



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 1026 RR 411 Ava MO 65706 Douglas
 3 Street Address City State Zip Code County
 4 _____
 5 Section Township Range Parcel No(s) Farm No(s) # of Acres (more or less) 126

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 not 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
 13 the history and condition of the Property gives you the best protection against potential charges that you violated a
 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
 16 may not cover all aspects of the Property. If you know of or suspect some condition which may negatively affect
 17 the value of the Property or impair the health or safety of future occupants (e.g., environmental hazards, physical
 18 condition or material defects in the Property or title thereto), then you should describe that condition and attach
 19 additional pages if more space is required.

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
 22 are limited to the Property and are not warranties of its condition. You should condition your offer on a professional
 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.
 26 **IF YOU SIGN A SALE CONTRACT TO PURCHASE THE PROPERTY, THAT CONTRACT, AND NOT THIS**
 27 **DISCLOSURE STATEMENT, WILL PROVIDE FOR WHAT IS TO BE INCLUDED IN THE SALE. IF YOU EXPECT**
 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 A. When did you purchase the Property? May 2012
- 32 B. Has the Property been surveyed? Yes No
 33 Year surveyed N/A
- 34 C. What company or person performed the survey?
 35 Name N/A Phone _____
- 36 D. If this is platted land, has a certificate of survey been completed? Yes No
 37 If "Yes," by whom? N/A When? _____
- 38 E. Has the plat been recorded in the land records? Yes No
 39 If "Yes," Plat Book # N/A Page # N/A
- 40 F. Are there any encroachments or boundary line disputes? Yes No
- 41 G. Are there any easements other than utility or drainage easements? Yes No
- 42 H. Is the Property in a designated flood plain or floodway of any kind? Yes No
- 43 I. Do you have a Flood Certificate regarding the Property? Yes No
- 44 J. Has there ever been a flood at the Property? Yes No
- 45 K. Have there ever been drainage problems affecting the Property? Yes No
- 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.
 48 (check box if additional pages are attached) _____
 49 _____
 50 _____

Reference _____

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

- 52 **A.** Do any of the following exist regarding the Property:
- 53 (1) Subdivision or other recorded indentures, covenants, conditions or restrictions?..... Yes No
- 54 (2) A right of first refusal to purchase?..... Yes No
- 55 (3) Variances, special use permits or other zoning restrictions specific to this Property?..... Yes No
- 56 (4) Have any mineral rights been severed or transferred?..... Yes No
- 57 **B.** Have you ever received notice from any person or authority of a breach of any of the above? Yes No
- 58 **C.** Are there any farming or crop-share agreement rights in the Property?..... Yes No
- 59 **D.** Are there any animal feeding operations ("AFO") or concentrated animal feeding operations ("CAFO") at
- 60 the Property? (if "Yes", please identify Class size and any permits issued below)..... Yes No
- 61 **E.** Are there any gas & oil leases or other severed or transferred mineral rights (clay, etc.)?..... Yes No
- 62 **F.** Are there any leasehold interests or tenant rights in the Property? Yes No
- 63 **G.** If any of the above questions are answered "Yes," briefly describe the details.
- 64 (check box if additional pages are attached) _____
- 65 _____
- 66 _____
- 67 _____
- 68 _____
- 69 _____

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

- 71 **A.** Are there any structures, improvements or personal property available for sale?..... Yes No
- 72 Are there any problems or defects with any of these items?..... Yes No
- 73 **B.** Are there any operating or abandoned oil wells or buried storage tanks on the Property?..... Yes No
- 74 **C.** Is there any hazardous or toxic substance in or on the Property?
- 75 (including but not limited to lead in the soils)?..... Yes No
- 76 **D.** Are there any Phase I or other environmental reports regarding the Property?..... Yes No
- 77 **E.** Is there a solid waste disposal site or demolition landfill on the Property (whether permitted or
- 78 unpermitted)?
- 79 *Note: if "Yes", §260.213 RSMo 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*..... Yes No
- 81 **F.** Have any soil tests been performed?..... Yes No
- 82 **G.** Does the Property have any fill?..... Yes No
- 83 **H.** Are there any settling or soil movement problems on this Property?..... Yes No
- 84 **I.** Is there any infestation, rot or disease in the trees on the Property?..... Yes No
- 85 **J.** Is any part of the Property located in a "wetlands area" designated by the Natural Resources Conservation
- 86 Service ("NRCS") or Farm Service Authority ("FSA")?..... Yes No
- 87 **K.** If any of the above questions are answered "Yes," briefly describe the details.
- 88 (check box if additional pages are attached) _____
- 89 _____
- 90 _____
- 91 _____
- 92 _____

93 **4. UTILITIES.** To the best of your knowledge:

- 94 **A.** Have any soil analysis tests for sanitary systems been performed?..... Yes No
- 95 If "Yes," When? _____ By Whom? _____
- 96 Results: _____
- 97 **B.** Do any of the following exist within the Property?
- 98 (1) Connection to public water? Yes No (5) Connection to shared sewer?..... Yes No
- 99 (2) Connection to public sewer? Yes No (6) Private Sewer/Septic tank/Lagoon?..... Yes No
- 100 (3) Connection to private water system off Property?..... Yes No (7) Connection to electric utility?..... Yes No
- 101 (4) Connection to shared water? Yes No (8) Connection to natural gas service?..... Yes No
- 102 (9) A water well?..... Yes No
- 103 **C.** Are any of the following existing at the boundary of the Property?
- 104 (1) Public water system access? Yes No (5) Electric Service Access?..... Yes No
- 105 (2) Public sewer system access? Yes No (6) Natural gas access?..... Yes No
- 106 (3) Shared water system access Yes No (7) Telephone system access?..... Yes No
- 107 (4) Shared sewer system access Yes No (8) Other: _____
- 108 **D.** Have any utility access charges been paid?..... Yes No
- 109 If "Yes," which charges have been paid? _____

Reference _____

- 110 5. FEDERAL/STATE/LOCAL FARM PROGRAMS. To the best of your knowledge:
- 111 A. Is Property enrolled in CRP (Conservation Reserve Program)? Yes No
- 112 If "Yes," complete the following:
- 113 _____ total acres put in CRP _____ last year of participation
- 114 _____ per acre bid in _____ enrollment year _____ annual payment
- 115 B. Is Property enrolled in WRP (Wetlands Reserve Program)? Yes No
- 116 If "Yes," complete the following:
- 117 _____ total acres put in WRP _____ last year of participation
- 118 _____ per acre bid in _____ enrollment year _____ annual payment
- 119 C. Other Programs (identify any other federal, state or local farm loan, price support or subsidy programs in
- 120 which the Property currently participates): N/A
- 121 _____
- 122 _____
- 123 6. OTHER MATTERS. To the best of your knowledge:
- 124 A. Is or was the Property used as a site for methamphetamine production or the place of residence of a
- 125 person convicted of a crime involving any controlled substance related thereto? Yes No
- 126 If "Yes," 5441.238 RSMo requires disclosure to potential lessees and 5442.606 RSMo requires
- 127 disclosure to purchasers of real estate. MR Form DSC-5000 ("Disclosure of Information Regarding
- 128 Methamphetamine/Controlled Substances") may be filled out in conjunction with these matters.
- 129 B. Is there anything else that may materially and adversely affect the Property (e.g., pending claims, litigation,
- 130 notice from a governmental authority of violation of a law or regulation, proposed zoning changes, street
- 131 changes, threat of condemnation, neighborhood noise or nuisance)? Yes No
- 132 If "Yes," briefly describe the details. (check box if additional pages are attached) _____
- 133 _____
- 134 _____
- 135 _____

136 SELLER'S ACKNOWLEDGMENT

137 Seller represents that the information set forth in this Disclosure Statement is accurate and complete to the best of

138 Seller's knowledge as of the date of Seller's signature below. Seller does not intend this Disclosure Statement to

139 be a warranty or guarantee of any kind. Seller authorizes the listing broker to provide this information to prospective

140 buyers of the Property and to real estate licensees representing such buyers.

141 [Signature] 1/20/17

142 Seller _____ Date _____ Seller _____ Date _____

143 Printed Name: LISA ST. JOHN Printed Name: _____

144 BUYER'S ACKNOWLEDGEMENT

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

155 _____ Date _____ Buyer _____ Date _____

156 Printed Name: _____ Printed Name: _____

157

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