Missouri REALTORS

Farm or Vacant Land or Lot Disclosure Statement

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

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

30 Ac-00 Wildcat Rd	Bland	MO	65014	Gasconade
Street Address	**City**		**Zip Code**	**County**

3,40,6	21-2.0-03-000-000-007.012		30
Section Township Range	**Parcel No(s).**	**Farm No(s)**	**# of Acres (more or less)**

This Disclosure Statement may assist a Buyer in evaluating the Property, but it is <u>not a warranty</u> of any kind by Seller or any real estate licensee involved in this transaction, and is <u>not</u> a substitute for any inspection or warranty a Buyer may wish to obtain. Real estate licensees involved in this transaction do not inspect the Property for defects or guarantee the accuracy of any information provided herein.

SELLER: *Please complete the following form, including past history and known problems. <u>Do not leave any spaces blank.</u> If the condition is not applicable to your Property (or unknown), mark "N/A" (or "Unknown") in the blank. The 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 legal disclosure obligation to a Buyer. Your answers (or the answers you fail to provide, either way) may have legal 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 the value of the Property or impair the health or safety of future occupants (e.g., environmental hazards, physical condition or material defects in the Property or title thereto), then you should describe that condition and attach additional pages if more space is required.*

BUYER: *Since these disclosures are based on Seller's actual knowledge, you cannot be sure that there are, in 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 inspection(s) of the Property or any off-site conditions as you deem necessary. Conditions of the Property that you can see on a reasonable inspection and/or that are disclosed herein should either be taken into account in setting 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 DISCLOSURE STATEMENT, WILL PROVIDE FOR WHAT IS TO BE INCLUDED IN THE SALE. IF YOU EXPECT CERTAIN ITEMS OR EQUIPMENT TO BE INCLUDED THEY MUST BE SPECIFIED AS INCLUDED IN THE SALE CONTRACT.***

1. SURVEY, EASEMENTS, FLOODING. To the best of your knowledge:

A. When did you purchase the Property? May 10TH 2015

B. Has the Property been surveyed? ☑Yes ☐No
Year surveyed 2015

C. What company or person performed the survey?
Name Lortz Surveying Phone _____

D. If this is platted land, has a certificate of survey been completed? ☑Yes ☐No
If "Yes," by whom? _____ When? _____

E. Has the plat been recorded in the land records? ☑Yes ☐No
If "Yes," Plat Book # _____ Page # _____

F. Are there any encroachments or boundary line disputes? ☑Yes ☐No

G. Are there any easements other than utility or drainage easements? ☐Yes ☑No

H. Is the Property in a designated flood plain or floodway of any kind? ☐Yes ☑No

I. Do you have a Flood Certificate regarding the Property? ☐Yes ☑No

J. Has there ever been a flood at the Property? ☐Yes ☑No

K. Have there ever been drainage problems affecting the Property? ☐Yes ☑No

L. Have you ever purchased flood insurance? ☐Yes ☑No

M. If any of questions 1.F through 1.L are answered "Yes," briefly describe the details.
☐ (*check box if additional pages are attached*) _____

_____

_____

_____

2. USE RIGHTS AND OTHER RESTRICTIONS. To the best of your knowledge:

A. Do any of the following exist regarding the Property:

(1) Subdivision or other recorded indentures, covenants, conditions or restrictions? ☐Yes ☑No

(2) A right of first refusal to purchase? ☐Yes ☑No

(3) Variances, special use permits or other zoning restrictions specific to this Property? ☐Yes ☑No

(4) Have any mineral rights been severed or transferred? ☐Yes ☑No

B. Have you ever received notice from any person or authority of a breach of any of the above? ☐Yes ☑No

C. Are there any farming or crop-share agreement rights in the Property? ☐Yes ☑No

D. Are there any animal feeding operations ("AFO") or concentrated animal feeding operations ("CAFO") at the Property? (*if "Yes", please identify Class size and any permits issued below*) ☐Yes ☑No

E. Are there any gas & oil leases or other severed or transferred mineral rights (clay, *etc.*)? ☐Yes ☑No

F. Are there any leasehold interests or tenant rights in the Property? ☐Yes ☑No

G. If any of the above questions are answered "*Yes*," briefly describe the details.

☐ (*check box if additional pages are attached*) _____

_____

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3. CONDITION OF THE PROPERTY. To the best of your knowledge:

A. Are there any structures, improvements or personal property available for sale? ☐Yes ☑No

Are there any problems or defects with any of these items? ☐Yes ☑No

B. Are there any operating or abandoned oil wells or buried storage tanks on the Property? ☐Yes ☑No

C. Is there any hazardous or toxic substance in or on the Property (including but not limited to lead in the soils)? ☐Yes ☑No

D. Are there any Phase I or other environmental reports regarding the Property? ☐Yes ☑No

E. Is there a solid waste disposal site or demolition landfill on the Property (whether permitted or unpermitted)? ☐Yes ☑No

Note: if "Yes", §260.213 RSMo requires Seller to disclose the location of the site, and Buyer should be aware that Buyer may be held liable to the State for remedial action.

F. Have any soil tests been performed? ☐Yes ☑No

G. Does the Property have any fill? ☐Yes ☑No

H. Are there any settling or soil movement problems on this Property? ☐Yes ☑No

I. Is there any infestation, rot or disease in the trees on the Property? ☐Yes ☑No

J. Is any part of the Property located in a "wetlands area" designated by the Natural Resources Conservation Service ("NRCS") or Farm Service Authority ("FSA")? ☐Yes ☐No

K. If any of the above questions are answered "*Yes*," briefly describe the details.

☐ (*check box if additional pages are attached*) _____

_____

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4. UTILITIES. To the best of your knowledge:

A. Have any soil analysis tests for sanitary systems been performed? ☐Yes ☑No

If "*Yes,*" When? _____ By Whom? _____

Results: _____

B. Do any of the following exist within the Property?

(1) Connection to public water? ☐Yes ☑No

(2) Connection to public sewer? ☐Yes ☑No

(3) Connection to private water system off Property? ☐Yes ☑No

(4) Connection to shared water? ☐Yes ☑No

(5) Connection to shared sewer? ☐Yes ☑No

(6) Private Sewer/Septic tank/Lagoon? ☐Yes ☑No

(7) Connection to electric utility? ☐Yes ☑No

(8) Connection to natural gas service? ☐Yes ☑No

(9) A water well? ☐Yes ☑No

C. Are any of the following existing at the boundary of the Property?

(1) Public water system access? ☐Yes ☑No

(2) Public sewer system access? ☐Yes ☑No

(3) Shared water system access ☐Yes ☑No

(4) Shared sewer system access ☐Yes ☑No

(5) Electric Service Access? ☑Yes ☐No

(6) Natural gas access? ☐Yes ☑No

(7) Telephone system access? ☑Yes ☐No

(8) Other: _____

D. Have any utility access charges been paid? ☐Yes ☑No

If "*Yes,*" which charges have been paid? _____

5. FEDERAL/STATE/LOCAL FARM PROGRAMS. To the best of your knowledge:

A. Is Property enrolled in CRP (Conservation Reserve Program)? ..... ☐Yes ☑No

If "Yes," complete the following:

_____ total acres put in CRP _____ last year of participation

_____ per acre bid in _____ enrollment year _____ annual payment

B. Is Property enrolled in WRP (Wetlands Reserve Program)? ..... ☐Yes ☑No

If "Yes," complete the following:

_____ total acres put in WRP _____ last year of participation

_____ per acre bid in _____ enrollment year _____ annual payment

C. Other Programs *(identify any other federal, state or local farm loan, price support or subsidy programs in which the Property currently participates)*: _____

_____

_____

6. OTHER MATTERS. To the best of your knowledge:

A. Is or was the Property used as a site for methamphetamine production or the place of residence of a person convicted of a crime involving any controlled substance related thereto? ..... ☐Yes ☑No

If "Yes," §441.236 RSMo requires disclosure to potential lessees and §442.606 RSMo requires disclosure to purchasers of real estate. MR Form DSC-5000 ("Disclosure of Information Regarding Methamphetamine/Controlled Substances") may be filled out in conjunction with these matters.

B. Is there anything else that may materially and adversely affect the Property (*e.g.*, pending claims, litigation, notice from a governmental authority of violation of a law or regulation, proposed zoning changes, street changes, threat of condemnation, neighborhood noise or nuisance)? ..... ☐Yes ☑No

If "Yes," briefly describe the details. ☐ (*check box if additional pages are attached*) _____

_____

_____

_____

SELLER'S ACKNOWLEDGMENT

Seller represents that the information set forth in this Disclosure Statement is accurate and complete to the best of Seller's knowledge as of the date of Seller's signature below. Seller does not intend this Disclosure Statement to be a warranty or guarantee of any kind. Seller authorizes the listing broker to provide this information to prospective buyers of the Property and to real estate licensees representing such buyers.

_____ 11-16-26 _____

Seller **Date** **Seller** **Date**

Print Name: Tyler Schrader Print Name: _____

BUYER'S ACKNOWLEDGEMENT

1. I understand and agree that the information in this form is limited to information of which Seller has actual knowledge and that Seller can only make an honest effort at fully revealing the information requested.
2. This Property is being sold to me without warranties or guaranties of any kind by Seller or any real estate licensee concerning the Property.
3. I understand I have the right to independently investigate the Property. I have been specifically advised to have the Property and any other conditions examined by professional inspectors as I deem fit.
4. I acknowledge that neither Seller nor any real estate licensee is an expert at detecting or repairing physical defects in the Property.
5. I acknowledge that there are no representations concerning the Property made by Seller or any real estate licensee on which I am relying except as may be fully set forth in writing and signed by them.

_____ _____

Buyer **Date** **Buyer** **Date**

Print Name: _____ Print Name: _____

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