

MLS# 316316

Farm or Vacant Land Disclosure Statement

This disclosure statement is an integral part of the agreement between Seller and Buyer.

If not understood, seek competent advice.

This Seller's disclosure statement concerns the real property located in the County of Boone, State of Missouri described as 12229 N Hwy VV, Hallsville.

Notice to Seller: Each Seller is obligated to disclose to Buyer all known facts that materially and adversely affect the value of the property being sold and that are not readily observable. This disclosure statement is designed to assist Seller in complying with disclosure requirements and to assist Buyer in evaluating the property being considered. The listing real estate broker, the selling real estate broker and their respective licensees will rely upon this information when they evaluate, market and present Seller's property to prospective Buyers.

Notice to Buyer: This is a disclosure of Seller's knowledge of the condition of the property as of the date signed by Seller and is not a substitute for inspections, tests or other investigation or warranties that Buyer may wish to obtain. It is not a warranty of any kind by Seller or a warranty or representation by the listing broker, the selling broker, or their licensees.

A. CONDITION OF THE PROPERTY:

To the best of your knowledge:

(1) Are there any structures, improvements, or personal property included in the sale? (Yes) (No) (Unknown) If "YES" list all items: _____

Are there any defects with any of these items? (Yes) (No) (Unknown) If "YES" give details: NA

(2) Are there any operating or abandoned cisterns, wells, oil wells, buried storage tanks, or buried debris or waste on the property? (Yes) (No) (Unknown) If "YES" give details: _____

(3) Is there any hazardous or toxic substances in or on this property or any adjacent property? (Yes) (No) (Unknown) If "YES" give details: _____

(4) Any soil test performed? (Yes) (No) (Unknown) If so when? _____
By whom? _____

(5) Does the property have any fill or uncompacted soil? (Yes) (No) (Unknown) If "YES" describe location and depth: _____

(6) Are there any major erosion problems, sinkholes, settling or soil movement problems on this property or any adjacent property? (Yes) (No) (Unknown) If "YES" give details: _____

(7) Is there a large-scale infestation, rot or disease in the trees on the property? (Yes) (No) (Unknown) If "YES" give details: _____

(8) Have any percolation tests been performed? (Yes) (No) (Unknown)
By Whom? _____
Results? _____

B. UTILITIES:

To the best of your knowledge:

(1) Are the following presently existing within the property?
a. Connection to public water? (Yes) (No) (Unknown)
b. Connection to public sewer? (Yes) (No) (Unknown)
c. Connection to private water off property? (Yes) (No) (Unknown)
d. A water well? (Yes) (No) (Unknown)
e. Septic tank? (Yes) (No) (Unknown)
f. Connection to electric utility? (Yes) (No) (Unknown)
g. Connection to natural gas service? (Yes) (No) (Unknown)

(2) Are any of the following existing at the boundary of the property?
a. Water system access? (Yes) (No) (Unknown)
b. Private water system access? (Yes) (No) (Unknown)
c. Electric service access? (Yes) (No) (Unknown)
d. Natural gas access? (Yes) (No) (Unknown)
e. Telephone system access? (Yes) (No) (Unknown)

C. USE RESTRICTIONS:

To the best of your knowledge:

(1) Do any of the following types of covenants, conditions, or restrictions affect the land:
a. Deed, subdivision or other recorded covenants, conditions or restrictions? (Yes) (No) (Unknown)
b. A right of first refusal to purchase? (Yes) (No) (Unknown)
c. Variances, special use permits, or other zoning restrictions specific to this property? (Yes) (No) (Unknown)

(2) If any of the above questions (in C1) are answered "YES", do you have any written copies of the covenants, conditions or restrictions? (Yes) (No) (Unknown) If "YES" describe: NA

(3) Have you ever received notice from any person or authority as to any breach of any of these covenants, conditions or restrictions? (Yes) (No) (Unknown) If "YES" describe: NA

OWNER Initial DJC Date 10/14/08 OWNER Initial _____ Date _____

67 **D. SURVEYS, EASEMENTS AND FLOODING:**

- 68 (1) When did you purchase the land? 2006
- 69 (2) Has the land been surveyed? (Yes) (No) (Unknown)
- 70 If "YES", year surveyed? 1999
- 71 (3) What company performed the survey?
- 72 Name Dollar Surveying
- 73 Phone Number 256-0051
- 74 (4) If this is platted land, has a certificate of survey been completed?
- 75 (Yes) (No) (Unknown)
- 76 (5) Has a plat been recorded? (Yes) (No) (Unknown)
- 77 If "YES", Plat Book # 32 Page# 51
- 78 (6) Are there any encroachments or boundary line disputes?
- 79 (Yes) (No) (Unknown)
- 80 (7) Are there any easements other than utility and drainage
- 81 easements? (Yes) (No) (Unknown)
- 82 (8) Is the property in a designated 100-year flood plain or wetlands
- 83 area? (Yes) (No) (Unknown)
- 84 (9) Has there ever been a flood or other disaster at the property?
- 85 (Yes) (No) (Unknown)
- 86 (10) Have there ever been drainage problems affecting the
- 87 property or adjacent properties? (Yes) (No) (Unknown)
- 88 (11) Have any adjoining land owners ever notified you about any
- 89 of your fences being located incorrectly?
- 90 (Yes) (No) (Unknown)
- 91 (12) Do you have to cross an adjoining property to get to any part
- 92 of this property? (Yes) (No) (Unknown)
- 93 (13) Do any adjoining property owners have to cross part of this
- 94 property to get to part of their property? (Yes) (No) (Unknown)
- 95 (14) Give the details if any of the questions 6 thru 13 are answered
- 96 "YES" (D?) the neighbor to the east
- 97 has an easement to have
- 98 their Lagoon on this property
- 99
- 100
- 101

102 **E. FEDERAL FARM PROGRAMS:**

- 103 (1) CRP (Conservation Reserve Program)
- 104 _____ total acres in CRP
- 105 _____ last year of participation
- 106 _____ per acre bidding
- 107 _____ enrollment year
- 108 _____ annual payment
- 109 (2) AMTA (Agriculture Market Transaction Act)
- 110 (Yes) (No) (Unknown) If "YES", how much is the
- 111 annual payment? _____
- 112 (3) CSP (Cost Share Program) (usually a 10-year program) Is the
- 113 property currently participating in any CSP?
- 114 Soil / Water? (Yes) (No) (Unknown)
- 115 Terracing? (Yes) (No) (Unknown)
- 116 Seeding? (Yes) (No) (Unknown)
- 117
- 118

119 **F. OTHER MATTERS:**

120 Is there anything else that may materially and adversely affect The value or desirability of property, e.g., pending claims or litigation, notice from

121 any governmental authority or violation of any law or regulation, proposed zoning changes, street changes, threat of condemnation, pending

122 assessments for utilities or street improvements, or neighborhood noise or nuisance? (Yes) (No) (Unknown) If "YES" explain

123 _____

124 _____

G. ATTACHMENTS? (Yes) (No)

OTHER COMMENTS: _____

SELLER'S STATEMENT:

The undersigned Seller represents that 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 Listing Broker to provide this information to prospective Buyers of the property and to real estate Brokers and salespeople. Seller understands and agrees that Seller will notify Listing Broker in writing immediately if any information set forth in this disclosure statement becomes inaccurate or incorrect in any way through the passage of time or the discovery of additional information.

Merald L. Coats 10/14/08
 Seller Date

 Seller Date

BUYER'S ACKNOWLEDGEMENT AND AGREEMENT:

- (1) I understand and agree that the information in this form is limited to information of which Seller has actual knowledge and that Seller need only only make an honest effort at fully revealing the information requested.
- (2) This property is being sold to me without warranties or guarantees of any kind by Seller or Broker concerning the condition or value of the property.
- (3) I understand I have the right to make an independent inspection of my own. I have been specifically advised to have the property examined by professional inspectors.
- (4) I acknowledge that neither Seller or Broker, nor Broker's licensee is expert at detecting or repairing physical defects in the property.
- (5) I specifically represent that there are no important representations concerning the condition or value of the property made by Seller or Broker or Broker's licensee upon which I am relying except as may be fully set forth in writing and signed by either of them.

 Buyer Date

 Buyer Date