

## 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): Patricia S. Boulogne

Property Address: 0000 E. 5200 Rd, Cleveland, OK 74020

Legal Description: sec 35-21-7 E2E2NW, E2W2E2W22NW & E2E2W2E3NW

Year Purchased: 2007 Annual Taxes: 2022 \$44

Property Currently Zoned: There is no zoning in this part of Pawnee County

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

Irrigated Tillable: \_\_\_\_\_ Pasture: \_\_\_\_\_ Other: \_\_\_\_\_

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

Timber/Creek: \_\_\_\_\_ Home Site: \_\_\_\_\_ Total Acres (+/-) 55

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

1. Has the property been surveyed?  Yes  No  Unknown  
If "Yes," explain: i believed so, not sure
2. Does the Seller own mineral rights to the property?  Yes  No  Unknown  
If "Yes," explain: 100%
3. Does the Seller own water rights to the property?  Yes  No  Unknown  
If "Yes," explain: in the ground
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: rural water at the road

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

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

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

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: \_\_\_\_\_ Date Last Tested: \_\_\_\_\_ Location & Orientation of Laterals: \_\_\_\_\_

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: \_\_\_\_\_

Leased at present for the 2024-25. It expires approx 1.31.2024

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: Hunting lease for 2 persons, 3K

17. **Are the property boundaries marked?**  Yes  No  Unknown

Fence Describe fence type and condition: in excellent condition, 7 strand barbwire

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  
 Stocked w/ Fish Date Last Stocked: \_\_\_\_\_  
Approx. Size (+/- Acres): ? Approx. Depth: ? Type of Fish Stocked: \_\_\_\_\_  
Does anyone else share access to the lake/pond? (Name & Nature of access): No
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?  
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.):  
dear, fowl, turkey, etc.

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

Yes  No  Unknown

• Can the permit be transferred to the new buyer?

Yes  No  Unknown

• Does the new buyer have to reapply for the permit?

Yes  No  Unknown

• Permit expiration date (if applicable): n/a

**Additional Miscellaneous Comments:**

\*road, easement, and fences are maintained by the oil people who pump.

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:**

Date: 1.9.2024

PSBoulogne [electronic signature accepted]

Seller Printed Name

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

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

National Land Realty Office: Tulsa City Tulsa State OK Zipcode 74105

[Patricia Boulogne](#)

[Debbie Durkee, ALC, CRS](#)

12:15 pm on Feb. 2, 2024

Reply

**admendant regarding the hunting lease - ELECTRONIC**

TO WHOM it may concern,

PLEASE ADD THIS TO MY DISCLOSURE FOR MY PROPERTY LISTING FOR THE  
55 ACRES IN CLEVELAND, OK.

IN THE PREVIOUS DISCLOSURE, I INDICATED THAT THE LEASE WOULD EXPIRE  
IN FEBRUARY OF 2023. THAT WAS A TYPO. IT EXPIRES IN 2025, THE SAME  
DATE AND MONTH.

PATRICIA BOULOGNE

2.2.24

ELECTRONIC SIGNATURE