

NEW



## Whispering Oaks Waterfront Retreat

163.84 +/- Acres | Monona County, IA | \$2,150,000



**National Land Realty**  
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The above information is from sources deemed reliable, however the accuracy is not guaranteed.  
National Land Realty assumes no liability for error, omissions or investment results.



## PROPERTY SUMMARY

National Land is pleased to offer this amazing property nestled in the Iowa hills, South of Mapleton, IA. This expansive recreational property is perfectly situated for those seeking tranquility and seclusion without being too far from town, ideal for various uses, from a personal getaway to rental opportunities. The property boasts rolling topography, featuring a mixture of lush pastures, mature timber, and a stunning 10+/- acre lake known for excellent fishing. Two duplexes provide a total of four separate and private suites. Each suite offers 2 or 3 bedrooms, kitchen with living room and bath, while a common kitchen and gathering area serve as the perfect space for activities. Other amenities include an outdoor pavilion, dock, 30x40 outbuilding and 4 camper pads equipped with water and electric hookups. It is more than just land; it's an opportunity to create lasting memories and experiences. Contact the listing agent, Ryan Schroeter for additional details.



## ACREAGE BREAKDOWN

105+/- acres of Pasture, 10+/- acre lake and the remaining acres are cabin site and timber.

## ADDRESS

16354 Sequoia Ave.  
Mapleton, IA 51034

## LOCATION

Approximately 2.5 miles south of Mapleton, IA.

## TAXES

\$9,204/year (2022)

## PROPERTY HIGHLIGHTS

- The property boasts rolling topography, featuring a mixture of lush pastures, mature timber, and a stunning 10+/- acre lake known for excellent fishing.
- Two duplexes provide a total of four separate and private suites. Each suite offers 2 or 3 bedrooms, kitchen with living room and bath, while a common kitchen and gathering area serve as the perfect space for activities.
- Other amenities include an outdoor pavilion, dock, 30x40 outbuilding and 4 camper pads equipped with water and electric hookups.
- Review the Land Disclosure in relation to the deed restrictions or contact the listing agent to discuss the deed restrictions on the subject property.



[nationalland.com/listing/whispering-oaks-waterfront-retreat](https://nationalland.com/listing/whispering-oaks-waterfront-retreat)



**COMMERCIAL PROPERTY HIGHLIGHTS**

**Zoning**  
AG

**Listing ID#**  
2911449





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## Seller's Land Disclosure

This statement is a disclosure of the condition of the real property described below made to the best of seller's knowledge on the date on which this statement is signed. This statement is NOT a warranty of any kind by the seller or any agent representing a principal in the transaction, and should NOT be accepted as a substitute for any inspection or warranty that the purchaser may wish to obtain. Any agent representing a principal in the transaction may provide a copy of this statement to any other person in connection with any actual or possible sale of the real property. The information provided in this statement is the representation of the seller and NOT the representation of any agent, and is NOT intended to be part of any contract between buyer and seller.

Name of Seller(s): Sugar Creeck, LLC

Property Address: 16468 Sequoia Ave, Mapleton, IA 51034

Legal Description: SE 1/4 6-84-42 Monona Co., IA

Year Purchased: \_\_\_\_\_ Annual Taxes: 9204+/-

Property Currently Zoned: AG

**Description of Property (list approximate acres in each category):**

Irrigated Tillable: \_\_\_\_\_ Pasture: 78+/- Other: 15+/-

Non-Irrigated Tillable: \_\_\_\_\_ Lake/Pond: 10+/-

Timber/Creek: 40+/- Home Site: 20+/- Total Acres (+/-) 163.84+/-

<< Please Check "Yes," "No" or "Unknown" for each question >>

1. Has the property been surveyed?  Yes  No  Unknown  
If "Yes," explain: \_\_\_\_\_
2. Does the Seller own mineral rights to the property?  Yes  No  Unknown  
If "Yes," explain: \_\_\_\_\_
3. Does the Seller own water rights to the property?  Yes  No  Unknown  
If "Yes," explain: \_\_\_\_\_
4. Does anyone other than the seller own or have any interest or claim to the mineral or water rights on the property?  Yes  No  Unknown  
If "Yes," explain: \_\_\_\_\_
5. Does the property lie in a flood plain or zone?  Yes  No  Unknown  
If "Yes," state the last date (if ever) that the property experienced any flooding and describe the nature of such flooding: \_\_\_\_\_
6. Is the property subject to any covenants or homeowners association regulations?  Yes  No  Unknown  
If "Yes," explain: \_\_\_\_\_
7. Is the property connected to city/rural water?  Yes  No  Unknown  
If "Yes," indicate service providers name: \_\_\_\_\_

8. Is there a well on the property?  Yes  No  Unknown

If "Yes," please state the following to the best of your knowledge:

Location: North of Pond

Approx. Age: \_\_\_\_\_ Depth: \_\_\_\_\_ Approx. Gal/Min.: \_\_\_\_\_ Date Last Tested: \_\_\_\_\_

Please describe any problems with the well (if any) that you are aware of: \_\_\_\_\_

9. Is the property connected to a public sewer system?  Yes  No  Unknown

If "Yes," indicate service providers name: \_\_\_\_\_

10. Is there a septic system on the property?  Yes  No  Unknown

If "Yes," please state the following to the best of your knowledge:

Location: \_\_\_\_\_

Approx. Age: 12 years Date Last Tested: 2012 Location & Orientation of Laterals: Yes

Please describe any problems with the septic system (if any) that you are aware of: \_\_\_\_\_

11. Is there electricity on the property?  Yes  No  Unknown

If "No," what is the distance to the nearest source: \_\_\_\_\_

12. Is there gas on the property?  Yes  No  Unknown

If "No," what is the distance to the nearest source: \_\_\_\_\_

13. Are there any propane tanks on the property?  Yes  No  Unknown

If "Yes," please state the following to the best of your knowledge:

Location: \_\_\_\_\_

# of Tanks: \_\_\_\_\_ Owned or Leased: \_\_\_\_\_ Current Fuel Level: \_\_\_\_\_

14. Are there any leases on the property? (Farm, Hunting, other)?  Yes  No  Unknown

If "Yes," please describe the terms of lease, provide contact info for lessee: \_\_\_\_\_

Pasture Lease 2024

15. Is the property enrolled in any federal, state or local program?  Yes  No  Unknown

CRP  WRP  Other \_\_\_\_\_ Acres Enrolled: \_\_\_\_\_ Annual Payment Amount: \_\_\_\_\_ Contract End Date: \_\_\_\_\_

16. Does the property produce any income?  Yes  No  Unknown

If "Yes," please describe the nature and annual amount of any income: \_\_\_\_\_

Pasture Rent. 7000

17. Are the property boundaries marked?  Yes  No  Unknown

Fence Describe fence type and condition: \_\_\_\_\_

Other Describe boundaries: \_\_\_\_\_

18. Are there any crops currently planted or growing on the property? Yes  No  Unknown

If "Yes," explain: \_\_\_\_\_

19. Are there any improvements on the property (e.g. outbuilding, pit blinds, other permanent structures)? Yes No  Unknown

If "Yes," please describe the nature, size and condition of each: \_\_\_\_\_

20. Are there any lakes or ponds on the property? (If Yes, answer following):  Yes  No  Unknown

Approx. Size (+/- Acres): 10 acres Approx. Depth: 18-22 feet Stocked w/ Fish: \_\_\_\_\_ Date Last Stocked: \_\_\_\_\_ Type of Fish Stocked: \_\_\_\_\_

Does anyone else share access to the lake/pond? (Name & Nature of access): \_\_\_\_\_

21. Is there any irrigation system being sold with the property? Yes  No  Unknown

If "Yes," please give specifications and describe in detail:

Type: \_\_\_\_\_

Condition: \_\_\_\_\_

22. Are you aware of any boundary disputes, encroachments or unrecorded easements on the property? Yes  No  Unknown

23. Are there any easements on the property? Yes  No  Unknown

24. Are you aware of any hazardous waste products, chemicals, or other hazardous items on the property? Yes  No  Unknown

25. Are you aware of any underground storage tanks on the property? Yes No  Unknown

26. Are you aware of any notices from any governmental agency or other party affecting this property? Yes  No  Unknown

27. Does ownership of the property entitle owner to use any common areas? Yes  No  Unknown

28. Are there any features of the property shared with adjoining landowners, such as a wall, fence, road or driveway? Yes  No  Unknown

29. Are you aware of any violations of local, state or federal laws or regulations relating to this party? Yes  No  Unknown

30. Are you aware of any existing or threatened legal action related to or involving this property? Yes  No  Unknown

31. Are you aware of any proposed or pending zoning charges that might apply to this property? Yes  No  Unknown

32. Are you aware of any human remains, burials or cemeteries located on the property? Yes No  Unknown

If "Yes" please explain: \_\_\_\_\_

33. Are you aware of any drainage issues or has anyone complained of any drainage issues pertaining to the property affecting their property? Yes  No  Unknown

34. Please describe the wildlife commonly found on the property (e.g. Deer, turkey, upland birds, waterfowl, etc...): \_\_\_\_\_



35. Has the subject property been issued, or is it operating under, a special use permit and/or conditional use permit? If "Yes,"

- Can the permit be transferred to the new buyer?
- Does the new buyer have to reapply for the permit?
- Permit expiration date (if applicable): \_\_\_\_\_

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown

**Additional Miscellaneous Comments:**

Building Restrictions on deed  
 We agreed with previous owner can put her ashes + her special friend on top of hill  
 we agreed to not sod Bust ground while she is alive.

Check here if additional pages are attached to this Land Disclosure Statement!

**Seller's Certification:** Seller acknowledges that the information contained herein is accurate, true and complete to the best of Seller's knowledge, information and belief; Seller has provided all the information in this disclosure; and that the Broker/Agent has not materially assisted in the preparation of this disclosure. Seller hereby authorizes the listing broker to provide copies of this disclosure to other real estate agents and brokers and prospective buyers of this property. If seller acquires knowledge which renders the Land Disclosure Statement provided previously is materially inaccurate, the Seller shall deliver a revised Land Disclosure Statement to the Buyer as soon as is practicable.

**Seller:**

Michael Beebe

Date: 5-6-2024

Seller Printed Name

Michael F Beebe

Date: 5-6-2024

MICHAEL F BEEBE  
 Seller Printed Name

**Buyer's Acknowledgement:** Buyer acknowledges receipt of a copy of this statement and understands that the information contained in this Land Disclosure Statement is a statement of certain conditions and information concerning the Property known to the Seller. It is not a warranty of any kind by the Seller or Seller's agent.

**Buyer:**

\_\_\_\_\_

Date: \_\_\_\_\_

Buyer Printed Name

\_\_\_\_\_

Date: \_\_\_\_\_

Buyer Printed Name

## EXHIBIT "A"

The Southeast Quarter (SE1/4) of Section Six (6), and also, right of way Forty (40) Feet wide, as now traveled, to provide ingress and egress to said premises, across the Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4) of said Section Six (6), to the public highway in the said Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4) of said Section Six (6), all in Township Eighty-four (84) North, Range Forty-two (42) West of the 5<sup>th</sup> P.M., Monona County, Iowa.

AND

All that part of the Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4) of Section Six (6), Township Eighty-four (84) North, Range Forty-two (42) West of the Fifth (5<sup>th</sup>) Principal Meridian, Monona County, Iowa, described as beginning at the East Quarter(E¼) Corner of Section 6-84-42, thence North 89° 58' 40" West along the South line of the Northeast Quarter (NE¼) of Section 6-84-42, 276.00 Feet, thence North 08° 11'35" West 477.00 Feet, thence North 53°03'00" East 154.00 Feet, thence South 84° 35' 00" East 222.00 Feet to the East line of the NE¼ of Section 6-84-42, thence due South along said East line 544.00 Feet to the point of beginning.

Tract contains 3.91 acres, including public road, and 3.84 acres, excluding public road.  
Note: The East line of the Northeast Quarter (NE1/4) of Section 6-84-42 is assumed to bear due South;

The real estate which is the subject of this conveyance shall be subject to the following use restriction:

Construction, erection or placement of any building or structure on the subject real estate, including, but not limited to, commercial, agricultural, residential or industrial structures are expressly prohibited except Grantee shall have the right to construct, place, erect, maintain and replace up to five (5) single family residences on the property, plus a support or associated out-building for each residence not to exceed 30 feet x 40 feet in size. Any additional construction, placement, erection, maintenance or replacement of any building during the term of this restriction shall be only with the prior written approval of the Grantor.

The right to enforce this use restriction is personal to the Grantor, is not inheritable or assignable, and shall not survive the Grantor.

In the event of a violation of this use restriction, it is hereby agreed that Grantor's remedies at law are inadequate and Grantor shall be entitled to a temporary or permanent injunction as well as the right to recover all costs of enforcement, including, without limitation, attorneys fees.

**RESIDENTIAL PROPERTY SELLER DISCLOSURE STATEMENT**

Property address: 16354 Sequoia Ave. Mapleton, IA 51034

**PURPOSE:**

Use this statement to disclose information as required by Iowa Code chapter 558A. This law requires certain sellers of residential property that includes at least one and no more than four dwelling units to disclose information about the property to be sold. The following disclosures are made by the seller(s) and not by any agent acting on behalf of the seller(s).

**INSTRUCTIONS TO SELLER(S):**

- 1. Seller(s) must complete this statement. Respond to all questions, or attach reports allowed by Iowa Code section 558A.4(2);
- 2. Disclose all known conditions materially affecting this property;
- 3. If an item does not apply to this property, indicate that it is not applicable (N/A);
- 4. Please provide information in good faith and make a reasonable effort to ascertain the required information. If the required information is **unknown** or is **unavailable** following a reasonable effort, use an **approximation** of the information, or indicate that the information is **unknown (UNK)**. All **approximations** must be identified as **approximations (AP)**;
- 5. Additional pages may be attached as needed;
- 6. Keep a copy of this statement with your other important papers.

1. Basement/Foundation: Any known water or other problems? Yes  No

2. Roof: Any known problems? Yes  No

Any known repairs? Yes  No

If yes, date of repairs/replacement: \_\_\_/\_\_\_/\_\_\_

3. Well and Pump: Any known problems? Yes  No

Any known repairs? Yes  No

If yes, date of repairs/replacement: \_\_\_/\_\_\_/\_\_\_

Any known water tests? Yes  No

If yes, date of last report: 04/20/11

and results: SAFE

4. Septic Tanks/Drain Fields: Any known problems? Yes  No

Location of tank: \_\_\_\_\_

Date tank last cleaned: \_\_\_/\_\_\_/\_\_\_

5. Sewer System: Any known problems? Yes  No

Any known repairs? Yes  No

If yes, date of repairs/replacement: \_\_\_/\_\_\_/\_\_\_

6. Heating System(s): Any known problems?

Yes  No

Any known repairs?

Yes  No

If yes, date of repairs/replacement: \_\_\_/\_\_\_/\_\_\_

7. Central Cooling System(s): Any known problems?

Yes  No

Any known repairs?

Yes  No

If yes, date of repairs/replacement: \_\_\_/\_\_\_/\_\_\_

8. Plumbing System(s): Any known problems?

Yes  No

Any known repairs?

Yes  No

If yes, date of repairs/replacement: \_\_\_/\_\_\_/\_\_\_

9. Electrical System(s): Any known problems?

Yes  No

Any known repairs?

Yes  No

If yes, date of repairs/replacement: \_\_\_/\_\_\_/\_\_\_

10. Pest Infestation (e.g., termites, carpenter ants): Any known problems?

Yes  No

If yes, date(s) of treatment: \_\_\_/\_\_\_/\_\_\_

*WE HAVE PEST CONTROL BUT EVERY MONTH*

Any known structural damage?

Yes  No

If yes, date(s) of repairs/replacement: \_\_\_/\_\_\_/\_\_\_

11. Asbestos: Any known to be present in the structure?

Yes  No

If yes, explain: \_\_\_\_\_

12. Radon: Any known tests for the presence of radon gas?

Yes  No

If yes, date of last report: \_\_\_/\_\_\_/\_\_\_

and results: \_\_\_\_\_

13. Lead-Based Paint: Any known to be present in the structure?

Yes  No

14. Flood Plain: Do you know if the property is located in a flood plain?

Yes  No

If yes, what is the flood plain designation? \_\_\_\_\_

15. Zoning: Do you know the zoning classification of the property?

Yes  No

If yes, what is the zoning classification? RAU

16. Covenants: Is the property subject to restrictive covenants? Yes  No

If yes, attach a copy or state where a true, current copy of the covenants can be obtained.

17. Shared or Co-Owned Features: Any 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

Any known "common areas" such as pools, tennis courts, walkways, or other areas co-owned with others, or a Homeowner's Association which has any authority over the property? Yes  No

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

19. Structural Damage: Any known structural damage? Yes  No

**SELLER(S) DISCLOSURE:**

Seller(s) discloses the information regarding this property based on information known or reasonably available to the Seller(s).

The Seller(s) has owned the property since 01/12/11. The Seller(s) certifies that as of the date signed this information is true and accurate to the best of my/our knowledge.

Seller(s) acknowledge(s) requirement that Buyer(s) be provided with the "Iowa Radon Home-Buyers and Seller Fact Sheet" prepared by the Iowa Department of Public Health.

Seller Maria F. Ber  
Date 05/06/2024

Seller Mark Ber  
Date 5/10/24

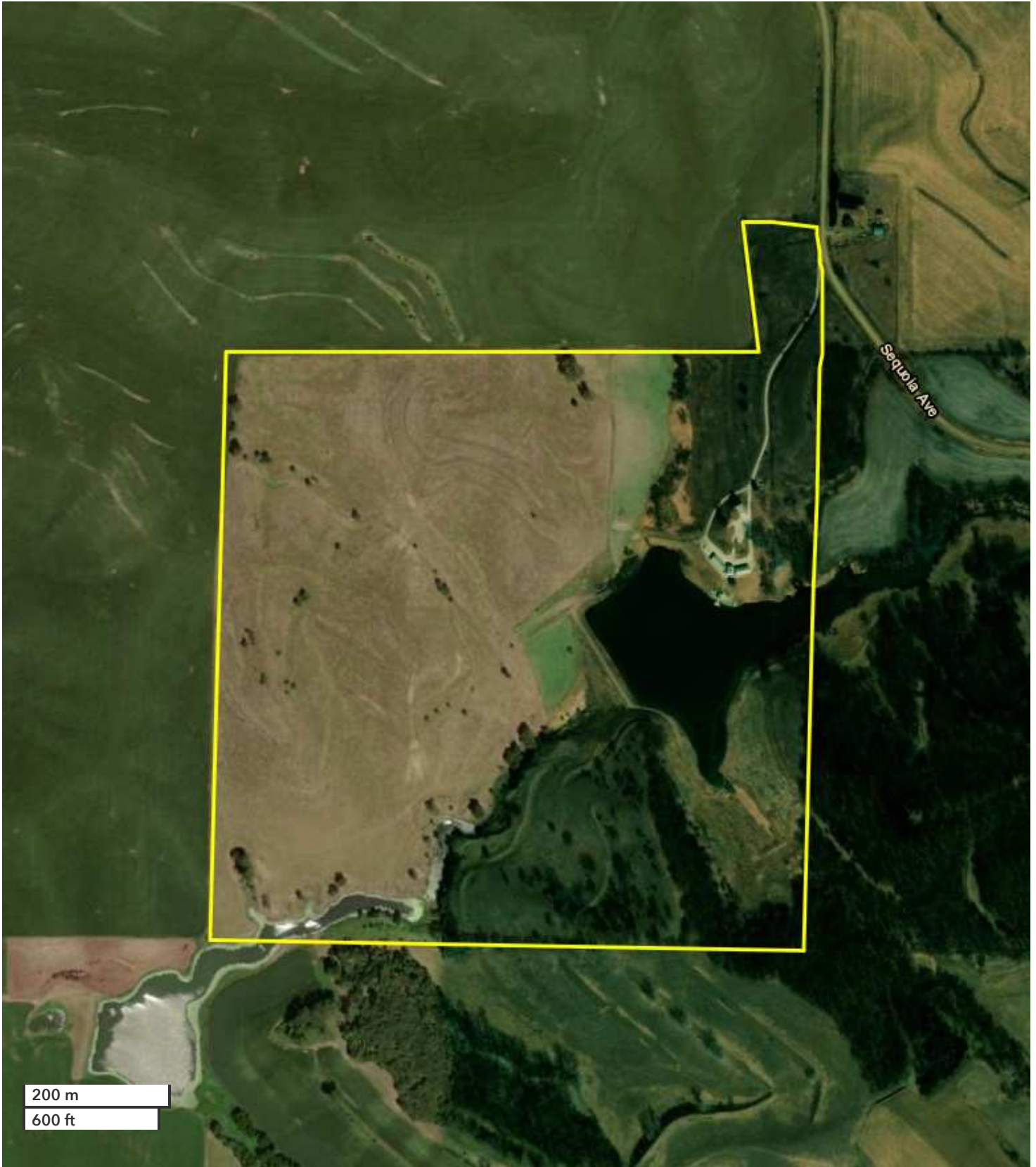
**BUYER(S) ACKNOWLEDGMENT:**

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

Buyer(s) acknowledge(s) receipt of the "Iowa Radon Home-Buyers and Seller Fact Sheet" prepared by the Iowa Department of Public Health.

Buyer \_\_\_\_\_  
Date \_\_\_/\_\_\_/\_\_\_

Buyer \_\_\_\_\_  
Date \_\_\_/\_\_\_/\_\_\_



*All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.*

