

# MONTANA ASSOCIATION OF REALTORS® PROPERTY DISCLOSURE STATEMENT (LAND)



1 Date: 05/22/2026

2  
3 Property: 11 Blue Road Livingston MT 59047  
4 Seller(s): Vickie E. I. Charvat, Michael L Charvat, Debbie D Ritter Donald J Charvat, Estate of Dorey F Charvat, c/o Michael L Charvat, PR  
5 Seller Agent: Jane M Tecca & Montana Property Brokers  
6

7 Concerning adverse material facts, Montana law provides that a seller agent is obligated to:

- 8
- 9 • disclose to a buyer or the buyer agent any adverse material facts that concern the property and that are
- 10 known to the seller agent, except that the seller agent is not required to inspect the property or verify any
- 11 statements made by the seller; and
- 12 • disclose to a buyer or the buyer agent when the seller agent has no personal knowledge of the veracity of
- 13 information regarding adverse material facts that concern the property.
- 14

15 The Seller Agent identified above is providing the attached Owner's Property Disclosure Statement that has been  
16 completed and signed by the Seller(s), if one has been made available to the Seller Agent by the Seller(s).  
17 Regardless of whether Seller(s) has/have provided Seller Agent with an Owner's Property Disclosure Statement,  
18 **except as set forth below**, the Seller Agent has no personal knowledge:

- 19 (i) about adverse material facts that concern the Property or
- 20 (ii) regarding the veracity (accuracy) of any information regarding adverse material facts that concern
- 21 the Property

22 *Property is located in the floodway. 2 Structures were at one time occupied. Currently neither*  
23 *home is habitable due to flooding in 2022. Septic system appears to be unpermitted and*  
24 *unuseable. The well is inoperable at this time.*

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29 Information regarding adverse material facts that concern the Property and that are known to the Seller Agent, if any,  
30 is set forth above. However, the Seller Agent is not required to inspect the Property or verify any statements made by  
31 the Seller(s). Buyer(s) is/are therefore encouraged to obtain professional advice, inspections or both of the Property  
32 and to provide for appropriate provisions in a Buy-Sell Agreement between the Buyer(s) and Seller(s) with respect to  
33 any advice, inspections or defects.

34  
35 Seller Agent Signature: Jane M Tecca  
36 Jane M Tecca

37 Dated: 05/28/26

38  
39 Buyer and Buyer Agent acknowledge receipt of this Property Disclosure Statement.

40  
41 Buyer Agent: \_\_\_\_\_

42  
43 Buyer Agent Signature: \_\_\_\_\_

44  
45 Dated: \_\_\_\_\_

46  
47 Buyer Signature: \_\_\_\_\_

48  
49 Dated: \_\_\_\_\_

**OWNER'S PROPERTY DISCLOSURE STATEMENT (LAND)  
MONTANA ASSOCIATION OF REALTORS® STANDARD FORM**



1 Date: 05/22/2026

2  
3 The undersigned Owner is the owner of certain real property located at \_\_\_\_\_  
4 11 Blue Road, in the City of Livingston,  
5 County of Park, Montana, which real property is legally described as:

6 That part of the NE1/4 of Section 35, Township 2 South, Range 9 East, of the P.M.M., Park County, Montana, described as Lots 1, 2, 3, 4, and 5 of Plat  
7 No. 253, and, That part of the NE 1/4 of Section 35, Township 2 South, Range 9 East, of the P.M.M., Park County, Montana, described as Plat No. 287.  
8 **EXCEPTING THEREFROM:**  
9 Plat 507 in Park County, Montana  
Plat 644 in Park County, Montana  
Certificate of Survey No. 676, Park County, Montana  
Certificate of Survey No. 1270, Park County, Montana

10 (hereafter the "Property"). Owner executes this Disclosure Statement to disclose to prospective buyers all adverse  
11 material facts which concern the Property and are known to Owner. Montana law defines an adverse material fact as  
12 a fact that should be recognized as being of enough significance as to affect a person's decision to enter into a  
13 contract to buy or sell real property and may be a fact that materially affects the value of the Property, that affects the  
14 structural integrity of the Property, or that presents a documented health risk to occupants of the Property.

**OWNER'S DISCLOSURE**

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16  
17  
18  Owner has never been to the Property. 03/010/2021  
19  Owner has not been to the Property since \_\_\_\_\_ (date).

20  
21 The Owner declares that the Owner has prepared this Disclosure Statement and any attachments thereto based on  
22 any adverse material facts known to the Owner. Owner hereby authorizes providing a copy of this Statement to any  
23 person or entity in connection with any actual or anticipated sale of the Property. Owner further agrees to indemnify  
24 and hold any and all real estate agents involved, directly or indirectly, in the purchase and sale of the Property,  
25 harmless from all claims for damages based upon the disclosures made in this Disclosure Statement along with the  
26 failure of the Owner to disclose any adverse material facts known to the Owner.

27  
28 This information is a disclosure by the Owner of known adverse material facts concerning the Property as of the  
29 above date. It is not a warranty or representation of any kind by the Owner and it is not a contract between  
30 Owner and buyer. This disclosure statement is not a substitute for any inspections the buyer may wish to  
31 obtain.

32  
33 Please describe any adverse material facts concerning the items listed, or other components, fixtures or matters.

34  
35 Easements (written or unwritten):

36 \_\_\_\_\_  
37 \_\_\_\_\_

38  
39 Boundaries or property lines:

40 \_\_\_\_\_  
41 \_\_\_\_\_

42  
43 Encroachments or similar matters that may affect your interest in the subject Property including but not  
44 limited to buildings, fences, etc.:

45 \_\_\_\_\_  
46 \_\_\_\_\_

47  
48 Access to or Ownership of the Property – Matters affecting access to or from the Property, legal ownership or title to  
49 the Property, or the Seller's ability to transfer the Property:

50 \_\_\_\_\_  
51 \_\_\_\_\_

\_\_\_\_\_  
Buyer's or Lessee's Initials

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VEIC , DJC  
 Owner's Initials  
MJC  
MJC PR  
DRR.

52 Settling, slippage, standing water, drainage, sliding or other soil problems on the Property or in the immediate area:

53 \_\_\_\_\_  
54 \_\_\_\_\_

55 \_\_\_\_\_

56 Flooding, drainage or grading problems:

57 \_\_\_\_\_

58 \_\_\_\_\_

59 \_\_\_\_\_

60 Location of the Property in a flood plain, shoreline master plan, wetland or other environmentally sensitive area or

61 work conducted by Seller in or around any natural bodies of water:

62 \_\_\_\_\_

63 \_\_\_\_\_

64 \_\_\_\_\_

65 a. Water rights and private wells:

66 \_\_\_\_\_

67 \_\_\_\_\_

68 \_\_\_\_\_

69 b. Public or Community water systems:

70 \_\_\_\_\_

71 \_\_\_\_\_

72 \_\_\_\_\_

73 Restrictive Covenants and Deed restrictions:

74 \_\_\_\_\_

75 \_\_\_\_\_

76 \_\_\_\_\_

77 Septic system approval or existing septic system:

78 \_\_\_\_\_

79 \_\_\_\_\_

80 \_\_\_\_\_

81 Major damage to the Property from fire, earthquakes, floods, slides, etc.:

82 \_\_\_\_\_

83 \_\_\_\_\_

84 \_\_\_\_\_

85 Zoning or Historic District violations, non-conforming uses:

86 \_\_\_\_\_

87 \_\_\_\_\_

88 \_\_\_\_\_

89 Neighborhood noise problems or other nuisances:

90 \_\_\_\_\_  
91 \_\_\_\_\_  
92 \_\_\_\_\_

93 Property Owner's association obligations (dues, lawsuits, transfer fees, initiation fees, etc.):

94 \_\_\_\_\_

95 \_\_\_\_\_

96 \_\_\_\_\_

97 Notice of abatement or citations against the Property:

98 \_\_\_\_\_

99 \_\_\_\_\_

100 \_\_\_\_\_

101 Lawsuits or legal proceedings (including foreclosures and bankruptcies) affecting or threatening the Property:

102 \_\_\_\_\_

103 \_\_\_\_\_

104 \_\_\_\_\_

105 Waste dump or disposal or landfill or gravel pit or commercial use in the vicinity of the Property, existing or proposed,

106 which may cause smoke, smell, noise or other nuisance, annoyance or pollution, any hazardous materials or pest

107 infestations located on the Property or in the immediate area:  
108 \_\_\_\_\_

\_\_\_\_\_/\_\_\_\_\_  
Buyer's or Lessee's Initials

VEIC , DJC

Owner's Initials

MJC  
MJC PR  
ODR

109 Street or utility improvement planned that may affect or be assessed against the Property:  
110 \_\_\_\_\_  
111 \_\_\_\_\_  
112 \_\_\_\_\_

113 Known information concerning utility connections:  
114 \_\_\_\_\_  
115 \_\_\_\_\_  
116 \_\_\_\_\_

117 Zoning or land use change planned or being considered by the city or county:  
118 \_\_\_\_\_  
119 \_\_\_\_\_  
120 \_\_\_\_\_

121 Proposed increase in tax assessment value or property owner's association dues for the Property:  
122 \_\_\_\_\_  
123 \_\_\_\_\_  
124 \_\_\_\_\_

125 Underground storage tanks or class II injection wells:  
126 \_\_\_\_\_  
127 \_\_\_\_\_  
128 \_\_\_\_\_

129 Property leases including post-closing short-term rental obligations, crop share agreements, mineral leases or  
130 reservations:  
131 \_\_\_\_\_  
132 \_\_\_\_\_  
133 \_\_\_\_\_

134 Conservation Easements (existing or proposed):  
135 \_\_\_\_\_  
136 \_\_\_\_\_  
137 \_\_\_\_\_

138 Landfill (compacted or otherwise) on the Property or any portion thereof:  
139 \_\_\_\_\_  
140 \_\_\_\_\_  
141 \_\_\_\_\_

142 Environmental issues affecting the Property including whether the Property has been tested or treated for the  
143 presence of fuel or chemical storage tanks, asbestos, or contaminated soil or water:  
144 \_\_\_\_\_  
145 \_\_\_\_\_  
146 \_\_\_\_\_

147 Pests, rodents:  
148 \_\_\_\_\_  
149 \_\_\_\_\_  
150 \_\_\_\_\_

151 Noxious Weeds:  
152 \_\_\_\_\_  
153 \_\_\_\_\_  
154 \_\_\_\_\_

155 Airport affected area:  
156 \_\_\_\_\_  
157 \_\_\_\_\_  
158 \_\_\_\_\_

159 Other matters as set forth below including environmental issues, structural system issues, mechanical issues, legal  
160 issues, physical issues, or others not listed above of which the Seller has actual knowledge concerning the Property.  
161 \_\_\_\_\_  
162 \_\_\_\_\_  
163 \_\_\_\_\_  
164 \_\_\_\_\_

\_\_\_\_\_/\_\_\_\_\_  
Buyer's or Lessee's Initials

VEIC , DJC  
\_\_\_\_\_  
Owner's Initials  
M.L.P.  
M.L.C. P.R.  
W.A.K.

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Owner certifies that the information herein is true, correct and complete to the best of the Owner's knowledge and belief as of the date signed by Owner.

210  
211 Owner Vickie E. I. Charvat Date 05/27/2026

212 Owner Donald J Charvat Vickie E. I. Charvat Date 05/23/2026

213 Michael L Charvat Donald J Charvat Date 6-2-2026

214 Michael L Charvat PR Date 6-2-2026

215  
216  
217  
218  
219  
220 Daniel O Rite

\_\_\_\_\_  
Buyer's or Lessee's Initials

VEIC , DJC  
Owner's Initials

MLB PR  
MLB  
WDR

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**BUYER'S ACKNOWLEDGEMENT**

Subject Property Address: 11 Blue Road Livingston MT 59047

~~That part of the NE1/4 of Section 35, Township 2 South, Range 9 East, of the P.M.M., Park County, Montana, described as Lots 1, 2, 3, 4, and 5 of Plat No. 303, and also part of the SE 1/4 of Section 36, Township 2 South, Range 9 East, of the P.M.M., Park County, Montana, described as Plat No. 303, EXCEPTED THEREFROM:  
Plat 607 in Park County, Montana  
Plat 644 in Park County, Montana  
Certificate of Survey No. 876, Park County, Montana~~

Buyer(s) understand that the foregoing disclosure statement sets forth any adverse material facts concerning the Property that are known to the Owner. The disclosure statement does not provide any representations or warranties concerning the Property, nor does the fact this disclosure statement fails to note an adverse material fact concerning a particular feature, fixture or element imply that the same is free of defects.

Buyer(s) is/are encouraged to obtain professional advice, inspections or both of the Property and to provide for appropriate provisions in a contract between buyer(s) and owner(s) with respect to any advice, inspections or defects. Buyer(s) are not relying upon this property disclosure statement for buyer(s)' determination of the overall condition of the Property in lieu of other inspections, reports or advice.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.

\_\_\_\_\_  
Buyer's/Lessee's Signature Date

\_\_\_\_\_  
Buyer's/Lessee's Signature Date

**NOTE:** Unless otherwise expressly stated the term "days" means calendar days and not business days. Business days are defined as all days except Sundays and Montana or federal holidays.