

BEFORE THE IOWA REAL ESTATE COMMISSION
1918 SE HULSIZER
ANKENY, IOWA

IN RE:)	
)	
LARRY J. HALE)	CASE NUMBER: 00-153
Broker (B20805))	
)	STIPULATION
)	AND
)	ORDER
HALE & HALE LTD.)	
HIWAY 71 & B JCT)	
SHELDON, MO 647840147)	

On this 20th day of JUNE, 2001, the Iowa Real Estate Commission and LARRY J. HALE, each hereby agree with the other and stipulate as follows:

1. The allegations specified in the Statement of Charges in this case shall be resolved without proceeding to hearing as the parties have agreed to the following Stipulation and Consent Order.

2. The Respondent has a right to a hearing on the charges, but waives the right to hearing and all attendant rights, including the right to appeal, by freely and voluntarily agreeing to this Order. Once entered, this Order shall have the force and effect of a disciplinary order entered following a contested case hearing.

3. The Respondent was issued a reciprocal real estate broker license on March 18, 1983. The license was on inactive status from 01/30/1998 until it expired 12/31/2000.

4. The Iowa Real Estate Commission has jurisdiction over the parties and subject matter jurisdiction over each allegation in the Statement of Charges.

5. A Statement of Charges will be filed against Respondent together with this voluntary Stipulation and Consent Order.

6. The Respondent admits each and every allegation in the Statement of Charges.

7. If this Stipulation and Consent Order is approved by the Commission it will be filed, along with the Statement of Charges, and upon filing both documents will become public records.

8. This Stipulation and Consent Order shall be made a part of the record of the Respondent and may be considered by the Commission in determining the nature and severity of any disciplinary action to be imposed on the Respondent for any future violations of the laws and rules governing the practice of real estate.

9. Failure to comply with the terms of this Stipulation and Consent Order shall be prima facie evidence of a violation of Iowa Code sections 543B.29(3), 543B.34(2) and 272C.3(2)(a) (1999).

10. This Stipulation and Consent Order shall be presented to the Commission in closed session by the prosecuting attorney and/or Commission staff. Respondent waives any right of notice of this meeting or any right which the Respondent might have to participate in the discussion of this Stipulation and Consent Order among the Commission, the Commission staff and the prosecuting attorney.

11. This Stipulation and Consent Order is not binding on the Iowa Real Estate Commission until it has been formally approved by a majority of the Commission members. In the event that this Stipulation and Consent Order is rejected by the Commission it shall be of no force or effect to either party.

THEREFORE IT IS ORDERED that the Respondent is **Reprimanded**.

IT IS FURTHER ORDERED that the Respondent shall pay a civil penalty in the amount of \$ 1000.00 to the Commission within thirty (30) days of acceptance of this Stipulation and Consent Order by the Commission.

IT IS FURTHER ORDERED AND AGREED that at all future times Respondent shall fully and promptly comply with all pertinent Orders of the Commission and the statutes and Commission rules regulating the practice of real estate.

FOR THE RESPONDENT:

This Stipulation and Consent Order is voluntarily entered into by LARRY J. HALE on this 11th day of June, 2001.



LARRY J. HALE, Respondent

State of Missouri)

County of Vernon)

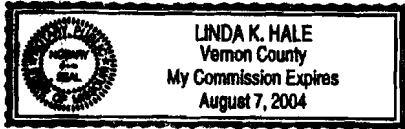
Signed and sworn to before me on this 11th day of June, 2001, by



Notary Public, State of ~~Iowa~~ Missouri

Printed Name: Linda K Hale

My Commission Expires: August 7, 2004



FOR THE COMMISSION:

This Stipulation and Consent Order is accepted by the Iowa Real Estate Commission on this 20th day of JUNE, 2001.



Robert J. Miller, Chair
Iowa Real Estate Commission

cc: Pam Griebel, Assistant Attorney General

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1918 SE HULSIZER
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IN RE:)	
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LARRY J. HALE)	CASE NUMBER: 00-153
Broker (B20805))	
)	STATEMENT OF
)	CHARGES
HALE & HALE LTD.)	
HIWAY 71 & B JCT)	
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The Iowa Real Estate Commission has jurisdiction of this matter pursuant to Iowa Code chapters 17A, 543B, and 272C (1999).

Licenses issued by the Commission are subject to the laws of the state of Iowa and to the administrative rules of the Commission.

LARRY J. HALE was at all material times, during the following events, an inactive status licensed broker officer with Hale & Hale LTD, in Sheldon, Missouri, an inactive status licensed real estate firm (F02090) from 01/30/1998 until 12/08/2000. His license, number B20805 has been on inactive status since 01/30/1998 and is in effect through 12-31-2003.

COUNT I

Respondent is charged with entering into a listing agreement with an owner of property located in Iowa, while his Iowa broker/officer license was on file with the Iowa Real Estate Commission on inactive status, in violation of Iowa Code section 543B.29(3), 543B.33, and 543B.34(1) (1999) and 193E IAC section 4.40(1).

CIRCUMSTANCES OF THE COMPLAINT

1. On July 24, 1994, Respondent listed the 9,587 m/l acre Rio Timba Ranch located in Decator and Ringold Counties Iowa, owned by George Young, for \$4,793,500.00. The listing was subsequently renewed June 24, 1995, June 24, 1996, and June 24, 1997.
2. On January 30, 1998, Respondent's Iowa broker license was renewed to inactive status due to shortage of continuing education hours. The license remained on inactive status until it expired December 31, 2000.
3. While the Respondent's Iowa license was on inactive status, he renewed the listing three additional times: (1). April 27, 1998 with price amended to \$5, 835,000.00, (2). April 27, 1999, and (3). May 27, 2000.
4. Respondent continued to market the Iowa property with an inactive status Iowa broker license and showed the property in May, 2000.
5. Respondent is a Missouri resident and a licensed broker in Missouri.

FINDING OF PROBABLE CAUSE

On March 08, 2001 the Iowa Real Estate Commission found probable cause to file this Statement of Charges and to order that a hearing be set in this case.

Executed this 20th day of JUNE, 2001.



Roger L. Hansen, Executive Secretary
Iowa Real Estate Commission