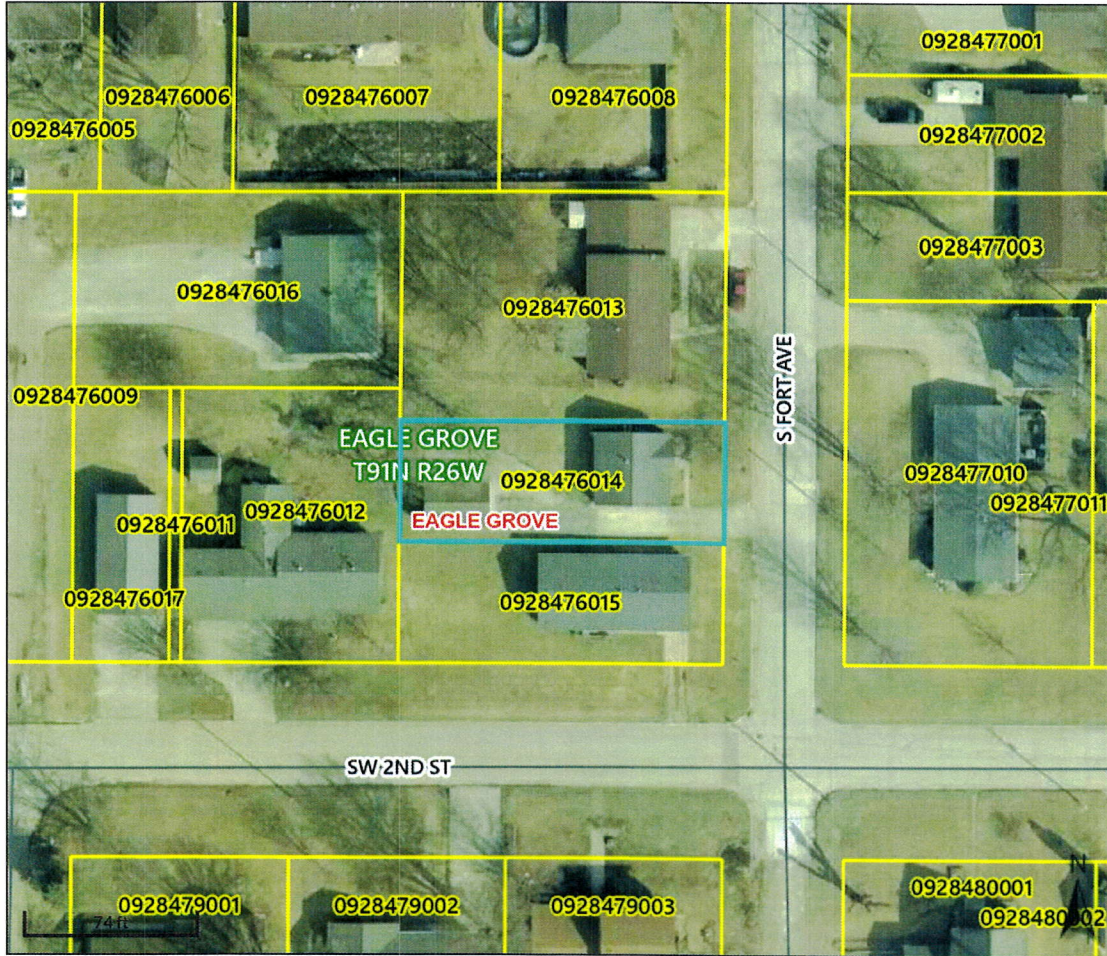
PREPARED BY:



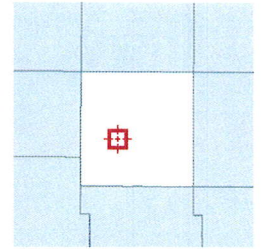
Jennifer A Van Jaarsveld
 jenny@homelandiowa.com
 515-448-3717









HomeLand Realty
 201 S. Commercial Ave.
 Eagle Grove IA 50533
 515-448-3717



Overview



Legend

- Parcels
-  Parcel
-  BLL
-  Wind Turbine
-  Condo
-  Corporate Limits
-  Townships

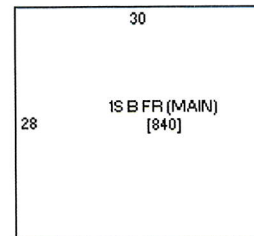
Parcel ID	0928476014	Alternate ID	n/a	Owner Address	Johnson, Janice L.
Sec/Twp/Rng	0-0-0	Class	R		215 S Fort Ave
Property Address	215 S FORT	Acreage	n/a		Eagle Grove, IA 50533-1938
	EAGLE GROVE				

District EAGLE GROVE CORPORATION
 Brief Tax Description LOT 3 BLOCK 4
 BDWY

(Note: Not to be used on legal documents)

Date created: 9/24/2024
 Last Data Uploaded: 9/24/2024 6:31:04 AM

Developed by 





SELLER DISCLOSURE OF PROPERTY CONDITION (BASIC)

(To be delivered prior to buyer making Offer to Buy Real Estate)



Property Address: 215 S Fort Ave, Eagle Grove, IA 50533

Property Owner (Seller – please print per title): Janice L. Johnson by Matthew M. Johnson - Atty in Fact

Purpose of Disclosure: Completion of this form is required under Iowa law which mandates Seller disclose condition and information about the property, unless the property is exempt.

Instructions to the Seller: (1) Complete this form yourself. (2) Report known conditions materially affecting the property and utilize ordinary care in obtaining the information. (3) Provide information in good faith and make a reasonable effort to ascertain the required information. (4) Additional pages or reports may be attached. (5) If some items do not apply to your property, write "NA" (not applicable). (6) All approximations must be identified "AP". If you do not know the facts, write or check UNKNOWN. (7) Keep a copy of this statement.

Exempt Properties: Properties exempt from the Seller's disclosure requirement include (IA Code 558A): Bare ground; property containing 5 or more dwellings units; court ordered transfers; transfers by a power of attorney; foreclosures; lenders selling foreclosed properties; transfers by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust. This exemption shall not apply to a transfer of real estate in which the fiduciary is a living natural person and was an occupant in possession of the real estate at any time within the twelve consecutive months immediately preceding the date of transfer; between joint tenants, or tenants in common; to or from any governmental division; quit claim deeds; intra family transfers; between divorcing spouses; commercial or agricultural property which has no dwellings. Seller(s) certifies that the property is exempt from the requirement(s) of Iowa Code 558A because one of the above exemptions apply.

Property is exempt because one or more of the above exemptions apply. (If exempt - **STOP HERE** – skip to signature line)

Seller's Disclosure Statement: Seller discloses the following information regarding the property and certifies this information is true and accurate to the best of my/our knowledge as of the date signed. Seller authorizes Agent to provide a copy of this statement to any person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. This statement shall not be a warranty of any kind by Seller or Seller's Agent and shall not be intended as a substitute for any inspection or warrant the purchaser may wish to obtain. The following are representations made by Seller and are not the representations of Agent. **The Agent has no independent knowledge of the condition of the property except that which is written on this form. Seller advises Buyer to obtain independent inspections relevant to Buyer.**

I. Property Conditions, Improvements and Additional Information:

- Basement/Foundation:** Has there been known water or other problems? Yes No Unknown If yes, please explain: First time in yrs due to excessive Rain Fall 2024
- Roof:** Any known problems? Yes No Unknown Type asphalt Unknown
Date of repairs/replacement 9-24 Unknown Describe: _____
- Well and pump:** Any known problems? Yes No Unknown Type of well (depth/diameter), age and date of repair: NA Has the water been tested? Yes No Unknown If yes, date of last report/results: _____
- Septic tanks/drain fields:** Any known problems? Yes no Unknown / Location of tank _____
 Unknown Age _____ Unknown / Date tank last inspected _____ Unknown
- Sewer:** Any known problems? Yes No Any known repairs/replacement? Yes No Date of repairs _____
- Heating system(s):** Any known problems? Yes No Any known repairs/replacement? Yes No Date of repairs New blower motor & circuit board 7-24
- Central Cooling system(s):** Any known problems? Yes No Any known repairs/replacement? Yes No Date of repairs _____
- Plumbing system(s):** Any known problems? Yes No Any known repairs/replacement? Yes No Date of repairs New hot water heater 7-24
- Electrical system(s):** Any known problems? Yes No Any known repairs/replacement? Yes No Date of repairs _____

Buyer initials _____ Seller initials mmj

10. **Pest Infestation:** (wood-destroying insects, bats, snakes, rodents, destructive/troublesome animals, etc.) Any known problems? Yes No Unknown Date of treatment _____ Previous Infestation/Structural Damage? Yes No Date of repairs _____

11. **Asbestos:** Is asbestos present in any form in the property? Yes No Unknown If yes, explain: _____

12. **Radon:** Any known tests for the presence of radon gas? Yes No If yes, who tested? _____ Test results? _____ Date of last report _____ Seller Agrees to release any testing results. **If not, Check here**

13. **Lead Based Paint:** Known to be present or has the property been tested for the presence of lead based paint? Yes No Unknown If yes, what were the test results? _____

14. **Any known** encroachments, easements, "common areas" (facilities like pools, tennis courts, walkways or other areas co-owned with others), zoning matters, nonconforming uses, or a Homeowners Association which has any authority over the property? Yes No Unknown

15. **Features** of the property known to be shared in common with adjoining landowners, such as walls, fences, roads and driveways whose use or maintenance responsibility may have an effect on the property? Yes No Unknown

16. **Structural Damage:** Any known structural damage? Yes No Unknown

17. **Physical Problems:** Any known settling, flooding, drainage or grading problems? Yes No Unknown

18. **Is the property located in a flood plain?** Yes No Unknown If yes, flood plain designation _____

19. **Do you know the zoning classification of this property?** Yes No Unknown What is the zoning? Residential

20. **Covenants:** Is the property subject to restrictive covenants? Yes No Unknown If yes attach a copy **OR** state where a true, current copy of the covenants can be obtained: _____

21. **Has there been "major" structural remodeling?** Yes No If yes, please explain: _____

You MUST explain any "Yes" responses above (Attach additional sheets if Necessary):

Seller has owned the property since 2016 (date). Seller has indicated above the history and condition of all the items based solely on the information known or reasonably available to the Seller(s). If any changes occur in the structural/mechanical/appliance systems of this property from the date of this form to the date of closing, Seller will immediately disclose the changes to Buyer. In no event shall the parties hold Broker liable for any representations not directly made by Broker or Broker's affiliated licensees (brokers and salespersons). **Seller hereby acknowledges Seller has retained a copy of this statement.**

Seller acknowledges requirement that Buyer be provided with the "Iowa Radon Home-Buyers and Sellers Fact Sheet", prepared by the Iowa Department of Public Health.

Seller Matthew M. Johnson Seller _____ Date 9-23-24

Buyer hereby acknowledges receipt of a copy of this statement. This statement is not intended to be a warranty or to substitute for any inspection the buyer(s) may wish to obtain.

Buyer acknowledges receipt of the "Iowa Radon Home-Buyers and Sellers Fact Sheet" prepared by the Iowa Department of Public Health.

Buyer _____ Buyer _____ Date _____



**DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT:
LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS**

Address: 215 S Fort Ave, Eagle Grove, IA 50533

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

SELLER'S DISCLOSURE (initial)

MJ (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
 Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

MJ (b) Records and Reports available to the Seller (check one below):
 Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
 Seller has provided the Purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

PURCHASER'S ACKNOWLEDGEMENT (initial)

_____ (c) Purchaser has received copies of all information listed above.
or, No Records or Reports were available (see (b) above).

_____ (d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home, Lead Poisoning: How to Protect Iowa Families*.

_____ (e) Purchaser has (check one below):
 Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
 Waived the opportunity to conduct a risk assessment or inspection for the presence of lead based paint and/or lead-based paint hazards.

AGENT'S ACKNOWLEDGEMENT (initial)

JJ (f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

CERTIFICATE OF ACCURACY

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate:

Matthew M Jackson _____ 9-23-24 _____
Seller Date Purchaser Date

_____ _____ _____
Seller Date Purchaser Date
JJ Jaarsveld _____ 9/23/24 _____
Seller's Agent Date Purchaser's Agent Date



Radon Gas and Mold Notice and Release Agreement



Client Name: _____
Property Address: 215 S Fort Ave, Eagle Grove, IA 50533

BUYERS ARE HEREBY NOTIFIED AND UNDERSTAND THAT RADON GAS AND SOME MOLDS HAVE THE POTENTIAL TO CAUSE SERIOUS HEALTH PROBLEMS.

Brokerage has no knowledge of radon or mold in, on or around the Property other than what may have already been described or otherwise made available to Buyer by the Seller or Buyer's home inspector.

Radon is an invisible and odorless gaseous radioactive element. Mold is a general term for visible growth of fungus, whether it is visible directly or is visible when barriers, such as building components (for example, walls) or furnishings (for example, carpets), are removed.

Real Estate Brokers and Agents are not qualified to advise Buyers on radon or mold treatment or their health and safety risks. **BUYERS ARE ENCOURAGED TO OBTAIN THE SERVICES OF A QUALIFIED AND EXPERIENCED PROFESSIONAL TO CONDUCT INSPECTIONS AND TESTS REGARDING RADON AND MOLD PRIOR TO CLOSING.**

In consideration of the sale of the Property to the undersigned Buyer, Buyer does hereby release, indemnify, hold harmless and forever discharge Seller from any and all claims, liabilities, or causes of action of any kind that the Buyer may now have or at any time in the future may have against the Seller resulting from the presence of radon or mold in, on or around the Property.

Buyer has been given the opportunity to review this Release Agreement with the Buyer's attorney or any other representatives of Buyer's choosing, and hereby acknowledges reading and understanding this Release.

Dated this _____ day of _____.

Buyer's Signature

Buyer's Signature

Buyer's Printed Name

Buyer's Printed Name

Notice to Buyer - Emerald Ash Borer

Property Address: 215 S Fort Ave, Eagle Grove, IA 50533

Potentially significant costs and aesthetics of a property are at risk due to the Emerald Ash Borer (EAB) – a threat to the ash tree population in Iowa. Trees add significant value to a property, and transaction values will be greatly impacted by the loss of any tree. The cost for preventative treatments (approximately \$100- \$5,000) may need to be considered, as well as the potential costs for removal (approximately \$200- \$4,000 depending on size and location) of a tree which is infected with EAB, or is already dying. These factors may need to be evaluated by any potential purchaser of property with ash trees.

The Iowa Department of Natural Resources (DNR) announced a quarantine for the entire state of Iowa. Preventive treatment of ash trees within 15 miles of a known case of EAB is recommended.

Some benefits of urban trees include helping clean the air, slow storm water runoff, raise property values, sequester carbon, and reduce energy costs.

As REALTORS® we are not trained in identifying trees. Sellers/Buyers are encouraged to identify the species of trees on their and nearby property and take particular note of any ash trees. **Contact an expert (local arborist, tree salesperson or service) to correctly determine the type of trees on your property.**

Much more information may be found at:

<http://www.iowadnr.gov/Environment/Forestry/ForestHealth/EmeraldAshBorer.aspx>

There are confirmed Ash trees on the property: Yes No Unknown

Emerald Ash Borer has been confirmed within 15 miles of the property:

Yes No Unknown

I acknowledge receipt of this disclosure

Buyer Signature

Date