

BK: 2026 PG: 2346
Recorded: 8/10/2026 at 9:38:50.0 AM
Pages 18
County Recording Fee:
Iowa E-Filing Fee: \$0.00
Combined Fee:
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

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

If the transaction is exempt from filing a declaration of value pursuant to Iowa Code 428A.1(2), **STOP HERE**. Pursuant to Iowa Code section 558.69(1), when no declaration of value is submitted during a transaction, you are not required to submit a groundwater hazard statement or include the statutory language in Iowa Code section 558.69(8A). Please consult your realtor or legal counsel for further advice, including on whether a declaration of value is required. The Department provides this information for statutory reference only.

Instructions for this document can be found at:

<https://www.iowadnr.gov/Portals/idnr/uploads/forms/5420960%20Instructions.pdf>

Attachment 1, if required, can be found at: <https://www.iowadnr.gov/Portals/idnr/uploads/forms/5420960a.pdf>

TRANSFEROR:

Name The Stephen David Agan and Tara Lee Agan, Revocable Trust dated November 27, 2023

Address	<u>2851 Millstream Ave</u>	<u>Peru</u>	<u>Iowa</u>	<u>50222</u>
	Number and Street or RR	City, Town or PO	State	Zip

TRANSFeree:

Name Aimee Schulz

Address	<u>2512 Peru Rd</u>	<u>Peru</u>	<u>Iowa</u>	<u>50222</u>
	Number and Street or RR	City, Town or PO	State	Zip

Address of Property Transferred:

<u>2512 Peru Rd</u>	<u>Peru</u>	<u>Iowa</u>	<u>50222</u>
Number and Street or RR	City, Town or PO	State	Zip

Legal Description of Property: (Attach if necessary)

Amended Parcel "A" located in the Fractional Northwest Quarter (¼) of the Northwest Quarter (¼) of Section Three (3), in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 5.10 acres, as shown in Plat of Survey filed in Book 2026, Page 2090 on July 13, 2026, in the Office of the Recorder of Madison County, Iowa.

1. Wells (check one)

- ☒ No Condition - There are no known wells situated on this property.
- ☐ Condition Present - 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)

- ☒ No Condition - There is no known solid waste disposal site on this property.
- ☐ Condition Present - 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)

- ☒ No Condition - There is no known hazardous waste on this property.
- ☐ Condition Present - 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)

- ☒ No Condition - 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.)
- ☐ Condition Present - 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)

- ☒ No Condition - There are no known private burial sites on this property.
- ☐ Condition Present - 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)

- ☐ No Condition - All buildings on this property are served by a public or semi-public sewage disposal system.
- ☐ No Condition - This transaction does not involve the transfer of any building which has or is required by law to have a sewage disposal system.
- ☒ Condition Present - 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.
- ☐ Condition Present - 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.
- ☐ Condition Present - There is a building served by private sewage disposal system on this property. The system is failing to ensure effective wastewater treatment or is otherwise improperly functioning, and 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.
- ☐ Condition Present - 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 #7]
- ☐ Condition Present - There is a building served by private sewage disposal system on this property. This property is exempt from the private sewage disposal inspection requirements pursuant to the following Exemption [Note: for exemption #7 use prior check box]: _____
- ☐ Condition Present - There is a building served by private sewage disposal system on this property. The private sewage disposal system has been installed within the past two years pursuant to permit number: _____

Review the following two directions carefully:

- A. If you selected a box stating "No Condition" for every numbered section above, **STOP HERE**. Do not submit this form. Instead, pursuant to Iowa Code section 558.69(8A), you must include the following language on the first page of the recorded deed, instrument, or other writing:

"There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement."

Please consult your realtor or legal counsel for further advice on this exemption. By law, the owner of the property is responsible for the accuracy of this statement, and the Department provides this information for statutory reference only.

- B. If you checked any box stating "Condition Present" for any of the numbered sections above, continue below. You must complete this form, including providing all required information, and you must submit this form to the county recorder's office with declaration of value.

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

Permit # 070-08

I HEREBY DECLARE THAT I HAVE REVIEWED THE INSTRUCTIONS FOR THIS FORM AND THAT THE INFORMATION STATED ABOVE IS TRUE AND CORRECT.

Signature: _____

(Transferor or Agent)

Telephone No.: _____

515-462-4123



IOWA DEPARTMENT OF NATURAL RESOURCES

GOVERNOR KIM REYNOLDS
LT. GOVERNOR CHRIS COURNOYER

DIRECTOR KAYLA LYON

TIME OF TRANSFER INSPECTION TOT# 21898 JEB BEDWELL CERT # 13956

Site Information

Parcel Description: **700150344013000**

Address: **2512 Peru Rd, Peru, IA 50222**

County: **Madison**

Owner Information

Property is owned by a business: **No**

Business Name:

Owner Name: **Stephen Agan**

Email Address:

Address: **2512 Peru Rd, Peru, IA 50222**

Phone No:

Additional Contact Information

Name

Matt Cole

Email Address

matt@mkcolerealestate.com

Affiliate Type

Realtor

Site related information

No Of Bedrooms: **3**

Facility Type: **Residential**

Last Occupied:

Permit issued by County: **Yes**

All plumbing fixtures enter septic system: **Yes**

Property Information Comments:

Inspection Date: **06/24/2026**

Currently Occupied: **N/A**

System Installation Date: **11/24/2008**

Permit Number: **070-08**

County contacted for records: **Yes**

Primary Treatment

Tank 1

Tank Name: **Tank 1**

Tank Material: **Concrete**

No. of Compartments: **2**

Type: **Septic Tank**

Tank Corrosion Type: **Moderate**

Pump Tank Chamber: **No**

Tank Size (Gal): **1500**

Liquid Level Type: **Normal**

Licensed Pumper Name: **NA**

Date Pumped: **6/26/2026**

Meets Setback to Well: **N/A**

Well Type:

Distance To Well (Ft.):

Is Accessible: **Yes**

Lid Intact: **Yes**

Risers Intact: **No**

Effluent Filter Present: **Yes**

Watertight: **No**

Tank/Vault Pumped: **No**

Inlet Baffle Present: **Yes**

Outlet Baffle Present: **Yes**

Functioning as Designed: **No**

Tank Comments: **The inlet and outlet risers were broken**

General Primary Treatment Comments:

Distribution Type

Distribution Box 1

Label: **Distribution Box 1**

Material Type: **Plastic**

Accessible: **Yes**

Box Opened: **Yes**

Baffle Present: **Yes**

Speed Levelers Present: **Yes**

Watertight: **Yes**

Functioning As Designed: **Yes**

General Distribution System Comments :

Secondary Treatment

Lateral Field1

Distribution Type: **Distribution Box**

Material Type: **Leaching Chamber**

Trench Width: **36**

Lines: **4**

Total Length of Absorption Line: **300**

System Hydraulic Loaded: **Yes**

Gallons Loaded: **250**

Meets Setback to Well: **N/A**

Well Type:

Distance To Well (Ft.):

Lateral Lines Probed: **Yes**

Saturation or Ponding Present: **No**

Grass Cover Present: **Yes**

Lateral Lines Equal Length: **Yes**

System Located on Owner Property: **Yes**

Easement Present: **N/A**

Functioning as Designed: **No**

Comments: **3 out of the 4 laterals failed the hydraulic test**

General Secondary Treatment Comments:

Narrative Report

TOT Inspection Report Overall Narrative Comments: **The septic tank risers were not watertight. The secondary system was not in working condition.**



IOWA DEPARTMENT OF NATURAL RESOURCES

GOVERNOR KIM REYNOLDS
LT. GOVERNOR CHRIS COURNOYER

DIRECTOR KAYLA LYON

TIME OF TRANSFER INSPECTION TOT# 21898 JEB BEDWELL CERT # 13956

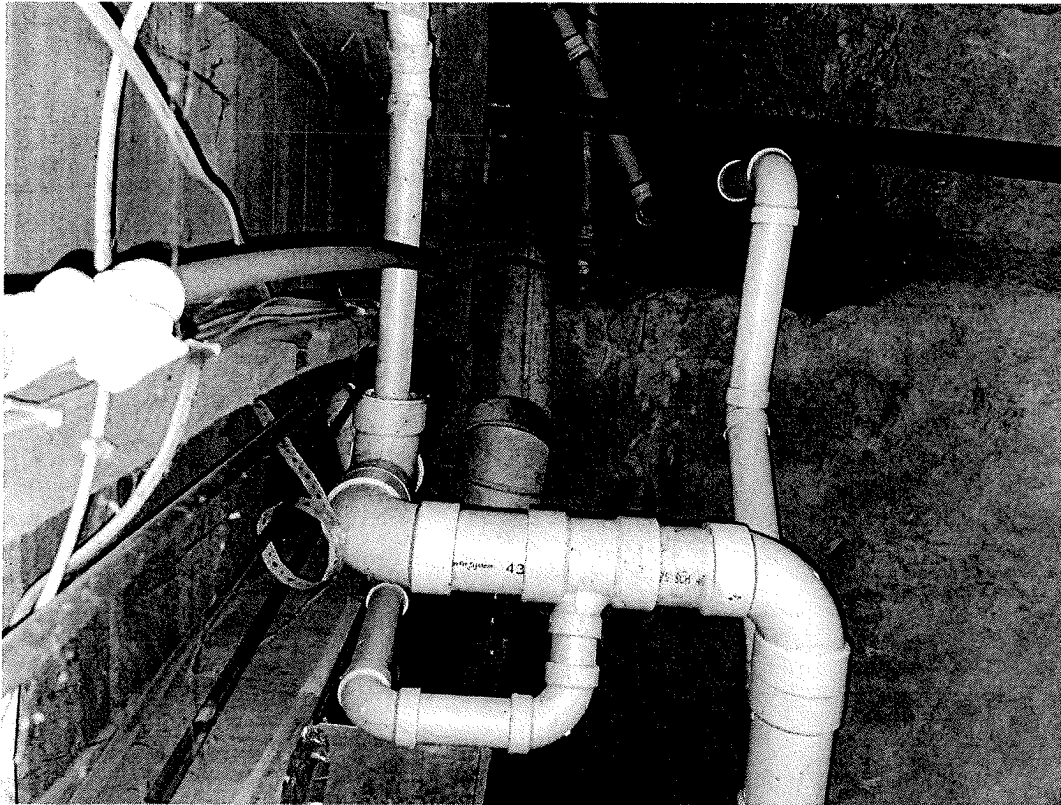
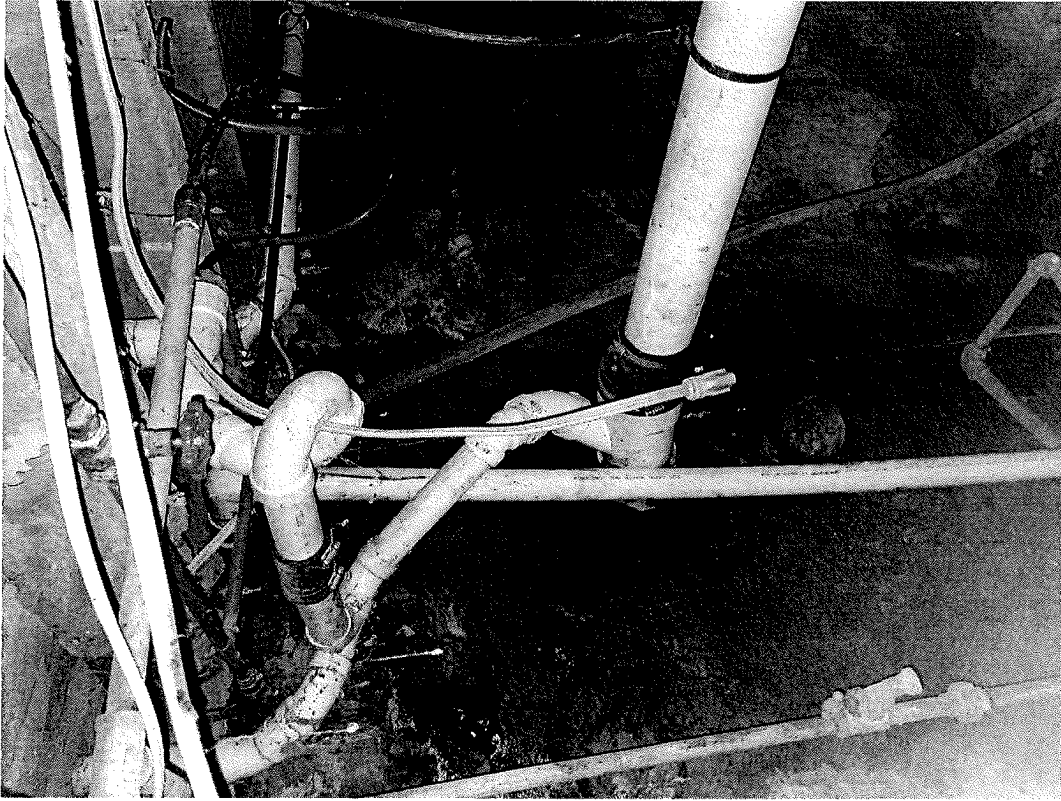
Owner Name: **Stephen Agan**

Address: **2512 Peru Rd , Peru , IA 50222**

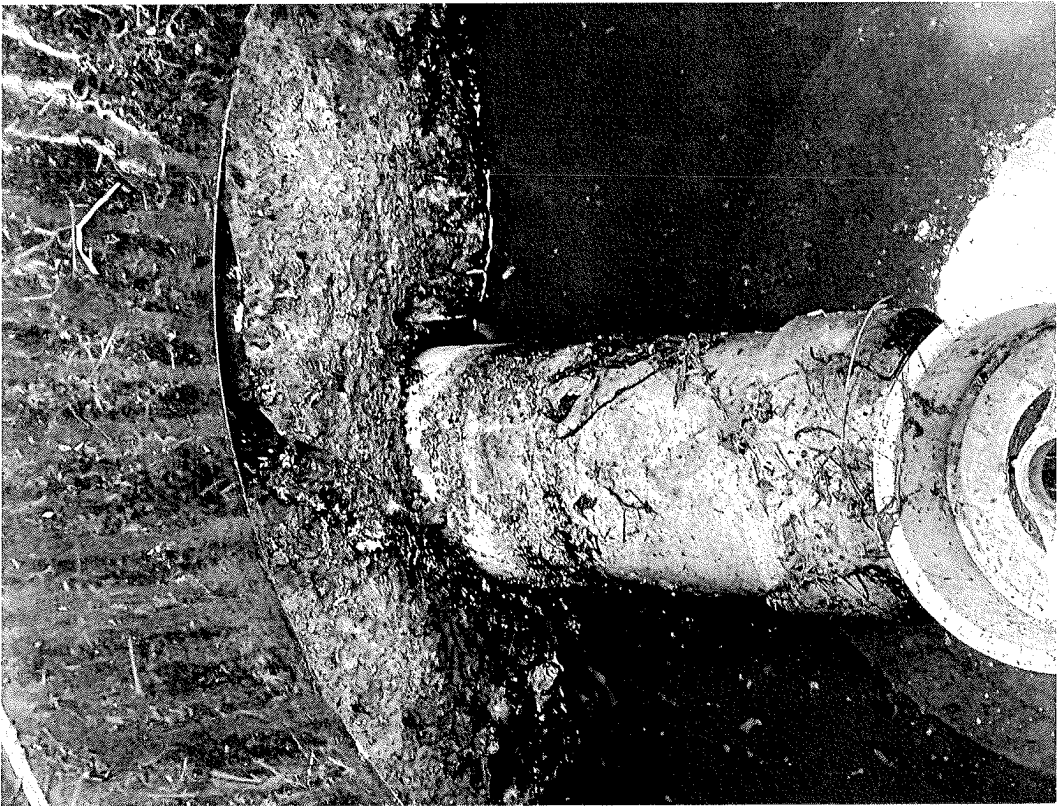
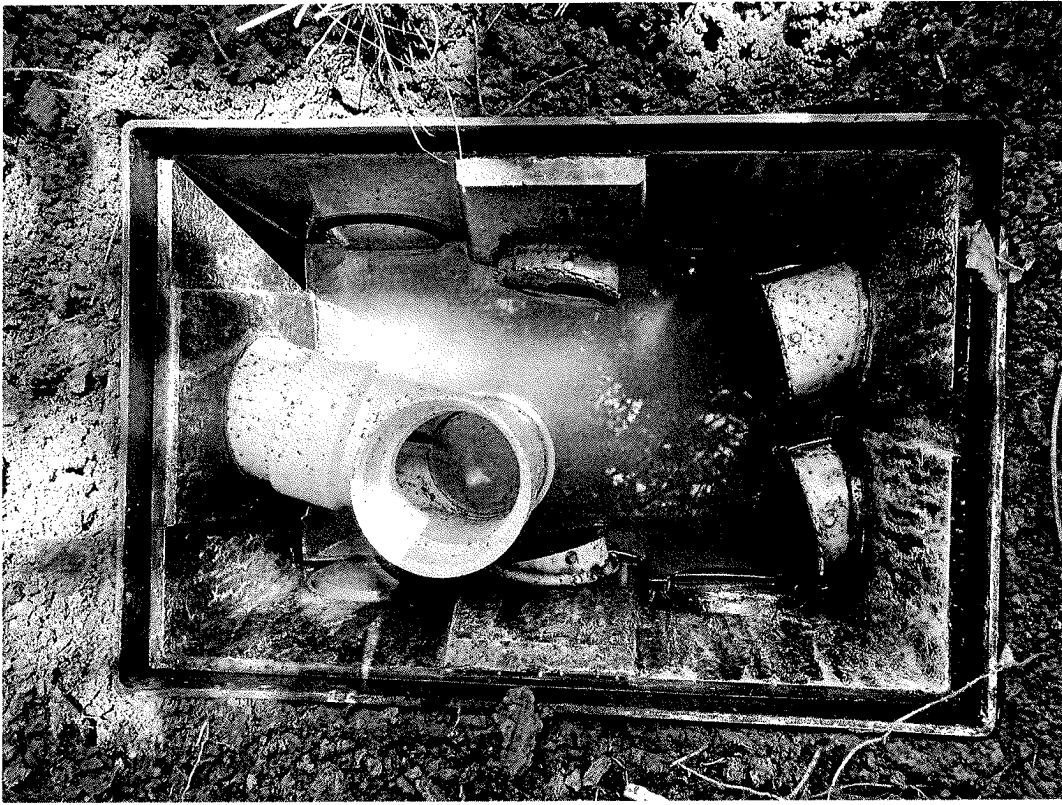
County: **Madison**

Inspection Date: **06/24/2026**

Submitted Date: **6/26/2026**







Madison County
Office of Zoning and
Environmental Health

***Authorization to Construct a
Private On-site Wastewater
Treatment System (POWTS)***

112 N. John Wayne Drive
P.O. Box 152
Winterset, IA 50273-0152
Telephone: (515) 462-2636

Permit Number: 070-08

Date Issued: 11/24/08

**Issued to: Wetzel/Agan
Address: 2512 Peru Rd.
Peru, IA 50222**

700156344012000

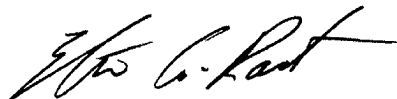
Legal Description: N 10A NW NW EX 20' E SIDE & EX TR 5RDX5RD Section 3 Walnut Township

POWTS Components Specifications: 1500 gal. Septic Tank & 300 ft. of 36 in. Chamber Laterals

General Conditions:

1. System must be constructed in conformance with attached system layout, profiles, and cross-sections.
2. Structures must be constructed in conformance with 567 IAC Chapter 69 and the Madison County Environmental Health Regulations.
3. Permit shall be null and void if system is not constructed within one year of permit issuance. The Environmental Health Officer must approve any request for extension of permit.
4. The Environmental Health Officer must approve any design modifications to the permitted system prior to construction.
5. Once constructed, all system components must be uncovered for inspection and the system must be approved before it can be put into operation. Notice for inspection must be received with 24 hours in advance (8 a.m. through 4:30 p.m., Monday - Friday). If weather necessitates the need to cover the system components, then the system owner or contractor must notify and follow the procedures given by the Environmental Health Officer.

Special Conditions: Maximum lateral trench depth is 36 inches.



**Environmental Health Officer
Madison County
Office of Zoning and Environmental Health**

Application to Construct
Private On-Site Wastewater Treatment
System (POWTS)

Office Use Only					Temp E911		
Tracking No.	Date Received	Fee Paid	Date Issued	Date Inspected	Date Approved	Section/Township	NPDES Authorization #
070-08	11/24/08	\$150	11/24/08			3 Walnut	

Application will not be accepted until site and soil analysis/percolation information, and two diagrams of the system layout, profiles and cross-sections have been received; and fee has been paid. For systems requiring an NPDES General Permit #4 (surface discharge), its application must be submitted to this office and appropriate forms recorded before a permit will be issued.

Please Print All Information.

1. Owner Information (Applicant)				2. Contractor Information			
First Name		Last Name		First Name		Last Name	
		Wetzel / Agan		Huff + Son			
Address				Address			
2512 Peru Rd.				1996 295th Ln			
City		State		City		State	
Peru IA		50222		Winterset IA		50273	
Phone Number (area code)		Fax or E-mail		Phone Number (area code)		Fax or E-mail	
				(515) 462-3569		462-1668	

3. System Requirement Information		4. Site and Soil Evaluator (Percolation Test)	
IAC CHAPTER 69 DOUBLE COMPARTMENT TANK REQUIRED		PERCOLATION TEST MUST BE COMPLETED AND APPROVED PRIOR TO THE ISSUANCE OF PERMIT	
Minimum Tank Size Required		Date test taken _____ Test taken by <u>V+H</u>	
1-3 Bedroom	1000	Test Results: Hole 1 _____ min/in Hole 2 _____ min/in	
4 Bedroom	1250	Hole 3 _____ min/in Hole 4 _____ min/in	
5 Bedroom	1500	Average _____ min/in Depth of Test Holes _____	
6 Bedroom	1750	Number of Laterals Required _____	
		Length of Laterals Required _____ ft. ea	
		<u>Soils Test 450' x 2' Laterals</u>	

5. Type of Submittal		6. Address Information	
☒ New ☐ Revision ☐ Repair, Tank ☐ Repair, Treatment Area ☐ System Replacement Previous Permit #:		Location, Number & Street of project (if unknown, indicate nearest road): <u>2512 Peru Rd.</u> Legal Description: <u>N 10A NW NW EX 20' E Side + EX TR SRDX SRD</u> <u>Section 3-74-27</u>	

7. Type of Building (Completed by Owner)			
☐ Residential		☐ Commercial/Other Non-Residential	
Number of Bedrooms: <u>3</u>		Use:	
Other buildings served by this system:		☐ Garbage Disposal ☐ High Water Usage Appliance (i.e. whirlpool bath, water softener) Qty: <u>0</u>	

Your contractor or system designer should complete the remaining portion of this application				
8. Primary and/or Mechanical Treatment	Type:	Manufacturer:	Model:	Size (gal): <u>1500</u>
	Type:	Manufacturer:	Model:	Size (gal):
9. Pump/Siphon ☐ Not Applicable	Type:	Manufacturer:	Model:	Dosing Frequency:
	Type:	Manufacturer:	Model:	Dosing Frequency:
10. Secondary Treatment Area Type: ☐ Not Applicable				
Type of Laterals	Number of Laterals	Length of ea. Lateral	Other	Maximum Trench Depth (inches): <u>36</u>
<u>36" Chamber</u>	<u>4</u>	<u>75</u>		

I hereby attest the truth and accuracy of all facts and information presented on this application. Request for inspection of the system must be made 24 hours in advance. Water at the site to test the distribution box must be available. Mechanical systems require use of a free-access sand filter and must be covered by a maintenance agreement, which must be recorded in the Madison County Records Office. Discharge from mechanical systems and sand filters require periodic testing as set forth in IAC Chapter 69 and the results submitted to BOH.

Applicant Signature: CH Wetzel by Brian White Date: 11/24/08

It is unlawful to start construction, reconstruction, or repair of any POWTS prior to issuance of a POWTS permit by the Environmental Health Officer.

VANCE & HOCHSTETLER, P.C.
Consulting Engineers
110 West Green Street
Winterset, Iowa 50273-1533
Telephone: (515) 462-3995
FAX: (515) 462-9845

ONSITE WASTEWATER SITE EVALUATION

Owner: CH Wetzel
Address: 2512 Peru Road Peru IA 50222
Property Address: Same
Legal Description: N. 10 ac NW. 1/4 NW. 1/4 Sec. 3-74-27
Phone Number: _____
New/Existing?: existing
Bedrooms: 3
Design Flow (gallons/day): 450
Builder: N/A
Plumber: Huff Well co.
Current Use: farmstead
Date of Evaluation: 11-1-08
Performed by: JRH

NOTES:

1. Proper maintenance and cleaning of the septic tank will extend the useful life span of the lateral drain field. Installation of an effluent filter will also help the performance of the lateral drain field.
2. All parties involved in the construction process shall take care to protect the area of the lateral drain field from any vehicle traffic or other soil disturbances. Any such soil disturbance shall void the results of this site evaluation. ("Other soil disturbances" include the placement of fill dirt or removal of native soil from the area of the lateral drain field).
3. Any changes to the limiting factors of this project (location of house or drain field, size of house or addition of any accessory structures or driveways, for example), shall invalidate the results of this site evaluation unless said changes are reviewed and approved by the design engineer. Said approval shall be in written form and attached to the original site evaluation.
4. This site evaluation was prepared using data obtained from the test locations shown on the attached sheet, the SCS Soil Survey, Madison County, Iowa, and onsite analysis of the test hole data using visual and textural observation of the soil samples. Soil conditions shown on this site evaluation represent the test hole locations only, and do not reflect any variations which may occur in the area of the lateral drain field. If any variations in the soil inside the lateral drain field become evident during construction, it will be necessary to reevaluate this site evaluation.

~~Attn~~ Wetzel
 ONSITE WASTEWATER SITE EVALUATION - Sheet 2 of 2

SOIL LOADING RATE: 0.5 gal/sf APPARENT WATER TABLE: below 72"
 MAX. DEPTH OF TRENCH: 36"

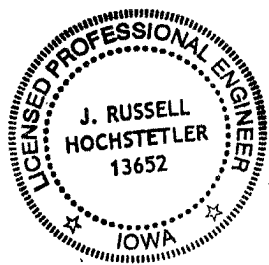
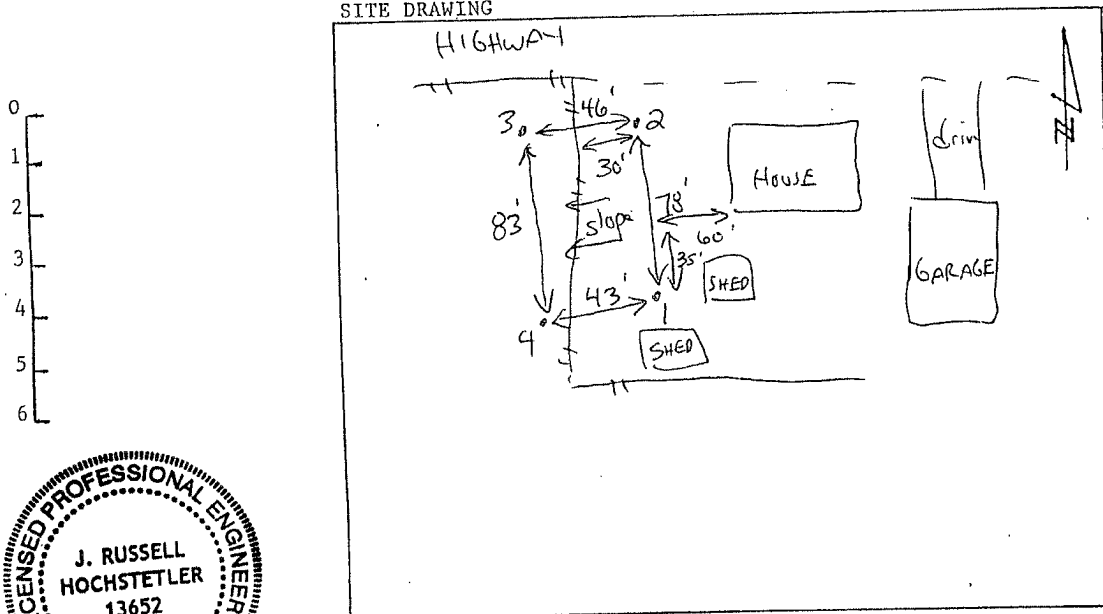
LATERAL FOOTAGE:

2' wide trench: 450'

3' wide trench: 300'

①	②	③	④
0 DARK BROWN SILTY CLAY LOAM	0 DK BRN SI CL LOAM - mod	0 DK BRN SI CL LOAM - mod	0 DK BRN SI CL LOAM - mod
1 moderate 20"	1 18"	1 14"	1 18"
2 BROWN CLAY LOAM mod.	2 BRN CL LOAM mod	2 BRN CL LOAM mod	2 BRN CL LOAM mod
3 52"	3 54"	3 48"	3 52"
4 GRAY/BROWN CLAY LOAM - mod/weak	4 GR/BRN CL LOAM mod/weak	4 GR/BRN CL LOAM mod/weak	4 GR/BRN CL LOAM mod/weak
5	5	5	5
6	6	6	6

SITE DRAWING



I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

J. Russell Hochstetler 11-4-08
 J. RUSSELL HOCHSTETLER Date

License #13652

My license renewal date is December 31, 2009.

Pages or sheets covered by this seal:

SOIL ANALYSIS

Property 006366400 DED Wetzels, C H & *
 Ownership 2512 Peru Road
 Peru IA 50222-

0000000000
 Location 2512 Street PERU RD City PERU
 Recorded REC 130 650

Documents
 Misc Exempt Code No Ag Cr Vin
 Sec-Twp-Rng 003 074 027 Cty-Adn-Blk 00003 Title
 Legal Desc N 10A NW NW EX 20' WIDE STRIP OFF E SIDE & EX TR 5RDX5RD +
 Applications Typ 1 AGL Ovr Amt 3,514 Typ 2 H... Ovr Amt
 Typ 3 Ovr Amt Typ 4 Ovr Amt

	Acres	Typ	Value	Rollback	Acres
100%Gs	102,480	Gr	9.82 LND	3,900	3,660 7.93
100%Nt	102,480	Ex	1.89 DWL	96,000	96,000
TaxGrs	102,240	PE	.00 BLD	2,580	2,580
Milt		Dr	.00 EXM		1.89
TaxNet	102,240	Net	7.93		

F3=Exit F10=Owners F12=Prev F13=Rec Doc F14=Image F15=Legal F16=Notes
 F17=IE F18=TaxHist F19=Applc F20=Value F21=Print F22=View Image F23=Indexing

Permit No 070-08 Name: Wetzel/Agan 911 Sign Locate ☐

Date of Inspection: 11/24/08 Inspected by: Elton Root

Contractor: Huff & Son

Dwelling under construction or moved in Yes ☒ No ☐

Setbacks

Meets required setbacks.

- Rural Water Yes ☒ No ☐
- Private wells/Groundwater heat pump bore holes/suction water lines/lakes
 - Outside required 50-foot setback for tank Yes ☒ No ☐
 - Outside required 100-foot setback for laterals Yes ☒ No ☐
- Streams/ponds (25-25 ft)-ditches (10-10 ft) Yes ☒ No ☐
- Indications of water lines under pressure Yes ☒ No ☐

Comments:

Building Sewer

- Clean outs – one right outside of house Yes ☒ No ☐
- location of cleanout inside house and set requirement
- Pipe is sch 40 and has a 4-inch diameter. Yes ☒ No ☐
- Grade – has adequate fall. Yes ☒ No ☐

Comments:

Tank

- Tank. Manufacture Lister Concrete ☒ Plastic ☐
- Capacity 1500 -gallon
- Two compartments, both meet the specs for capacity. Yes ☒ No ☐
- Baffle Yes ☒ No ☐
- Inlet/Outlet tees are ok. Yes ☒ No ☐
- Effluent filter in the outlet. Yes ☒ No ☐ Manuf. Will Be Zabel
- Tank depth. 12 inch
- Risers Yes ☐ No ☐
- Lids above grade screwed on Yes ☐ No ☐ Will be ☐

Comments: Will have risers

Distribution Box

- Brand Tuf-Tite Other
- Bedded in cement. Yes ☒ No ☐ Will be ☐
- Has required inlet baffle. Yes ☐ No ☐ Will be ☒
- Outlet levels –are level. Yes ☐ No ☐ Unknown ☒

Comments:

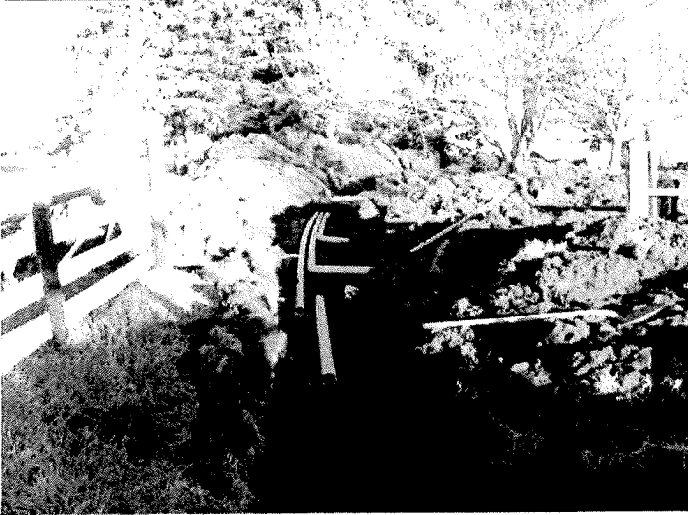
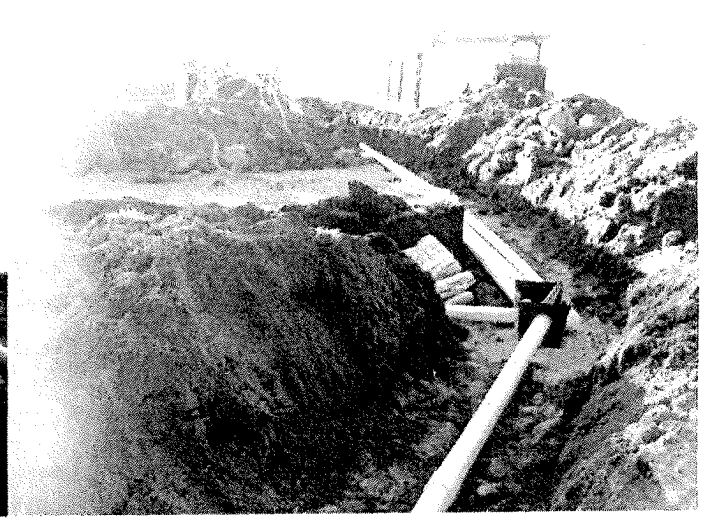
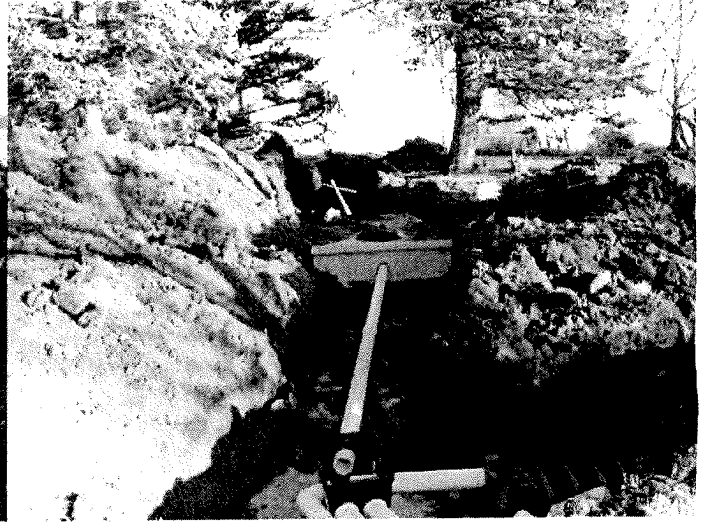
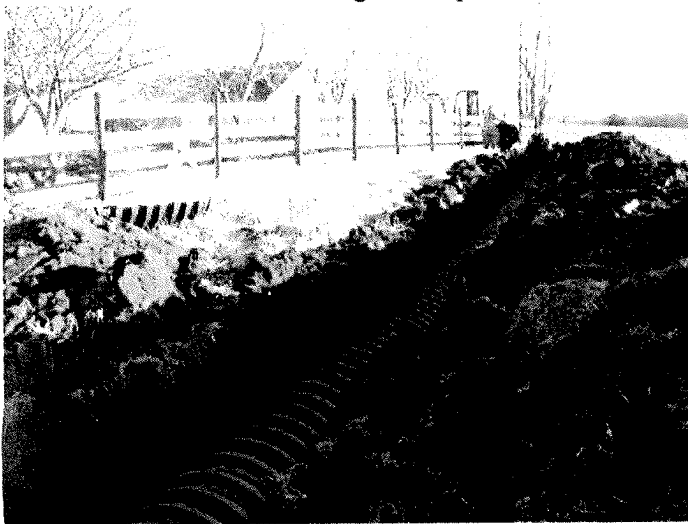
Laterals

- Distribution lines: 4 -inch PVC pipe – SDR35
- Distribution lines screwed to laterals. Yes ☐ No ☐ Will be ☐
- Lateral used. 36" Chamber Reduction? Yes ☒ No ☐
- Lateral depth. 36 inch Perc depth 36 inches
- Laterals were level. Yes ☒ No ☐
- Adequate amount of undisturbed soil between laterals. Yes ☒ No ☐
- Distance 12 feet between laterals.

Comments:

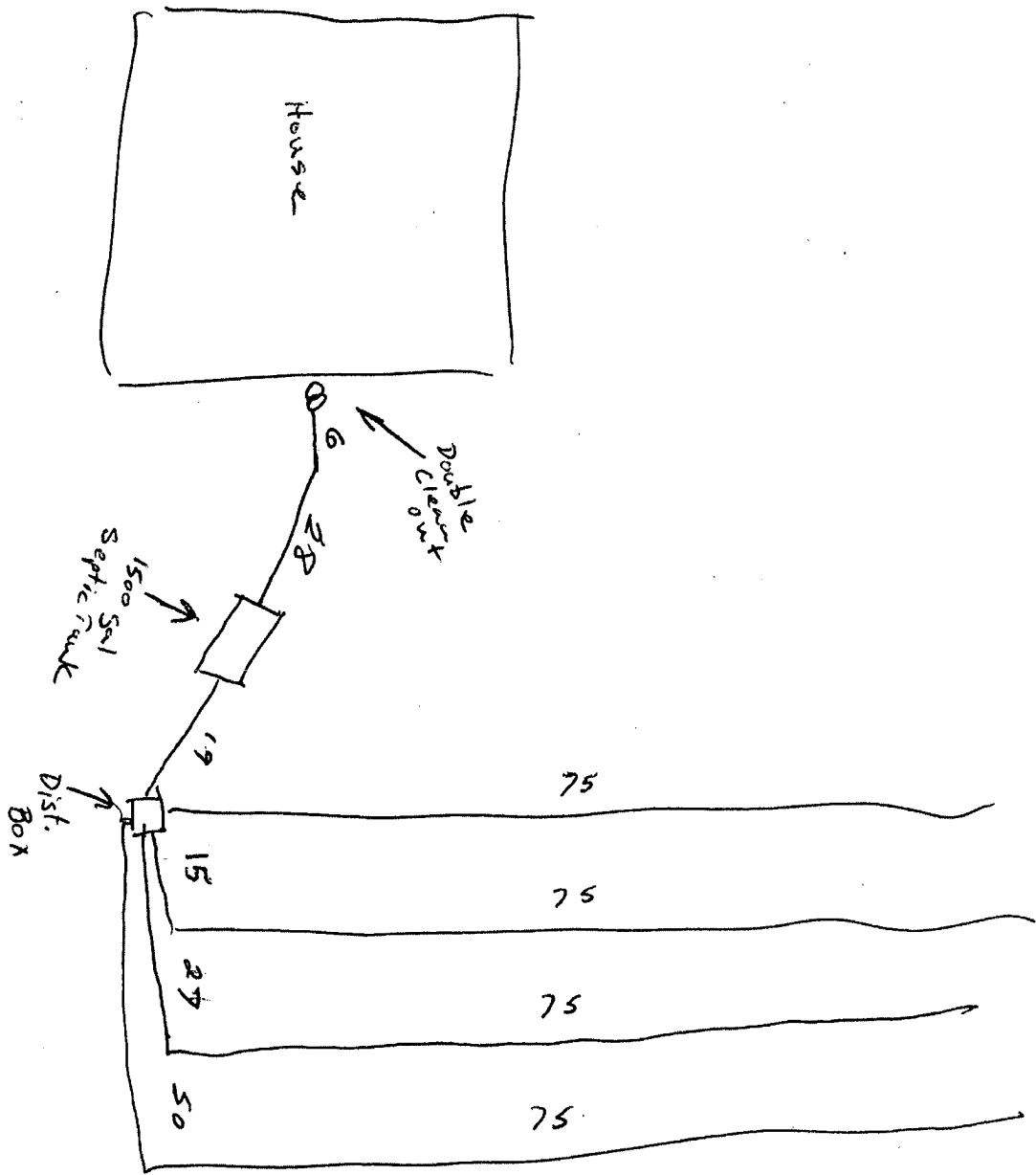
Permit # 070-08 Wetzels/Agan Inspection 11/24/08

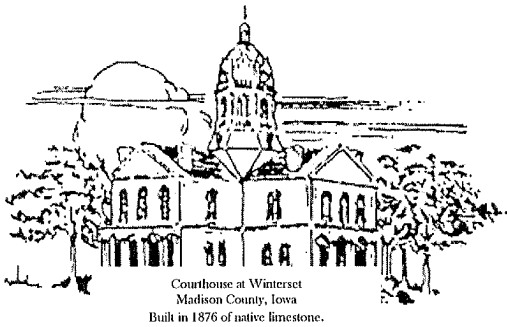
2512 Peru Road



Perm. # 070-08 Metzel/Agar
Inspection 11/24/08
3512 Peru Rd.

North
A





Madison County Office of Zoning and Environmental Health

Ryan Hobart, Zoning Administrator
Andrew Hornback, Environmental Health Officer
Phone: 515-462-2636, Fax: 515-462-5002

August 6, 2026

Stephen Agan
2512 Peru Rd.
Peru, IA 50222

Dear Mr. Agan:

The Madison County Office of Zoning and Environmental Health has determined that, following the required replacement of the secondary treatment component, the private onsite wastewater treatment system serving 2512 Peru Rd. is in compliance with Iowa Administrative Code 567 Chapter 69 and the Madison County General Environmental Health Regulations. No further action is required at this time.

A handwritten signature in cursive script, appearing to read "Andrew Hornback".

Andrew Hornback, Environmental Health Officer
Madison County Office of Zoning and Environmental Health