

MONTANA ASSOCIATION OF REALTORS® PROPERTY DISCLOSURE STATEMENT (LAND)



1 Date: August 14, 2024

2
3 Property: NHN E Bench Road, Twin Bridges, MT 59754.

4 Seller(s): Abe Wiebe, Tracy Wiebe

5 Seller Agent: Jocelyn Charlo

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 _____

23 _____

24 _____

25 _____

26 _____

27 _____

28
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 Jocelyn Charlo 08/14/2024

35 Seller Agent Signature: Jocelyn Charlo

36
37 Dated: August 14, 2024

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

40
41 Buyer Agent: _____

42
43 Buyer Agent Signature: _____

44
45 Dated: _____

46
47 Buyer Signature: _____

48
49 Dated: _____

© 2021 Montana Association of REALTORS®
Property Disclosure Statement (Land), October 2021

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



1 Date: August 14, 2024

2
3 The undersigned Owner is the owner of certain real property located at NHN E Bench Road
4 , in the City of Twin Bridges
5 County of Madison, Montana, which real property is legally described as:
6 Tract A-1, COS 7/1830BA Sec 22 & 23, T5S, R7W; &
7 Tract B COS 7/1830BA, Sec 22 & 23, T5S, R7W
8 Total of 104.22 Acres

9
10 (hereafter the "Property"). Owner executes this Disclosure Statement to disclose to prospective buyers all adverse
11 material facts which concern the Property. Montana law defines an adverse material fact as a fact that should be
12 recognized as being of enough significance as to affect a person's decision to enter into a contract to buy or sell real
13 property and may be a fact that materially affects the value of the Property, that affects the structural integrity of the
14 Property, or that presents a documented health risk to occupants of the Property.

OWNER'S DISCLOSURE

- 15
16
17
18 ☐ Owner has never been to the Property.
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 the Property:

49 _____
50 _____

Buyer's or Lessee's Initials

© 2021 Montana Association of REALTORS®
Owner's Property Disclosure Statement (Land), October 2021

AW , TW
Owner's Initials

51 Settling, slippage, sliding or other soil problems:

52 Unknown

53

54

55 Flooding, drainage or grading problems:

56 None

57

58

59 Location of the Property in a flood plain, shoreline master plan, wetland or other environmentally sensitive area or
60 work conducted by Seller in or around any natural bodies of water:

61 Beaverhead River runs through the property

62

63

64 a. Water rights and private wells:

65 Unknown amount of water rights, no well

66

67

68 b. Public or Community water systems:

69 No

70

71

72 Restrictive Covenants and Deed restrictions:

73 No

74

75

76 Septic system approval or existing septic system:

77 No

78

79

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

81 None

82

83

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

85 None

86

87

88 Neighborhood noise problems or other nuisances:

89 None

90

91

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

93 NA

94

95

96 Notice of abatement or citations against the Property:

97 None

98

99

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

101 None

102

103

104 Waste dump or disposal or landfill or gravel pit or commercial use in the vicinity of the Property, existing or proposed,
105 which may cause smoke, smell, noise or other nuisance, annoyance or pollution:

106

Buyer's or Lessee's Initials

© 2021 Montana Association of REALTORS®
Owner's Property Disclosure Statement (Land), October 2021
Page 2 of 5

AW , TW
Owner's Initials

107 Street or utility improvement planned that may affect or be assessed against the Property:
 108 Unknown
 109
 110
 111 Zoning or land use change planned or being considered by the city or county:
 112 Unknown
 113
 114
 115 Proposed increase in tax assessment value or property owner's association dues for the Property:
 116 Not known
 117
 118
 119 Underground storage tanks or class II injection wells:
 120 None
 121
 122
 123 Property leases including post-closing short-term rental obligations, crop share agreements, mineral leases or
 124 reservations:
 125 None
 126
 127
 128 Conservation Easements (existing or proposed):
 129 None
 130
 131
 132 Landfill (compacted or otherwise) on the Property or any portion thereof:
 133 No
 134
 135
 136 Environmental issues affecting the Property:
 137 None known of
 138
 139
 140 Pests, rodents:
 141 Unknown
 142
 143
 144 Noxious Weeds:
 145 Unknown
 146
 147
 148 Airport affected area:
 149 No
 150
 151
 152 Other matters as set forth below.
 153
 154
 155
 156
 157
 158
 159

 Buyer's or Lessee's Initials

© 2021 Montana Association of REALTORS®
 Owner's Property Disclosure Statement (Land), October 2021
 Page 3 of 5

 , 
 Owner's Initials

160 _____
161 _____
162 _____
163 _____
164 _____
165 _____
166 _____
167 _____
168 _____
169 _____
170 _____
171 _____
172 _____
173 _____
174 _____
175 _____
176 _____
177 _____
178 _____
179 _____
180 _____
181 _____
182 _____
183 _____
184 _____
185 _____
186 _____
187 _____
188 _____
189 _____
190 _____
191 _____
192 _____
193 _____
194 _____
195 _____
196 _____
197 _____
198 _____

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

201  _____ Date 08/15/2024
202 Owner _____
203  _____ Date 08/14/2024
204 Owner _____
Tracy Wiebe

Buyer's or Lessee's Initials

BUYER'S ACKNOWLEDGEMENT

205
206
207 Subject Property Address: NHN E Bench Road, Twin Bridges, MT 59754.
208
209
210

211 Buyer(s) understand that the foregoing disclosure statement sets forth any adverse material facts concerning the
212 Property that are known to the Owner. **The disclosure statement does not provide any representations or**
213 **warranties concerning the Property, nor does the fact this disclosure statement fails to note an adverse**
214 **material fact concerning a particular feature, fixture or element imply that the same is free of defects.**
215

216 Buyer(s) is/are encouraged to obtain professional advice, inspections or both of the Property and to provide for
217 appropriate provisions in a contract between buyer(s) and owner(s) with respect to any advice, inspections or defects.
218 **Buyer(s) are not relying upon this property disclosure statement for buyer(s)' determination of the overall**
219 **condition of the Property in lieu of other inspections, reports or advice.**
220

221 I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.
222
223

224 Buyer's/Lessee's Signature

Date

225
226
227 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.