

56 **6. ROOF.**

- 57 a. Approximate Age: 11 years ☐ Unknown Type: tin
- 58 b. Have there been any problems with the roof, flashing or rain gutters? Yes ☐ No ☒
- 59 If "Yes", what was the date of the occurrence? _____
- 60 c. Have there been any repairs to the roof, flashing or rain gutters? Yes ☐ No ☒
- 61 Date of and company performing such repairs _____ / _____
- 62 d. Has there been any roof replacement? Yes ☐ No ☒
- 63 If "Yes", was it: ☐ Complete or ☐ Partial
- 64 e. What is the number of layers currently in place? 1 layers or ☐ Unknown.

65

66 **If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other**

67 **documentation:** _____

68 _____

69 _____

70

71 **7. INFESTATION. ARE YOU AWARE OF:**

- 72 a. Any termites or other wood destroying insects on the Property? Yes ☐ No ☒
- 73 b. Any other pests including rodents, bats or other nuisance wildlife? Yes ☐ No ☐
- 74 c. Any damage to the Property by wood destroying insects or **other** pests? Yes ☐ No ☒
- 75 d. Any termite, wood destroying insects or **other** pest control treatments on the
- 76 Property in the last five (5) years? Yes ☐ No ☒
- 77 If "Yes", list company, **when and where** treated _____
- 78 e. Any current warranty, bait stations or other treatment coverage by a licensed
- 79 pest control company on the Property? Yes ☐ No ☒
- 80 If "Yes", the annual cost of service renewal is \$ _____ and the time remaining on the
- 81 the service contract is _____.
- 82 **(Check one)** ☐ The treatment system stays with the Property or ☐ the treatment system is
- 83 subject to removal by the treatment company if annual service fee is not paid.
- 84

85 **If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other**

86 **documentation:** _____

87 _____

88 _____

89

90 **8. STRUCTURAL, BASEMENT/CRAWL SPACE, FIREPLACE AND EXTERIOR ITEMS.**

91 **ARE YOU AWARE OF:**

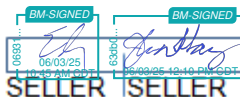
- 92 a. Any movement, shifting, deterioration, or other problems with walls, foundations,
- 93 crawl space or slab? Yes ☐ No ☒
- 94 b. Any cracks or flaws in the walls, ceilings, foundations, concrete slab,
- 95 crawl space, basement floor or garage? Yes ☐ No ☒
- 96 c. Any corrective action taken including, but not limited to piercing or bracing? Yes ☐ No ☒
- 97 d. Any water leakage or dampness in the house, crawl space or basement? Yes ☐ No ☒
- 98 e. Any dry rot, wood rot or similar conditions on the wood of the Property? Yes ☐ No ☒
- 99 f. Any problems with windows or exterior doors? Yes ☒ No ☐
- 100 g. Any problems with driveways, patios, decks, fences or retaining walls on the Property? Yes ☐ No ☒
- 101 h. Any problems with fireplace including, but not limited to firebox, chimney,
- 102 chimney cap and/or gas line? N/A ☒ Yes ☐ No ☐
- 103 Date of any repairs, inspection(s) or cleaning? _____
- 104 Date of last use? _____
- 105 i. Does the Property have a sump pump? Yes ☐ No ☒
- 106 If "Yes", location: _____
- 107 j. Any repairs or other attempts to control the cause or effect of any problem described above? Yes ☐ No ☒
- 108

109 **If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other**

110 **documentation:** one window with cosmetic crack, one window track assist to slide

111 _____

112 _____



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113 **9. ADDITIONS AND/OR REMODELING.**

- 114 a. Are you aware of any additions, structural changes, or other material alterations to
115 the Property? Yes ☐ No ☒
116 If "Yes", explain in detail: _____
117 _____
- 118 b. If "Yes", were all necessary permits and approvals obtained, and was all work in
119 compliance with building codes? N/A ☒ Yes ☐ No ☐
120 If "No", explain in detail: _____
121 _____
122 _____

123 **10. PLUMBING RELATED ITEMS.**

- 124 a. What is the drinking water source? ☒ Public ☐ Private ☐ Well ☐ Cistern ☐ Other: _____
125 If well water, state type _____ depth _____ diameter _____ age _____
- 126 b. If the drinking water source is a well, has water been tested for safety? N/A ☒ Yes ☐ No ☐
127 If "Yes", when was the water last checked for safety? _____ (attach test results)
- 128 c. Is there a water softener on the Property? Yes ☐ No ☒
129 If "Yes", is it: ☐ Leased ☐ Owned?
- 130 d. Is there a water purifier system? Yes ☐ No ☒
131 If "Yes", is it: ☐ Leased ☐ Owned?
- 132 e. What type of sewage system serves the Property? ☐ Public Sewer ☐ Private Sewer
133 ☒ Septic System, Number of Tanks 1 ☐ Cesspool ☐ Lagoon ☐ Other _____
- 134 f. Approximate location of septic tank and/or absorption field: southside of homesite
135 _____
- 136 g. The location of the sewer line clean out trap is: attached to septic
- 137 h. Is there a sewage pump on the septic system? N/A ☐ Yes ☐ No ☒
- 138 i. Is there a grinder pump system? Yes ☐ No ☒
- 139 j. If there is a privately owned system, when was the septic tank, cesspool, or sewage
140 system last serviced? April 2025 By whom? Brown Septic Services
- 141 k. Is there a sprinkler system? Yes ☐ No ☒
142 Does sprinkler system cover full yard and landscaped areas? N/A ☒ Yes ☐ No ☐
143 If "No", explain in detail: _____
- 144 l. Are you aware of any leaks, backups, or other problems relating to any of the
145 plumbing, water, and sewage related systems? Yes ☐ No ☒
- 146 m. Type of plumbing material currently used in the Property:
147 ☐ Copper ☐ Galvanized ☒ PVC ☐ PEX ☐ Other _____
148 The location of the main water shut-off is: south side of main gate at homesite
- 149 n. Is there a back flow prevention device on the lawn sprinkling system,
150 sewer or pool? N/A ☒ Yes ☐ No ☐
151 _____

152 **If your answer to (l) in this section is "Yes", explain in detail or attach available**
153 **documentation:** _____
154 _____
155 _____



Initials _____

Initials _____

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11. HEATING AND AIR CONDITIONING.

- a. Does the Property have air conditioning? Yes ☒ No ☐
☐ Central Electric ☐ Central Gas ☐ Heat Pump ☒ Window Unit(s)
Unit Age of Unit Leased Owned Location Last Date Serviced/By Whom?
1. 1 yr owned in living area. AC and Heat options
2. individual bedroom window units used
- b. Does the Property have heating systems? Yes ☒ No ☐
☒ Electric ☐ Fuel Oil ☐ Natural Gas ☐ Heat Pump ☐ Propane
☐ Fuel Tank ☐ Other _____
Unit Age of Unit Leased Owned Location Last Date Serviced/By Whom?
1. 1 yr owned, in living area, combo ac/heat unit
2. _____
- c. Are there rooms without heat or air conditioning? Yes ☐ No ☒
If "Yes", which room(s)? _____
- d. Does the Property have a water heater? Yes ☒ No ☐
☐ Electric ☒ Gas ☐ Solar ☐ Tankless
Unit Age of Unit Leased Owned Location Capacity Last Date Serviced/By Whom?
1. 11 yrs. owned. heat on demand propane. backside of homesite
2. _____
- e. Are you aware of any problems regarding these items? Yes ☐ No ☒
If "Yes", explain in detail: _____

12. ELECTRICAL SYSTEM.

- a. Type of material used: ☒ Copper ☐ Aluminum ☐ Unknown
- b. Type of electrical panel(s): ☒ Breaker ☐ Fuse
Location of electrical panel(s): _____
Size of electrical panel(s) (total amps), if known: _____
- c. Are you aware of any problem with the electrical system? Yes ☐ No ☒
If "Yes", explain in detail: _____

13. HAZARDOUS CONDITIONS. ARE YOU AWARE OF:

- a. Any underground tanks on the Property? Yes ☐ No ☒
- b. Any landfill on the Property? Yes ☐ No ☒
- c. Any toxic substances on the Property (e.g. tires, batteries, etc.)? Yes ☐ No ☒
- d. Any contamination with radioactive or other hazardous material? Yes ☐ No ☒
- e. Any testing for any of the above-listed items on the Property? Yes ☐ No ☒
- f. Any professional testing for radon on the Property? Yes ☐ No ☒
- g. Any professional mitigation system for radon on the Property? Yes ☐ No ☒
- h. Any professional testing/mitigation for mold on the Property? Yes ☐ No ☒
- i. Any other environmental issues? Yes ☐ No ☒
- j. Any controlled substances ever manufactured on the Property? Yes ☐ No ☒
- k. Any methamphetamine ever manufactured on the Property? Yes ☐ No ☒
- (In Missouri, a separate disclosure is required if methamphetamine or other controlled substances have been produced on the Property, or if any resident of the Property has been convicted of the production of a controlled substance.)

If any of the answers in this section are "Yes", explain in detail or attach test results and other documentation: _____



Initials _____

Initials _____

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- 210 **14. NEIGHBORHOOD INFORMATION & HOMEOWNER'S ASSOCIATION. ARE YOU AWARE OF:**
- 211 a. The Property located outside of city limits? Yes ☒ No ☐
- 212 b. Any current/pending bonds, assessments, or special taxes that
- 213 apply to Property? Yes ☐ No ☒
- 214 If "Yes", what is the amount? \$ _____
- 215 c. Any condition or proposed change in your neighborhood or surrounding
- 216 area or having received any notice of such? Yes ☐ No ☒
- 217 d. Any defect, damage, proposed change or problem with any
- 218 common elements or common areas? Yes ☐ No ☒
- 219 e. Any condition or claim which may result in any change to assessments or fees? Yes ☐ No ☒
- 220 f. Any streets that are privately owned? Yes ☐ No ☒
- 221 g. The Property being in a historic, conservation or special review district that
- 222 requires any alterations or improvements to the Property be approved by a
- 223 board or commission? Yes ☐ No ☒
- 224 h. The Property being subject to tax abatement? Yes ☐ No ☒
- 225 i. The Property being subject to a right of first refusal? Yes ☐ No ☒
- 226 If "Yes", number of days required for notice: _____
- 227 j. The Property being subject to covenants, conditions, and restrictions of a
- 228 Homeowner's Association or subdivision restrictions? Yes ☐ No ☒
- 229 k. Any violations of such covenants and restrictions? N/A ☐ Yes ☐ No ☒
- 230 l. The Homeowner's Association imposing its own transfer fee and/or
- 231 initiation fee when the Property is sold? N/A ☐ Yes ☐ No ☒
- 232 If "Yes", what is the amount? \$ _____
- 233 m. The Property being subject to a Homeowners Association fee? Yes ☐ No ☒
- 234 If "Yes", Homeowner's Association dues are paid in full until _____ in the amount of
- 235 \$ _____ payable ☐ yearly ☐ semi-annually ☐ monthly ☐ quarterly, sent to:
- 236 _____ and such includes:
- 237 _____
- 238 Homeowner's Association/Management Company contact name, phone number, website, or email address:
- 239 _____
- 240 _____
- 241 _____
- 242 n. The Property being subject to a secondary Master Community Homeowners Association fee?... Yes ☐ No ☒

243 **If any of the answers in this section are "Yes" (except m), explain in detail or attach other documentation:**

244 _____

245 _____

246 _____

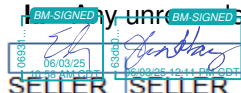
247 _____

248 **15. PREVIOUS INSPECTION REPORTS.**

- 249 Has Property been inspected in the last twelve (12) months? Yes ☐ No ☒
- 250 If "Yes", a copy of inspection report(s) are available upon request.
- 251
- 252

253 **16. OTHER MATTERS. ARE YOU AWARE OF:**

- 254 a. Any of the following?
- 255 ☐ Party walls ☐ Common areas ☐ Easement Driveways Yes ☐ No ☒
- 256 b. Any fire damage to the Property? Yes ☐ No ☒
- 257 c. Any liens, other than mortgage(s)/deeds of trust currently on the Property? Yes ☐ No ☒
- 258 d. Any violations of laws or regulations affecting the Property? Yes ☐ No ☒
- 259 e. Any other conditions that may materially affect the value
- 260 or desirability of the Property? Yes ☐ No ☒
- 261 f. Any other condition, including but not limited to financial, that may prevent
- 262 you from completing the sale of the Property? Yes ☐ No ☒
- 263 g. Any animals or pets residing in the Property during your ownership? Yes ☒ No ☐
- 264 h. Any general stains or pet stains to the carpet, the flooring or sub-flooring? Yes ☐ No ☒
- 265 i. Missing keys for any exterior doors, including garage doors to the Property? Yes ☐ No ☒
- 266 List locks without keys _____
- 267 j. Any violations of zoning, setbacks or restrictions, or non-conforming uses? Yes ☐ No ☒
- 268 k. Any unrecorded interests affecting the Property? Yes ☐ No ☒



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- l. Anything that would interfere with giving clear title to the BUYER? Yes ☐ No ☒
- m. Any existing or threatened legal action pertaining to the Property? Yes ☐ No ☒
- n. Any litigation or settlement pertaining to the Property? Yes ☐ No ☒
- o. Any added insulation since you have owned the Property? Yes ☒ No ☐
- p. Having replaced any appliances that remain with the Property in the past five (5) years? Yes ☒ No ☐
- q. Any transferable warranties on the Property or any of its components? Yes ☐ No ☒
- r. Having made any insurance or other claims pertaining to the Property in the past five (5) years? Yes ☐ No ☒
If "Yes", were repairs from claim(s) completed? N/A ☒ Yes ☐ No ☐
- s. Any use of synthetic stucco on the Property? Yes ☐ No ☒

If any of the answers in this section are "Yes", explain in detail: additional attic insulation added. Washer and Dryer set purchased new in 2024

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

Electric Company Name:	<u>Evergy</u>	Phone #	_____
Gas Company Name:	<u>na</u>	Phone #	_____
Water Company Name:	<u>Rural Water</u>	Phone #	_____
Trash Company Name:	<u>Four State Sanitation</u>	Phone #	_____
Other:	_____	Phone #	_____
Other:	_____	Phone #	_____

18. ELECTRONIC SYSTEMS AND COMPONENTS.

Any technology or systems staying with the Property? N/A ☒ Yes ☐ No ☐

If "Yes" list: _____

Upon Closing SELLER will provide BUYER with codes and passwords, or items will be reset to factory settings.

19. FIXTURES, EQUIPMENT AND APPLIANCES (FILL IN ALL BLANKS).

The Residential Real Estate Sale Contract, including this paragraph of the residential Seller's Disclosure and Condition of Property Addendum ("Seller's Disclosure"), not the MLS, or other promotional material, provides for what is included in the sale of the Property. Items listed in the "Additional Inclusions" or "Exclusions" in Subparagraphs 1b and 1c of the Contract supersede the Seller's Disclosure and the pre-printed list in Paragraph 1 of the Contract. If there are no "Additional Inclusions" or "Exclusions" listed, the Seller's Disclosure and the pre-printed list govern what is or is not included in this sale. If there are differences between the Seller's Disclosure and the Paragraph 1 list, the Seller's Disclosure governs. Unless modified by the Seller's Disclosure and/or the "Additional Inclusions" and/or the "Exclusions" in Paragraph 1b and/or 1c, all existing improvements on the Property (if any) and appurtenances, fixtures and equipment (which seller agrees to own free and clear), whether buried, nailed, bolted, screwed, glued or otherwise permanently attached to Property are expected to remain with Property, including, but not limited to:

Attached shelves, racks, towel bars	Fireplace grates, screens, glass doors
Attached lighting	Mounted entertainment brackets
Attached floor coverings	Plumbing equipment and fixtures
Bathroom vanity mirrors, attached or hung	Storm windows, doors, screens
Fences (including pet systems)	Window blinds, curtains, coverings and window mounting components



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324 **Fill in all blanks using one of the abbreviations listed below.**
 325 "OS" = Operating and Staying with the Property (any item that is performing its intended function).
 326 "EX" = Staying with the Property but Excluded from Mechanical Repairs; cannot be an Unacceptable
 327 Condition.
 328 "NA" = Not applicable (any item not present).
 329 "NS" = Not staying with the Property (item should be identified as "NS" below.)
 330
 331

332 os Air Conditioning Window Units, # 3
 333 na Air Conditioning Central System
 334 na Attic Fan
 335 os Ceiling Fan(s), # 7
 336 na Central Vac and Attachments
 337 na Closet Systems, Location na
 338 2 Camera-Surveillance Equipment
 339 na Doorbell
 340 na Electric Air Cleaner or Purifier
 341 na Electric Car Charging Equipment
 342 2 Exhaust Fan(s) – Baths
 343 na Fences – Invisible & Controls
 344 Fireplace(s), # na
 345 Location #1 na Location #2 na
 346 na Chimney na Chimney
 347 na Gas Logs na Gas Logs
 348 na Gas Starter na Gas Starter
 349 na Heat Re-circulator na Heat Re-circulator
 350 na Insert na Insert
 351 na Wood Burning na Wood Burning
 352 na Other na Other na
 353 na Fountain(s)
 354 na Furnace/Heat Pump/Other Heating System
 355 na Garage Door Keyless Entry
 356 na Garage Door Opener(s), #
 357 na Garage Door Transmitter(s), #
 358 na Generator
 359 na Humidifier
 360 na Intercom
 361 na Jetted Tub
 362 KITCHEN APPLIANCES
 363 Cooking Unit
 364 1 Stove/Range
 365 os Elec. na Gas na Convection
 366 na Built-in Oven
 367 na Elec. na Gas na Convection
 368 1 Cooktop os Elec. na Gas
 369 os Microwave Oven
 370 os Dishwasher
 371 os Disposal
 372 2 Freezer
 373 Location chest and stand up
 374 os Refrigerator (#1)
 375 Location homesite
 376 os Refrigerator (#2)
 377 Location facility
 378 na Trash Compactor

os Laundry - Washer
os Laundry - Dryer
os Elec. na Gas
MOUNTED Entertainment Equipment
1 TV, Location living room
1 TV, Location bedroom
1 TV, Location game room / facility
na TV, Location na
na Speakers, Location na
na Speakers, Location na
na Other/Location na
na Other/Location na
na Other/Location na
na Other/ Location na
1 Outside Cooking Unit
1 Propane Tank
os Owned Leased
na Security System
na Owned na Leased
os Smoke/Fire Detector(s), # 1
os Shed(s), # 3
na Spa/Hot Tub
na Spa/Sauna
na Spa Equipment
na Sprinkler System Auto Timer
na Sprinkler System Back Flow Valve
na Sprinkler System (Components & Controls)
na Statuary/Yard Art
na Swing set/Playset
na Sump Pump(s), # na
na Swimming Pool (Swimming Pool Rider Attached)
na Swimming Pool Heater
na Swimming Pool Equipment
2 TV Antenna/Receiver/Satellite Dish
na Owned ex Leased
1 Water Heater(s)
na Water Softener and/or Purifier
na Owned na Leased
na Wood Burning Stove
2 Yard Light
os Elec. na Gas
na Boat Dock, ID# na
7 Other treestands
5 Other wildlife feeders, 2 ton, 1000# and 3 - 55# feeders
3 Other deer blind fully enclosed, tower stand with one
1 Other shaded dog kennel with runway
Other exotic inventory, whitetail and fallow

BM-SIGNED
 06/03/25
 11:46 AM CDT
 SELLER
 SELLER

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SELLER'S DISCLOSURE AND CONDITION OF PROPERTY ADDENDUM



(Land)

(IF PROPERTY IS IMPROVED, USE IN CONJUNCTION WITH THE APPROPRIATE SELLER'S
DISCLOSURE AND CONDITION OF PROPERTY ADDENDUM)

SELLER (Indicate Marital Status): Edgar L Lundberg II & Jacquelyn P. Lundberg (AMC)

LEGAL DESCRIPTION: (As described in the attached Legal Description/Company Disclosure Addendum, or described below) S14, T26, R25, Acres 211.92, E2 Of Sec Less Se4 Se4 & Less Beg Ne Cor Ne4 S929 Sw788 Nw209.5 Sw149 Nw396.5 Sw548 Sw190 Nw232 Sw325 N1270 E2600.26 To Pob & Less R/W & S14, T26, R25, Acres 38.44, Se 1/4 Se 1/4 Less

Approximate date SELLER purchased Property: 2007. Property is currently zoned as 882 260th St, Ft Scott, KS 66701.

1. NOTICE TO SELLER.

Be as complete and accurate as possible when answering the questions in this disclosure. Attach additional sheets if space is insufficient for all applicable comments. SELLER understands that the law requires disclosure of any material defects, known to SELLER, in the Property to prospective Buyer(s) and that failure to do so may result in civil liability for damages. This disclosure statement is designed to assist SELLER in making these disclosures. Licensee(s), prospective buyers and buyers will rely on this information.

2. NOTICE TO BUYER.

This is a disclosure of SELLER'S knowledge of the Property as of the date signed by SELLER and is not a substitute for any inspections 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 Broker(s) or their licensees.

3. WATER SOURCE.

- a. Is there a water source on or to the Property? Yes ☒ No ☐
☒ Public ☐ Private ☐ Well ☐ Cistern ☐ None ☐ Other _____
If well, state type _____ depth _____ diameter _____ age _____
Has water been tested? Yes ☒ No ☐
b. Other water systems and their condition: _____
c. Is there a water meter on the Property? Yes ☒ No ☐
d. Is there a rural water certificate? Yes ☒ No ☐
e. Other applicable information: _____

If any of the answers in this section are "Yes", explain in detail or attach documentation: water meter for two locations, homesite (south side of main gate) and facility (east side of driveway entrance next to mailbox), both active accounts with rural water service, certified and tested by rural water on their

4. GAS/ELECTRIC.

- a. Is there electric service on the Property? Yes ☒ No ☐
If "Yes", is there a meter? N/A ☐ Yes ☒ No ☐
b. Is there gas service on the Property? Yes ☒ No ☐
If "Yes", what is the source? 500 gal propane tank
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: evergy electric service provider both sites on property, additional 500 gal propane tank source for heat on demand water supply



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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 or 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 on the Property? Yes ☒ No ☐
If "Yes", does fencing/gates belong to the Property? Yes ☒ No ☐
- 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 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 all warranty information and other documentation: property is fenced on all sides, majority being high fence outlining property lines

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, when last serviced? april 2025
By whom? Brown Septic Services
Approximate location of septic tank and/or absorption field: south side of homesite
Has Property had any surface or subsurface soil testing related to installation of sewage facility? N/A ☐ Yes ☐ No ☒
- b. 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 all warranty information and other documentation: _____

7. LEASEHOLD AND TENANT'S RIGHTS, INTERESTS, INCLUDING GAS AND OIL LEASES. (Check and complete applicable box(es))

- 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.



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- b. Are there tenant's rights in the Property? Yes ☐ No ☒
- If "Yes", complete the following:
- Tenant/Tenant Farmer is: _____
- Contact number is: _____
- Seller is responsible for: _____
- Tenant/Tenant Farmer is responsible for: _____
- Split or Rent is: _____
- Agreement between Seller and Tenant shall end on or before: _____
- ☐ **Copy of Agreement is attached.**
- c. Do additional leasehold interests or tenant's rights exist? Yes ☐ No ☒
- If "Yes", explain: _____

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

- ☒ 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).

- ☒ 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).

- ☐ 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", what is the location? _____
- 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 properties (e.g. methane gas, radon gas, radioactive material, landfill, toxic materials)? Yes ☐ No ☒

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- 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 violation of zoning, setbacks or restrictions, or non-conforming use? Yes ☐ No ☒
- b. Any violation of laws or regulations affecting the Property? Yes ☐ No ☒
- c. Any existing or threatened legal action pertaining to the Property? Yes ☐ No ☒
- d. Any litigation or settlement pertaining to the Property? Yes ☐ No ☒
- e. Any current/pending bonds, assessments, or special taxes that apply to the Property? Yes ☐ No ☒
- f. Any burial grounds on the Property? Yes ☐ No ☒
- g. Any abandoned wells on the Property? Yes ☒ No ☐
- h. Any public authority contemplating condemnation proceedings? Yes ☐ No ☒
- i. Any government rule limiting the future use of the Property other than existing zoning and subdivision regulations? Yes ☐ No ☒
- j. Any condition or proposed change in surrounding area or received any notice of such? Yes ☐ No ☒
- k. Any government plans or discussion of public projects that could lead to special benefit assessment against the Property or any part thereof? Yes ☐ No ☒
- l. Any unrecorded interests affecting the Property? Yes ☐ No ☒
- m. Anything that would interfere with passing clear title to the Buyer? Yes ☐ No ☒
- n. The Property being subject to a right of first refusal? Yes ☐ No ☒
- If "Yes", number of days required for notice: _____
- o. The Property subject to a Homeowner's Association fee? Yes ☐ No ☒
- p. Any other conditions that may materially and adversely affect the value or desirability of the Property? Yes ☐ No ☒
- q. Any other condition that may prevent you from completing the sale of the Property? Yes ☐ No ☒

If any of the answers in this section are "Yes", explain in detail or attach documentation: one known abandoned well, covered

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

Electric Company Name: Evergy Phone # _____

Gas Company Name: Producers Coop Phone # _____

Water Company Name: Rural Water Phone # _____

Other: Internet - Hughes Net & Starlink Phone # _____

15. ELECTRONIC SYSTEMS AND COMPONENTS.

Any technology or systems staying with the Property? N/A ☐ Yes ☒ No ☐

If "Yes", list: hughes net satellite dish for internet at homesite

Upon Closing, SELLER will provide Buyer with codes and passwords, or items will be reset to factory settings.

The undersigned SELLER represents, to the best of their 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 Licensee assisting SELLER to provide this information to prospective BUYER of the Property and to real estate brokers and licensees. **SELLER will promptly notify Licensee assisting the SELLER, in writing, if any information in this disclosure changes prior to Closing, and Licensee assisting the SELLER will promptly notify Licensee assisting the BUYER, in writing, of such changes. (SELLER and BUYER initial and date any changes and/or any list of additional changes. If attached, # of pages).**

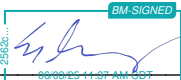

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06/03/25
11:07 AM EDT
SELLER

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Initials

BUYER | BUYER

CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.

	<u>Jun 03, 2025</u>		<u>Jun 03, 2025</u>
SELLER	DATE	SELLER	DATE

BUYER ACKNOWLEDGEMENT AND AGREEMENT

1. I understand and agree the information in this form is limited to information of which SELLER has actual knowledge and SELLER need 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, Broker(s) or Licensees concerning the condition or value of the Property.
3. I agree to verify any of the above information, and any other important information provided by SELLER or Broker(s) (including any information obtained through the Multiple Listing Service) by an independent investigation of my own. I have been specifically advised to have the Property examined by professional inspectors. Buyer assumes responsibility Property is suitable for their intended use.
4. I acknowledge neither SELLER nor Broker(s) is an expert at detecting or repairing physical defects in the Property.
5. I specifically represent there are no important representations concerning the condition or value of the Property made by SELLER or Broker(s) on which I am relying except as may be fully set forth in writing and signed by them.

_____	_____	_____	_____
BUYER	DATE	BUYER	DATE

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SELLERS/PROPERTY DISCLOSURE DOCUMENT		13 pages
Sellers Disclosure Addendum-Residential.pdf		8 pages
Sellers Disclosure Addendum-Land.pdf		5 pages

E-SIGN INFO

Status:

SIGNED

Originator:

Kyla Halsey

khalsey@trophypa.com

IP: 141.193.175.148

Domain: trophypa.brokermint.com

Date: Jun 02, 2025 04:58 PM

Package ID:

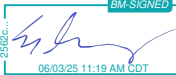
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Time zone:

CDT (UTC-5)

Signers:



EL	Edgar L Lundberg II Seller #1	ballpythonshed@yahoo.com IP: 98.97.2.28	Signed	Jun 03, 2025 11:39 AM id: 2562c28d99cb525a38246078e3cd6333	
JP	Jacquelyn P. Lundberg Seller #2	ballpythonshed@yahoo.com IP: 98.97.2.28	Signed	Jun 03, 2025 12:11 PM id: 2945183e2104cda9d28815addb303b7d	