

**SIDNEY  
BARNDOMINIUM**

**8 +/- Acres**

**Fremont County, IA**

**\$275,000**

**NEW LISTING**

**NATIONAL  
LAND  
REALTY®**



**National Land Realty**  
1342 Boyd Street  
Suite A  
Ashland, NE 68003  
[www.NationalLand.com](http://www.NationalLand.com)



**Ryan Schroeter**  
Office: 855.384.LAND  
Cell: 402.699.4250  
Fax: 864.331.1610  
[rrs@nationalland.com](mailto:rrs@nationalland.com)



**Jim Fleissner**  
Office: 855.384.LAND  
Cell: 402.740.2558  
Fax: 864.331.1610  
[jfleissner@nationalland.com](mailto:jfleissner@nationalland.com)

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



**OVERVIEW:**

Barndominium For Sale in Sidney, Iowa 2 Bedroom 1.5 Bath with 675+/- livable square foot, 600+/- square foot deck and a 3,878+/- square foot shed with 7 horse stalls. Four year old complete gut and build. Spray foam insulation top to bottom. Totally one of a kind. Sitting on approx. 8 acres you have the convenience of Sidney but the luxury of your horses right outside your door. Total of 7 stall spaces available. Overhead doors in both ends of barn alley. Watch your pasture buddies from your hot tub or from the huge deck. Mini-split units for heat and air with additional baseboard heaters. Too much to list.

**PARCEL #/ID:** 470470228000000

**TAXES:** \$1,256/year (2021)

**ADDRESS:**

100 Foote Street  
Sidney, IA 51652

**LOCATION:**

Southwest side of Sidney, IA on Foote Street.



## PROPERTY HIGHLIGHTS:

· Barndominium with 7 horse stall overlooking 8+/- acres.

## LEGAL DESCRIPTION:

Commencing 2 rods North of the NW corner of the NW 1/4 of Section 35, Township 69 North, Range 42 West of the 5th PM, thence South 47 rods, thence East 29 rods and 12 1/2 links, thence North 47 rods, thence West along the North line of Out Lot 7, 29 rods and 12 1/2 links to the place of beginning, all in the City of Sidney, Fremont County, Iowa.

## VIEW FULL LISTING:

[www.nationalland.com/viewlisting.php?listingid=2196020](http://www.nationalland.com/viewlisting.php?listingid=2196020)





RYAN SCHROETER, ALC  
Land Broker  
Cell: 402-699-4250  
Office: 855-384-LAND  
rrs@nationalland.com

JIM FLEISSNER  
Land Professional  
Cell: 402-740-2558  
Office: 855-384-LAND  
Fax: 864-331-1610  
Jfleissner@nationalland.com

Sidney Barndominium  
Fremont County, IA  
8 +/- Acres  
\$275,000



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

## Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards

### 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 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. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

### Seller's Disclosure (initial)

- JK (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).  
\_\_\_\_\_
- Seller has no knowledge of lead based paint and/or lead-based paint hazards in the housing.
- JK (b) Records and reports available to the seller (check one below):
- 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 Acknowledgment (initial)

- \_\_\_\_\_ (c) Purchaser has received copies of all information listed above.
- \_\_\_\_\_ (d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
- \_\_\_\_\_ (e) Purchaser has (check one below):
- Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for a 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 Acknowledgment (initial)

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

### Certification 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.

Jana Crawford 12/13/21  
 Seller \_\_\_\_\_ Date \_\_\_\_\_

Ken Schat 12-13-21  
 Agent \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_  
 Purchaser \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_  
 Seller \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_  
 Agent \_\_\_\_\_ Date \_\_\_\_\_

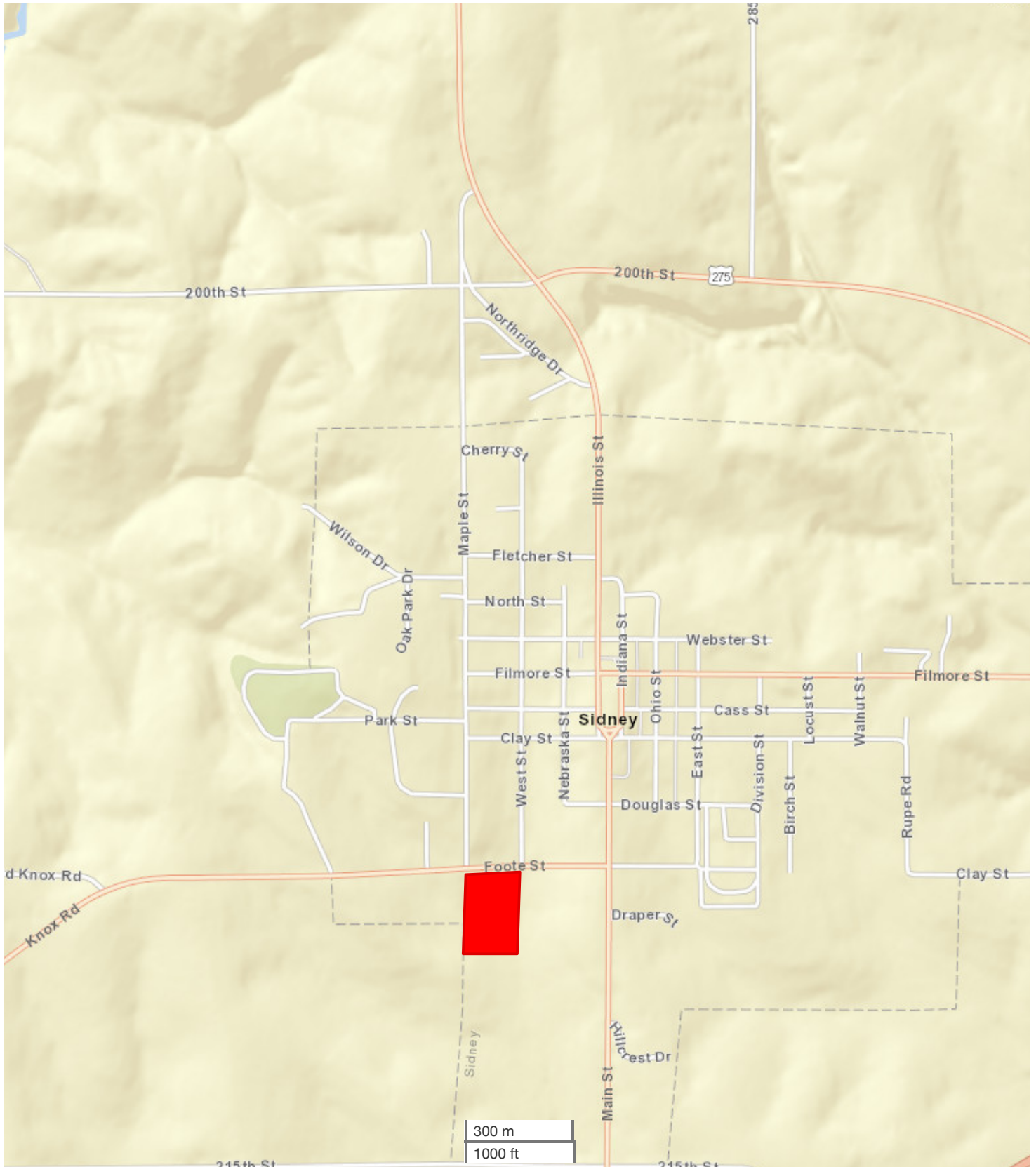
\_\_\_\_\_  
 Purchaser \_\_\_\_\_ Date \_\_\_\_\_



RYAN SCHROETER, ALC  
 Land Broker  
 Cell: 402-699-4250  
 Office: 855-384-LAND  
 rrs@nationalland.com

JIM FLEISSNER  
 Land Professional  
 Cell: 402-740-2558  
 Office: 855-384-LAND  
 Fax: 864-331-1610  
 Jfleissner@nationalland.com

Sidney Barndominium  
 Fremont County, IA  
 8 +/- Acres  
 \$275,000



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

RADON DISCLOSURE

Radon: Are there any known tests for the presence of radon gas?

( ) Yes ( ) No (  ) Unknown

If yes, test results?

\_\_\_\_\_  
\_\_\_\_\_

Date of last report \_\_\_\_\_

Seller agrees to release any testing results. If not, Check here (  ).

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.

Property Address 100 Foote Street

City Sdny, State IA Zip 51652

SELLER Laura Crawford Date 12/13/21

SELLER \_\_\_\_\_ Date \_\_\_\_\_

Seller(s) Agent [Signature] Date 12-13-21  
Signature

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

BUYER \_\_\_\_\_ Date \_\_\_\_\_

BUYER \_\_\_\_\_ Date \_\_\_\_\_

Buyer(s) Agent \_\_\_\_\_ Date \_\_\_\_\_  
Signature

RESIDENTIAL PROPERTY SELLER DISCLOSURE STATEMENT

Property address: 100 Foote St. Sidney, Ia 51652

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 [X]

2. Roof: Any known problems? Yes [ ] No [X]

Any known repairs? Yes [ ] No [X]

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: \_\_\_/\_\_\_/\_\_\_

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

City Water

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

Location of tank: under deck & out to field

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

5. Sewer System: Any known problems? Yes [ ] No [X]

Any known repairs? Yes [ ] No [X]

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

City Water & Septic installed 2017



6. Heating System(s): Any known problems? New mini-Splits Yes  No   
Any known repairs? 5yo old Yes  No   
If yes, date of repairs/replacement:     /    /
7. Central Cooling System(s): Any known problems? New mini Split Yes  No   
Any known repairs? 5yo old 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:     /    /      
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? Residential

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 4/29/2016. 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 *Leura Crawford*  
Date 12/13/2021

Seller \_\_\_\_\_  
Date \_\_\_\_/\_\_\_\_/\_\_\_\_

**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 \_\_\_\_/\_\_\_\_/\_\_\_\_



