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DSC-8020



Farm or Vacant Land or Lot Disclosure Statement

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

Year surveyed C. What company or person performed the survey? Name		Address	014	MO	63060		Franklin
Section Township Range	Street		-	State	Zip Coae		
This Disclosure Statement may assist a Buyer in evaluating the Property, but it is not a substitute for a inspection or warranty a Buyer may wish to obtain. Real estate licensees involved in this transaction, and is not a substitute for a inspection or warranty a Buyer may wish to obtain. Real estate licensees involved in this transaction 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. Do not leave any space blank. If the condition is not applicable to your Property (or unknown), mark "N/A" (or "Unknown") in the blank. If following statements are made by Seller and NOT by any real estate licensee. Complete and ruthful disclosure the history and condition of the Property gives you the best protection against potential charges that you violate legal disclosure obligation to a Buyer. Your answers you fail to provide, either way) may have let consequences, even after closing a transaction. This form should help you meet your disclosure obligations, but may not cover all aspects of the Property. If you know of or suspect some condition which may negatively after the value of the Property or impair the health or safety of future occupants (e.g., environmental hazards, physicondition or material defects in the Property or title thereto), then you should describe that condition and atteration and pages if more space is required. BUYER: Since these disclosures are based on Seller's actual knowledge, you cannot be sure that there are, fact, no problems with the Property simply because Seller is not aware of them. The statements made by Se are limited to the Property and are not warranties of its condition. You should condition your offer on a profession inspection(s) of the Property or any off-site conditions as you deem necessary. Conditions of the Property that years see on a reasonable inspection and/or that are disclosed herein should entitle the taken into account in set the pur							
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blank. If the condition is not applicable to your Property (or unknown), mark "N/A" (or "Unknown") in the blank. To following statements are made by Seller and NOT by any real estate licensee. Complete and truthful disclosure the history and condition of the Property gives you the best protection against potential charges that you violate legal disclosure obligation to a Buyer. Your answers (or the answers you fail to provide, either way) may have le consequences, even after closing a transaction. This form should help you meet your disclosure obligations, but may not cover all aspects of the Property. If you know of or suspect some condition which may negatively aff the value of the Property or impair the health or safety of future occupants (e.g., environmental hazards, physic condition or material defects in the Property or title thereto), then you should describe that condition and atta 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 fact, no problems with the Property simply because Seller is not aware of them. The statements made by Se are limited to the Property and are not warranties of its condition. You should condition your offer on a professio inspection(s) of the Property or any off-site conditions as you deem necessary. Conditions of the Property that y can see on a reasonable inspection and/or that are disclosed herein should either be taken into account in sett the purchase price, or you should make correction of these conditions by Seller a requirement of the sale contra IF YOU SIGN A SALE CONTRACT TO PURCHASE THE PROPERTY, THAT CONTRACT, AND NOT THOUS CLOSURE STATEMENT, WILL PROVIDE FOR WHAT IS TO BE INCLUDED IN THE SALE. IF YOU EXPECERTAIN ITEMS OR EQUIPMENT TO BE INCLUDED THEY MUST BE SPECIFIED AS INCLUDED IN TISALE CONTRACT. 1. SURVEY, EASEMENTS, FLOODING. To the best of your knowledge: A. When did you purchase the Property? B. Has the Property been surveyed? C. What company or person p	kind b	y Seller or any real est tion or warranty a Buyel	ate licensee involved in tl r may wish to obtain. Real	his transaction, estate licensees	and is <u>not</u> s involved	t a subst in this tr	itute for a ansaction
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Page 1 of 3

Re	fere	nce		
2. 1	USE	RIGHTS AND OTHER RESTRICTIONS. To the best of your knowledge:		
	A.			
		(1) Subdivision or other recorded indentures, covenants, conditions or restrictions?	□Yes	
		(2) A right of first refusal to purchase?		
		(3) Variances, special use permits or other zoning restrictions specific to this Property?	□Yes	TH
		(4) Have any mineral rights been severed or transferred?		
	_			
	B.	Have you ever received notice from any person or authority of a breach of any of the above?		
	C.	Are there any farming or crop-share agreement rights in the Property?		
	D.	Are there any animal feeding operations ("AFO") or concentrated animal feeding operations		
		the Property? (if "Yes", please identify Class size and any permits issued below)]Yes []144
	E.	Are there any gas & oil leases or other severed or transferred mineral rights (clay, etc.)?	□Yes	C
	F.	Are there any leasehold interests or tenant rights in the Property?	□Yes	Tu
	G.	If any of the above questions are answered "Yes," briefly describe the details.		_
		☐ (check box if additional pages are attached)		
		(check box is additional pages are attached)		
3	CC	NDITION OF THE PROPERTY. To the best of your knowledge:		
٠.	Δ	Are there any structures, improvements or personal property available for sale?	□Voc	F
	Λ.	Are there any students, improvements of personal property available for sale?	. Lites	Ш
	_	Are there any problems or defects with any of these items?		
	В.	Are there any operating or abandoned oil wells or buried storage tanks on the Property?	. □Yes	
	C.	Is there any hazardous or toxic substance in or on the Property?		
		(including but not limited to lead in the soils)?	.⊓Yes	IX
	D.	Are there any Phase I or other environmental reports regarding the Property?	□Yes	$\overline{\pi}$
	E.	A 41 11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		I.L.
un		is there a solid waste disposal site or demolition landfill on the Property (whether perminitted)?	ileu	
un	pem			
		Note: if "Yes", §260.213 RSMo requires Seller to disclose the location of the site, and B		
	_	be aware that Buyer may be held liable to the State for remedial action	. □Yes	-
	F.	Have any soil tests been performed?	□Yes	П
	G.	Does the Property have any fill?	. □Yes	L
	H.	Are there any settling or soil movement problems on this Property?	ПYes	П
	I.	Is there any infestation, rot or disease in the trees on the Property?	TYes	10
	Ĵ.	Is any part of the Property located in a "wetlands area" designated by the Natural Resources		
		ation ("NIDCS") or Earn Sonito Authority ("ECA")	1501	٧d
	36	rvice ("NRCS") or Farm Service Authority ("FSA")?		
	K.	If any of the above questions are answered "Yes," briefly describe the details.		
		☐ (check box if additional pages are attached)		
4.	UT	ILITIES. To the best of your knowledge:		
		Have any soil analysis tests for sanitary systems been performed?	ΠVes	H
		If "Yes," When? By Whom?	. 🗀 гез	L
		Doubles By Whote		
		Results:	 , -,	
	В.	Do any of the following exist within the Property?		
		(1) Connection to public water? Yes (5) Connection to shared sewer?	.⊟Yes	٢٩
		(2) Connection to public sewer? Yes No (6) Private Sewer/Septic tank/Lagoon?		
		(3) Connection to private water (7) Connection to electric utility?		<u></u>
		system off Property?	(55	
			∟res □	لاا
		(4) Connection to shared water? □Yes ☑No (9) A water well?	∐Yes	u
	C.	Are any of the following existing at the boundary of the Property?		
		(1) Public water system access? Yes No (5) Electric Service Access?	□Yes	П
		(2) Public sewer system access? Yes No (6) Natural gas access?		
		(3) Shared water system access Yes No (7) Telephone system access?		
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	D.	Have any utility access charges been paid? If "Yes," which charges have been paid?	.∐Yes	

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