

Farm or Vacant Land or Lot Disclosure Statement

This document has legal consequences. If you do not understand it, consult your attorney.

1 The following is a disclosure statement made by Seller concerning the following property (the "**Property**"):

2	00 County Rd 283	Kahoka	МО	63445	Clark	
3	Street Address	City	State	Zip Code	County	
4	Section 1, Township 64N, Range 7W			20		
5	Section Township Range	Parcel No(s).	Farm No(s)	# of Acres (more or less)		

6 This Disclosure Statement may assist a Buyer in evaluating the Property, but it is not a warranty of any

7 kind by Seller or any real estate licensee involved in this transaction, and is <u>not</u> a substitute for any

8 inspection or warranty a Buyer may wish to obtain. Real estate licensees involved in this transaction do

9 not inspect the Property for defects or guarantee the accuracy of any information provided herein.

10 SELLER: Please complete the following form, including past history and known problems. Do not leave any spaces 11 blank. If the condition is not applicable to your Property (or unknown), mark "N/A" (or "Unknown") in the blank. The 12 following statements are made by Seller and NOT by any real estate licensee. Complete and truthful disclosure of the history and condition of the Property gives you the best protection against potential charges that you violated a 13 14 legal disclosure obligation to a Buyer. Your answers (or the answers you fail to provide, either way) may have legal 15 consequences, even after closing a transaction. This form should help you meet your disclosure obligations, but it may not cover all aspects of the Property. If you know of or suspect some condition which may negatively affect 16 the value of the Property or impair the health or safety of future occupants (e.g., environmental hazards, physical 17 condition or material defects in the Property or title thereto), then you should describe that condition and attach 18 additional pages if more space is required. 19 20 BUYER: Since these disclosures are based on Seller's actual knowledge, you cannot be sure that there are, in 21 fact, no problems with the Property simply because Seller is not aware of them. The statements made by Seller are limited to the Property and are not warranties of its condition. You should condition your offer on a professional 22 23 inspection(s) of the Property or any off-site conditions as you deem necessary. Conditions of the Property that you 24 can see on a reasonable inspection and/or that are disclosed herein should either be taken into account in setting 25 the purchase price, or you should make correction of these conditions by Seller a requirement of the sale contract. IF YOU SIGN A SALE CONTRACT TO PURCHASE THE PROPERTY, THAT CONTRACT, AND NOT THIS 26 DISCLOSURE STATEMENT, WILL PROVIDE FOR WHAT IS TO BE INCLUDED IN THE SALE. IF YOU EXPECT 27 28 CERTAIN ITEMS OR EQUIPMENT TO BE INCLUDED THEY MUST BE SPECIFIED AS INCLUDED IN THE 29 SALE CONTRACT. 30 1. SURVEY, EASEMENTS, FLOODING. To the best of your knowledge: 31 32 33 Year surveyed 34 **C.** What company or person performed the survey?

 Name_______
 Phone _______

 D. If this is platted land, has a certificate of survey been completed?......
 Yes ☑No

 35 36 If "Yes," by whom? _____ When? _____ When? _____ When? _____ Yes ☑No 37 38 If "Yes," Plat Book # _____ Page # N/A 39 **F.** Are there any encroachments or boundary line disputes? □Yes ⊻No 40 41 42 43 J. Has there ever been a flood at the Property? 44 K. Have there ever been drainage problems affecting the Property?..... 45 46 L. Have you ever purchased flood insurance?......□Yes ☑No 47 **M.** If any of questions 1.F through 1.L are answered "Yes," briefly describe the details. □ (check box if additional pages are attached) _____ N/A 48 49 50

51	2. US	E RIGHTS AND OTHER RESTRICTIONS. To the best of your knowledge:
52	Α.	
53		(1) Subdivision or other recorded indentures, covenants, conditions or restrictions?
54		(2) A right of first refusal to purchase?
55		(3) Variances, special use permits or other zoning restrictions specific to this Property?
56		(4) Have any mineral rights been severed or transferred?
57	В.	
58	C.	
59	D.	
60		the Property? (if "Yes", please identify Class size and any permits issued below)
61	E.	
62	F.	
63	G.	
64	0.	(check box if additional pages are attached)
65		= (bhobh box ii duallonal pugoo alo diluonod)
	-	
66 67	_	
67 67	_	
68	_	
69	_	
70	2 0	CONDITION OF THE PROPERTY. To the best of your knowledge:
70		. Are there any structures, improvements or personal property available for sale?
	A	Are there any problems or defects with any of these items?
72	Б	
73		. Are there any operating or abandoned oil wells or buried storage tanks on the Property?
74	C	. Is there any hazardous or toxic substance in or on the Property? (including but not limited to lead in the soils)?
75	_	
76		. Are there any Phase I or other environmental reports regarding the Property?
77		. Is there a solid waste disposal site or demolition landfill on the Property (whether permitted or
78	unpe	rmitted)?
79		Note: if "Yes", <u>§260.213 RSMo</u> requires Seller to disclose the location of the site, and Buyer should
80		be aware that Buyer may be held liable to the State for remedial action
81	F.	Have any soil tests been performed? Urver and the solution of the second se
82	G.	□ Does the Property have any fill?
83	H	. Are there any settling or soil movement problems on this Property?□Yes ☑No
84	Ι.	Is there any infestation, rot or disease in the trees on the Property?
85	J.	
86	S	Service ("NRCS") or Farm Service Authority ("FSA")?
87		If any of the above questions are answered "Yes," briefly describe the details.
88		(check box if additional pages are attached)
89		는 (moon box in additional pageo and allability)
	-	
90 01	-	
91	_	
92	_	
93	4. U	ITILITIES. To the best of your knowledge:
94		. Have any soil analysis tests for sanitary systems been performed?
9 4 95	~	If "Yes," When? By Whom?
96	_	Results:
97	В	. Do any of the following exist within the Property?
98		(1) Connection to public water? Yes Yoo (5) Connection to shared sewer?
99		(2) Connection to public sewer? 🛛 Yes 🖄 No (6) Private Sewer/Septic tank/Lagoon? Yes 🐼 No
100		(3) Connection to private water (7) Connection to electric utility?
101		system off Property?
102		(4) Connection to shared water? Yes No (9) A water well?
103	r	. Are any of the following existing at the boundary of the Property?
103	U U	(1) Public water system access? \checkmark Yes \square No (5) Electric Service Access?
104		(1) Public water system access? \Box Yes \Box No (3) Electric Service Access? \Box Yes \Box No (2) Public sewer system access? \Box Yes \Box No (6) Natural gas access? \Box Yes \Box No
106		(3) Shared water system access ☐Yes ☑No (7) Telephone system access?
107	_	(4) Shared sewer system access Yes No (8) Other:
108	D	 (4) Shared sewer system access □Yes ☑No (8) Other: (8) Other: □Yes ☑No
109		If "Yes," which charges have been paid?

be a buy Sel	a wa ers o ler nted YER 1. 2. 3. 4. 5.	Name: SACKNOWLEE I understand and knowledge and th This Property is I licensee concern I understand I ha have the Propert I acknowledge th defects in the Pro I acknowledge th	And to real estate lice May 06, Josh Kirchner OGEMENT I agree that the info hat Seller can only no being sold to me withing the Property. Now the right to inder y and any other cor at neither Seller non operty. at there are no repr	er authoriz insees rep <u>2024</u> Date make an h thout warr bendently nditions ex r any real of resentation	Seller Printed Name: this form is limited to inform onest effort at fully revealing anties or guaranties of any investigate the Property. I h amined by professional insp estate licensee is an expert	at detecting or repairing physica nade by Seller or any real estat
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Sell	ler re		information set for			rate and complete to the best
						attached)
						roposed zoning changes, stree □Yes ☑N
	B.	s there anything	else that may mater	rially and a	adversely affect the Property	(<i>e.g.</i> , pending claims, litigatio
						sure of Information Regardiı unction with these matters.
		If "Yes," §441.2	2 <u>36 RSMo</u> require	s disclos	ure to potential lessees	and <u>§442.606 RSMo</u> require
					mphetamine production or t rolled substance related the	he place of residence of a ereto?ΩYes⊠N
6.			To the best of you			
			anonay participatos)		
		-				support or subsidy programs
	_				_ last year of participation _ enrollment year	
		total acre	es put in WRP		last year of participation	
				ids Reserv	ve Program)?	DYes 🗹 N
		If "Yes." complete			_ enrollment year	annual payment
		Is Property enroll If "Yes." complete	led in WRP (Wetlan			
	В.	Is Property enroll If "Yes." complete	es put in CRP bid in led in WRP (Wetlar		_ last year of participation	

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PACKAGE CERTIFICATE

BROKER MINT

VACANT LAND OR SELLERS DISCLOSURE DOCUMENT

3 pages

MOr Farm or Vacant Land or Lot Disclosure Statement#.pdf	3 pages
E-SIGN INFO	舰
Status: Originator: Justin Alderton jalderton@trophypa.com IP: 166.181.86.80 Domain: trophypa.brokermint.com	
Package ID: B2AF4BA57B4B0C051184A7832EB71C92 Date: May 06, 2024 03:24 PM	112
Time zone: CDT (UTC-5)	
Signers: Josh Kirchner josh.kirchner@myconnectionbank.com Signed May 06, 2024 03:33 PM	BM-SIGNED
Seller 1 IP: 207.177.116.77 id: 61ac2f4f443d0972b2869e9ac614c578	;
HISTORY	
May 06, 2024 03:29 PM Josh Kirchner josh.kirchner@myconnectionbank.com IP: 207.177.116.77	Viewed
May 06, 2024 03:33 PM Josh Kirchner josh.kirchner@myconnectionbank.com IP: 207.177.116.77	Signed
May 06, 2024 03:33 PM Package has been fully signed and sealed	Completed