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SELLER'S DISCLOSURE STATEMENT (Land)

Date: Aug 24, 2026

Property Address: 7965 N 1200 Th Rd

City, State, Zip: Colchester IL 62326 (the "Property")

Seller(s): Charles L Price Tina K Mahoney

Permanent Parcel Number: 05-000-001-00, 04-000-101-05

Legal Description (if available): _____

Property is currently zoned as: _____

Existing Structures / Improvements on the Property: _____

1. **NOTICE TO SELLER.** Be as complete and accurate as possible when answering the questions in this disclosure document (the "Disclosure Statement"). Attach additional sheets as necessary to completely answer each disclosure. This Disclosure Statement is designed to assist the Seller in making appropriate disclosures of known conditions impacting the Property or potentially affecting a prospective buyer's ability to use and enjoy the Property for such prospective buyer's intended purposes. By completing this Disclosure Statement, Seller acknowledges that brokers, prospective buyers and ultimately, the buyer, will rely on this information. As such, completing this Disclosure Statement may have legal implications for Seller and Seller should seek legal advice if Seller has any questions regarding the completion of this form.

2. **NOTICE TO PROSPECTIVE BUYER.** This Disclosure Statement is a disclosure of Seller's knowledge of the Property, as of the date signed by Seller, and is not a substitute for any due diligence or inspections that a prospective buyer may wish to perform or warranties that prospective buyer may wish to obtain from Seller. It is not a warranty of any kind by Seller nor a warranty or representation of any kind by any broker assisting Seller.

3. WATER SOURCE.

a. Is there a water source on or to the Property? ☒ Yes ☐ No
Type: ☐ Public ☐ Private ☒ Well ☐ Cistern ☐ None ☐ Other: _____

b. If well, state type: _____ Depth: _____

1. Diameter: _____ Age: _____

2. Has water ever been tested? ☐ Yes ☐ No

c. Other water systems & their condition: _____

d. Is there a water meter on the Property? ☐ Yes ☐ No

e. Is there a rural water certificate? ☐ Yes ☐ No

f. Other applicable information: _____

If any of the answers in this section are "Yes", explain in detail or attach documentation:

4. **GAS/ELECTRIC:**

a. Is there electric service on the Property?

☒ Yes ☐ No

If "Yes", is there a meter?

☒ Yes ☐ No

b. Is there gas service on the Property?

☒ Yes ☐ No

If "Yes", what is the source? LP

c. Are you aware of any additional costs to hook up utilities?

☐ Yes ☒ No

d. Other applicable information: _____

If any of the answers in this section are "Yes", explain in detail or attach documentation:

5. **LAND (SOILS, DRAINAGE AND BOUNDARIES). ARE YOU AWARE OF:**

a. The Property or any portion thereof being located in a flood zone, wetlands area or proposed to be located in such as designated by FEMA which requires flood insurance?

☐ Yes ☒ No

b. Any drainage of flood problems on the Property or adjacent properties?

☐ Yes ☒ No

c. Any neighbors complaining Property causes drainage problems?

☐ Yes ☒ No

d. The Property having had a stake survey?

☐ Yes ☒ No

e. Any boundaries of the Property being marked in any way?

☐ Yes ☒ No

f. Having an Improvement Location Certificate (ILC) for the Property?

☐ Yes ☒ No

g. Any fencing/gates attached or affixed to the Property?

☒ Yes ☐ No

If "Yes", does fencing/gates belong to the Seller? Fencing belong to seller

h. Any encroachments, boundary line disputes or non-utility easements affecting the Property?

☐ Yes ☒ No

i. Any expansive soil, fill dirt, sliding, settling, earth movement, upheaval, or earth stability problems (including but not limited to sinkholes or subsidence) that have occurred on the Property or in the immediate vicinity?

☐ Yes ☒ No

j. Any diseased, dead or damaged trees or shrubs on the Property?

☐ Yes ☒ No

k. Other applicable information: _____

If any of the answers in this section are "Yes", explain in detail or attach documentation:

6. **SEWAGE.**

a. Does the Property have any sewage facilities on or connected to it?

☐ Yes ☐ No

If "Yes", are they:

☐ Public Sewer ☐ Private Sewer ☒ Septic System ☐ Cesspool ☐ Lagoon

☐ Grinder Pump ☐ Other _____

If applicable, what was date of last service? _____ By whom? _____

b. Has Property had any surface or subsurface soil testing related to installation of sewage facility?

☐ Yes ☒ No

c. Are you aware of any problems relating to the sewage facilities?

☐ Yes ☒ No

If any of the answers in this section are "Yes", explain in detail or attach documentation:

7. **LEASEHOLD AND TENANT'S RIGHTS, INTERESTS, INCLUDING GAS AND OIL LEASES.**

a. Are there leasehold interests in the Property?

☐ Yes ☒ No

If "Yes", complete the following:

Lessee is: _____

Contact number is: _____

Seller is responsible for: _____

Lessee is responsible for: _____

Split or Rent is: _____

Agreement between Seller and Lessee shall end on or before: _____

Copy of Lease is attached, or if the Lease is oral, check this box. ☐

b. Do additional leasehold interests or tenant's rights exist?

☐ Yes ☐ No

If any of the answers in this section are "Yes", explain in detail or attach documentation:

8. **MINERAL RIGHTS (unless superseded by local, state or federal laws).**

- ☐ Unknown
☐ Pass unencumbered with the land to the buyer.
☐ Remain with the Seller.
☐ Have been previously assigned as follows:

9. **WATER RIGHTS (unless superseded by local, state, or federal laws).**

- ☐ Unknown
☐ Pass unencumbered with the land to the buyer.
☐ Remain with the Seller.
☐ Have been previously assigned as follows:

10. **CROPS (planted at time of sale).**

- ☐ Unknown
☐ Pass with the land to the buyer.
☐ Remain with the Seller.
☐ Have been previously assigned as follows:

11. **GOVERNMENT PROGRAMS.**

a. Are you currently participating, or do you intend to participate, in any government farm program?

☐ Yes ☒ No

b. Are you aware of any interest in all or part of the Property that has been reserved by previous owner or government action to benefit any other property?

☐ Yes ☒ No

If any of the answers in this section are "Yes", explain in detail or attach documentation:

12. **HAZARDOUS CONDITIONS. ARE YOU AWARE OF:**

a. Any underground storage tanks on or near Property?

☐ Yes ☒ No

b. Any previous or current existence of hazardous conditions (e.g., storage tanks, oil tanks, oil spills, tires, batteries, or other hazardous conditions)?

☐ Yes ☒ No

If "Yes", specify the condition and the location on the Property?

- c. Any previous environmental reports. (e.g. Phase 1 Environmental reports)? ☐ Yes ☒ No
- d. Any disposal of any hazardous waste products, chemicals, polychlorinated biphenyl's (PCB's), hydraulic fluids, solvents, paint, illegal or other drugs or insulation on the Property or adjacent property? ☐ Yes ☒ No
- e. Environmental matters (e.g. discoloration of soil or vegetation or oil sheers in wet areas)? ☐ Yes ☒ No
- f. Any existing hazardous conditions on the Property or adjacent gas, radon gas, properties (e.g. methane radioactive material, landfill toxic materials)? ☐ Yes ☒ No
- g. Gas/oil wells lines or storage facilities on the Property or adjacent property? ☐ Yes ☒ No
- h. Any other environmental conditions on the Property or adjacent properties? ☐ Yes ☒ No
- i. Any tests conducted on the Property? ☐ Yes ☒ No

If any of the answers in this section are "Yes", explain in detail or attach documentation:

13. OTHER MATTERS. ARE YOU AWARE OF:

- a. Any easements, encroachments or shared access agreements affecting the Property? ☐ Yes ☒ No
- b. Any current or pending dispute over title, boundary lines, or access to the Property? ☐ Yes ☒ No
- c. Any violation of zoning, setbacks or restrictions, or non-conforming use? ☐ Yes ☒ No
- d. Any violation of laws or regulations affecting the Property? ☐ Yes ☒ No
- e. Any existing or threatened legal action pertaining to the Property? ☐ Yes ☒ No
- f. Any judgment or settlement pertaining to the Property? ☐ Yes ☒ No
- g. Any unpaid taxes, liens current, future or proposed special assessments to the Property? ☐ Yes ☒ No
- h. Any other conditions that may materially and adversely affect the value or desirability of the Property? ☐ Yes ☒ No
- i. Any other condition that may prevent you from completing the sale of the Property? ☐ Yes ☒ No
- j. Any burial grounds on the Property? ☐ Yes ☒ No
- k. Any abandoned wells on the Property? ☐ Yes ☒ No
- l. Any public authority contemplating condemnation proceedings? ☐ Yes ☒ No
- m. Any government rule limiting the future use of the Property or other existing zoning and subdivision regulations or contemplated changes to existing regulations? ☐ Yes ☒ No
- n. Any government plans or discussion of public projects that could lead to special benefit assessment against the Property or any part thereof? ☐ Yes ☒ No
- o. Any unrecorded interests affecting the Property? ☐ Yes ☒ No
- p. Anything that would interfere with passing clear title to a buyer? ☐ Yes ☒ No
- q. The Property being subject to a right of first refusal? ☐ Yes ☒ No

If "Yes", who holds the right and how long does said holder have to Exercise the right?

If any of the answers in this section are "Yes", explain in detail or attach documentation:

14. **UTILITIES.** Identify the name and phone number for utilities listed below.

Electric Company Name: Ameren Phone #: _____

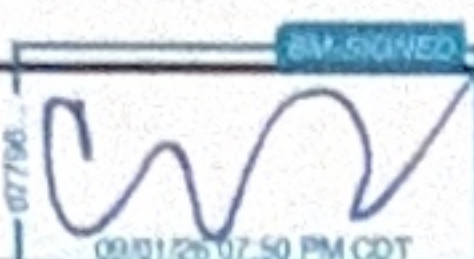
Gas Company Name: Ferrell Gas Phone #: _____

Water Company Name: — Phone #: _____

The undersigned Seller represents, to the best of its knowledge, the information set forth in the foregoing Disclosure Statement is accurate and complete. Seller does not intend this Disclosure Statement to be a warranty or guarantee of any kind.

Seller hereby authorizes and broker assisting Seller to provide this information to any prospective buyer of the Property and to other real estate brokers.

Seller will promptly notify broker assisting the Seller in writing, if any information in this disclosure changes prior to Closing, and broker assisting the Seller will promptly notify any broker assisting the prospective buyer, in writing, of such changes.

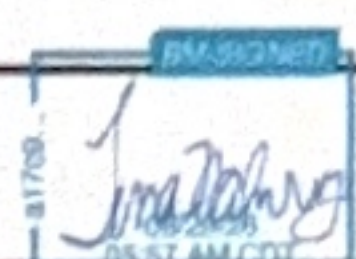
 09/31/26 07:50 PM CDT

Seller Signature

Date

Charles Price

Printed Name

 09/31/26 07:50 PM CDT

Seller Signature

Date

Tina Mahoney

Printed Name

PROSPECTIVE BUYER ACKNOWLEDGEMENT:

Prospective buyer understands and acknowledges that the information in this form is limited to information of which Seller has actual knowledge and Seller needs only make an honest effort at fully disclosing the information requested. Unless expressly provided otherwise, in writing, this property is being offered for sale without warranties or guaranties of any kind by Seller or any broker(s) concerning the condition or value of the Property. Prospective buyer agrees to verify any of the above information, and any other important information provided by Seller or any broker(s) (including any information obtained through the Multiple Listing Service) by an independent investigation of my own. Additionally, prospective buyer acknowledges that it has been advised to have the Property examined by professional inspectors and surveyors and that it assumes responsibility to ensure that the Property is suitable for its's intended use.

Buyer Signature

Date

Printed Name

Buyer Signature

Date

Printed Name