

Farm or Vacant Land or Lot Disclosure Statement

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

This Disclosure Statement may assist a Buyer in evaluating the Property, but it is not a warranty of a kind by Seller or any real estate licensee involved in this transaction, and is not a substitute for an 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. 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 violated legal disclosure obligation to a Buyer. Your answers (or the answers you fall to provide, either way) may have fee 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 affect to 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 Seller alm limited to the Property and are not warranties of its condition. You should condition your offer on a professior inspection(s) of the Property or any off-site conditions as you deem necessary. Conditions of the Property and are not warranties of its condition. You should condition your offer on a professior inspection(s) of the Property or any off-site		Wild Cat Road	0:4	MO	65014	Gascona	
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52	2.	USE	RIGHTS AND OTHER RESTRICTIONS. To the best of your knowledge:
53		A.	Do any of the following exist regarding the Property:
54			(1) Subdivision or other recorded indentures, covenants, conditions or restrictions?
55			(2) A right of first refusal to purchase?
56			(3) Variances, special use permits or other zoning restrictions specific to this Property?□Yes ✓No
57			(4) Have any mineral rights been severed or transferred?
58			Have you ever received notice from any person or authority of a breach of any of the above? ☐Yes ☑No
59		C.	Are there any farming or crop-share agreement rights in the Property?
60		D.	Are there any animal feeding operations ("AFO") or concentrated animal feeding operations ("CAFO") at
61			the Property? (if "Yes", please identify Class size and any permits issued below)
62		E.	Are there any gas & oil leases or other severed or transferred mineral rights (clay, etc.)?
63		F.	Are there any leasehold interests or tenant rights in the Property?
64		G.	If any of the above questions are answered "Yes," briefly describe the details.
		G.	
65			☐ (check box if additional pages are attached)
66			
67			
68			
69			
70			
71	3.		NDITION OF THE PROPERTY. To the best of your knowledge:
72		Α.	Are there any structures, improvements or personal property available for sale?
73			Are there any problems or defects with any of these items?
74		В.	Are there any operating or abandoned oil wells or buried storage tanks on the Property?□Yes ✓No
75		C.	Is there any hazardous or toxic substance in or on the Property?
76			(including but not limited to lead in the soils)?
77		D.	Are there any Phase I or other environmental reports regarding the Property?Yes
78			Is there a solid waste disposal site or demolition landfill on the Property(whether permitted or
79			unpermitted)?
80			Note: if "Yes",§260.213 RSMo requires Seller to disclose the location of the site, and
81			Buyer should be aware that Buyer may be held liable to the State for remedial action
82		F	Have any soil tests been performed? Yes ✓No
83			Does the Property have any fill?
84			Are there any settling or soil movement problems on this Property?
85		i.	Is there any infestation, rot or disease in the trees on the Property?Yes VNo
86			Is any part of the Property located in a "wetlands area" designated by the Natural Resources Conservation
87			rvice ("NRCS") or Farm Service Authority ("FSA")?
88			If any of the above questions are answered "Yes," briefly describe the details.
89		r.	(check box if additional pages are attached)
			(Check box if additional pages are attached)
90			
91			
92			
93			
	4		UITIEO. To the best of combined above
94	4.		ILITIES. To the best of your knowledge:
95		Α.	Have any soil analysis tests for sanitary systems been performed?
96			If "Yes," When? By Whom?
97			Results:
98		В.	
99			(1) Connection to public water? ☐Yes ☑No (5) Connection to shared sewer?☐Yes ☑No
100			(2) Connection to public sewer? ☐Yes ☑No (6) Private Sewer/Septic tank/Lagoon?☐Yes ☑No
101			(3) Connection to private water (7) Connection to electric utility?
102			system off Property?
103			(4) Connection to shared water? Yes No (9) A water well?Yes No
104		C	Are any of the following existing at the boundary of the Property?
105		٠.	(1) Public water system access? ☐ Yes ☑ No (5) Electric Service Access? ☑ Yes ☐ No
106			(2) Public sewer system access? Yes No (6) Natural gas access?
100			(3) Shared water system access Yes No (7) Telephone system access?
107			(4) Shared sewer system access Yes No (8) Other:
		_	• • • • • • • • • • • • • • • • • • • •
109 110		D.	Have any utility access charges been paid?
110			ii 700, willoit charges have been paid!

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Seller	represents that the information se				ופנפ נט נוופ טפ
	ER'S ACKNOWLEDGMENT	t forth in this D	isclosure Statement is a	accurate and comp	loto to the he
_					
	If "Yes," briefly describe the deta	ails. ∐(<i>check</i>	box if additional pages	are attached)	
	changes, threat of condemnatio	n, neighborhod	d noise or nuisance)?		
B.	Is there anything else that may notice from a governmental aut				
	Methamphetamine/Controlled	Substances") may be filled out in c	onjunction with th	hese matters
	If "Yes," §441.236 RSMo req disclosure to purchasers of re				
A.	Is or was the Property used as a person convicted of a crime invo				
	THER MATTERS. To the best of				:-
w/ 	nich the Property currently particip	ates):	N	one	
C.	Other Programs (identify any of				
	total acres put in WRP per acre bid in		last year of participati	on	noumant
	If "Yes," complete the following:	etlands Reserv	e Program)?		∐Yes∖
В.	is Property enrolled in VVRP (VV	- 41 - 1 - D	enrollment year	annual	payment
В.	per acre bid in Is Property enrolled in WRP (W		_ last year or participati	on	
В.	total acres put in CRP per acre bid in Is Property enrolled in WRP (We		last year of participati		
	Is Property enrolled in CRP (Co If "Yes," complete the following: total acres put in CRP per acre bid in Is Property enrolled in WRP (We		- '		

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PACKAGE CERTIFICATE



VACANT LAND DISCLOSURE

3 pages

DSC-8020 Farm or Vacant Land or Lot Disclosure Statement.pdf

3 pages

E-SIGN INFO

Status:



Originator:

Jesse R. Klingler jklingler@trophypa.com IP: 35.144.35.111 Domain: trophypa.brokermint.com

Date: Apr 24, 2025 07:52 PM



Package ID:

A148377DD3B1F62D3C816DC6985D9F6C

Time zone:

CDT (UTC-5)

Signers:

Gregory A Branch Seller

branch.greg@gmail.com IP: 98.97.2.156

Apr 25, 2025 07:29 AM

id: 07eba6f6a00d5dd52faba24950d49e01



Christine G Branch Seller 2

chris_branch@hotmail.com

IP: 97.88.189.152

Signed Apr 25, 2025 07:17 PM

id: 619334c2d72273494aa37dfd3e39a575



HISTORY

Apr 25, 2025 07:15 AM GA Apr 25, 2025 07:29 AM GA Apr 25, 2025 07:16 PM Apr 25, 2025 07:17 PM Apr 25, 2025 07:17 PM

Gregory A Branch	branch.greg@gmail.com	IP: 98.97.2.156	Viewed
Gregory A Branch	branch.greg@gmail.com	IP: 98.97.2.156	Signed
Christine G Branch	chris_branch@hotmail.com	IP: 97.88.189.152	Viewed
Christine G Branch	chris_branch@hotmail.com	IP: 97.88.189.152	Signed
Package has been fully sig	ned and sealed		Completed