UNIMPROVED PROPERTY DISCLOSURE STATEMENT

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Property Description/Address *Otis Camp Lane, Columbia, MS 39429*
41.75 +/- Acres lying in Section 30, Township 01N, and Range 17W all in Marion County, MS.
less 1.48 sold to Richard Ogelby

1. Has any part of the property been classified as wetlands by the U.S. Army Corps of Engineers under Section 404 of the Clean Water Act? Yes ____ No X Unknown ____
   a. Is a determination pending? Yes ____ No X Unknown ____
   b. If pending, what was the date the determination was requested? ____
   c. By whom was the determination requested? (seller or Agent and name) ____

   The U.S. Army Corps of Engineers has commenced active enforcement of Section 404 of the Clean Water Act. Under this federal law, designed to protect the wetlands of the United States, certain permit requirements must be met for altering or building or filling property that is determined to be wetlands as defined by the Corps. BUYER or SELLER may be charged by the Corps for making the determination. A determination that the property is wetlands will result in additional fees and charges associated with a Section 404 permit.

2. Is a survey of the property available? Yes X No ___ If yes, indicate the date of the survey. 2017

3. Is an environmental audit available? Yes ___ No X If yes, indicate the date of the audit. ____

4. Are you aware of the existence of any of the following?

Encroachments	Yes ____	No X	Unknown ____	Standing water	Yes ____	No ____	Unknown X	
Easements	Yes X	No ____	Unknown ____	Bluff/Erosion	Yes ____	No ____	Unknown X	
Soil Problems	Yes ____	No X	Unknown ____	Subsoil problems	Yes ____	No ____	Unknown X	
Flood Zone	Yes X	No ____	Unknown ____	Land Fill	Yes ____	No X	Unknown ____	

5. Are there any specific problems that make the subject property a non-conforming use such as proper lot size, set backs, zoning etc. Yes ____ No X If yes, please explain:

6. Has the property ever flooded? Yes X No ____ Unknown ____ Is Flood Elevation known? Yes ____ No X
   *Flood Zones are subject to change at any time by the U.S. Army Corps of Engineers.

7. Are there any right of way easements, etc. that affect your ownership interest in the property? Yes X No ____

8. Is the subject situated on Leasehold or Sixteenth Section Land? Yes ____ No X Unknown ____
   If yes, explain: ____

9. Is there any existing or threatening legal action affecting the property? Yes ____ No X Unknown ____
   If yes, explain: ____

I/we attest that these statements are true and correct to the best of my/our knowledge.

James L. Mitchell 2-23-24

Owner/Seller Signature **Date** **Owner/Seller Signature** **Date**

We acknowledge receipt of a copy hereof:

Buyer Signature **Date** **Buyer Signature** **Date**

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