



Farm or Vacant Land or Lot Disclosure Statement

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

The following is a disclosure statement made by Seller concerning the following property (the "Property"):

<u>63 Old Hickory Lane</u>	<u>Troy</u>	<u>MO</u>	<u>63379</u>	<u>Lincoln</u>
Street Address	City	State	Zip Code	County
<u>18/48/1W</u>	<u>194018000000008001</u>			<u>21</u>
Section Township Range	Parcel No(s).	Farm No(s)	# of Acres (more or less)	

This Disclosure Statement may assist a Buyer in evaluating the Property, but it is not a warranty of any kind by Seller or any real estate licensee involved in this transaction, and is not a substitute for any inspection or warranty a Buyer may wish to obtain. Real estate licensees involved in this transaction do 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 spaces blank. If the condition is not applicable to your Property (or unknown), mark "N/A" (or "Unknown") in the blank. The following statements are made by Seller and NOT by any real estate licensee. Complete and truthful disclosure of the history and condition of the Property gives you the best protection against potential charges that you violated a legal disclosure obligation to a Buyer. Your answers (or the answers you fail to provide, either way) may have legal consequences, even after closing a transaction. This form should help you meet your disclosure obligations, but it may not cover all aspects of the Property. If you know of or suspect some condition which may negatively affect the value of the Property or impair the health or safety of future occupants (e.g., environmental hazards, physical condition or material defects in the Property or title thereto), then you should describe that condition and attach 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, in fact, no problems with the Property simply because Seller is not aware of them. The statements made by Seller are limited to the Property and are not warranties of its condition. You should condition your offer on a professional inspection(s) of the Property or any off-site conditions as you deem necessary. Conditions of the Property that you can see on a reasonable inspection and/or that are disclosed herein should either be taken into account in setting the purchase price, or you should make correction of these conditions by Seller a requirement of the sale contract. ***IF YOU SIGN A SALE CONTRACT TO PURCHASE THE PROPERTY, THAT CONTRACT, AND NOT THIS DISCLOSURE STATEMENT, WILL PROVIDE FOR WHAT IS TO BE INCLUDED IN THE SALE. IF YOU EXPECT CERTAIN ITEMS OR EQUIPMENT TO BE INCLUDED THEY MUST BE SPECIFIED AS INCLUDED IN THE SALE CONTRACT.***

1. SURVEY, EASEMENTS, FLOODING. To the best of your knowledge:

- A. When did you purchase the Property? Feb 2021
- B. Has the Property been surveyed? ☒ Yes ☐ No
Year surveyed 2005
- C. What company or person performed the survey?
Name Landmark Surveying Phone 636-332-9190
- D. If this is platted land, has a certificate of survey been completed? ☒ Yes ☐ No
If "Yes," by whom? Lincoln County Recorder of Deeds When? 2005
- E. Has the plat been recorded in the land records? ☒ Yes ☐ No
If "Yes," Plat Book # 850 Page # 317
- F. Are there any encroachments or boundary line disputes? ☐ Yes ☒ No
- G. Are there any easements other than utility or drainage easements? ☒ Yes ☐ No
- H. Is the Property in a designated flood plain or floodway of any kind? ☐ Yes ☒ No
- I. Do you have a Flood Certificate regarding the Property? ☐ Yes ☒ No
- J. Has there ever been a flood at the Property? ☐ Yes ☒ No
- K. Have there ever been drainage problems affecting the Property? ☐ Yes ☒ No
- L. Have you ever purchased flood insurance? ☐ Yes ☒ No
- M. If any of questions 1.F through 1.L are answered "Yes," briefly describe the details.
☐ (check box if additional pages are attached) Two dual easements for both roadway and utility, one 35' wide, and the other 40' ...

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

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

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

- A.** Are there any structures, improvements or personal property available for sale? ☐ Yes ☒ No
 Are there any problems or defects with any of these items? ☐ Yes ☒ No
- B.** Are there any operating or abandoned oil wells or buried storage tanks on the Property? ☐ Yes ☒ No
- C.** Is there any hazardous or toxic substance in or on the Property?
 (including but not limited to lead in the soils)? ☐ Yes ☒ No
- D.** Are there any Phase I or other environmental reports regarding the Property? ☐ Yes ☒ No
- E.** Is there a solid waste disposal site or demolition landfill on the Property (whether permitted or unpermitted)?
- Note: if "Yes", §260.213 RSMo requires Seller to disclose the location of the site, and Buyer should be aware that Buyer may be held liable to the State for remedial action.** ☐ Yes ☒ No
- F.** Have any soil tests been performed? ☒ Yes ☐ No
- G.** Does the Property have any fill? ☐ Yes ☒ No
- H.** Are there any settling or soil movement problems on this Property? ☐ Yes ☒ No
- I.** Is there any infestation, rot or disease in the trees on the Property? ☐ Yes ☒ No
- J.** Is any part of the Property located in a "wetlands area" designated by the Natural Resources Conservation Service ("NRCS") or Farm Service Authority ("FSA")? ☐ Yes ☒ No
- K.** If any of the above questions are answered "Yes," briefly describe the details.
☐ (check box if additional pages are attached)

4. UTILITIES. To the best of your knowledge:

- A.** Have any soil analysis tests for sanitary systems been performed? ☒ Yes ☐ No
 If "Yes," When? Oct 2021 By Whom? Gaines Soil Consulting
 Results: attached
- B.** Do any of the following exist within the Property?
- | | |
|--|--|
| (1) Connection to public water? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | (5) Connection to shared sewer? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| (2) Connection to public sewer? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | (6) Private Sewer/Septic tank/Lagoon? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| (3) Connection to private water system off Property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | (7) Connection to electric utility? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| (4) Connection to shared water? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | (8) Connection to natural gas service? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| | (9) A water well? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
- C.** Are any of the following existing at the boundary of the Property?
- | | |
|---|--|
| (1) Public water system access? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | (5) Electric Service Access? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| (2) Public sewer system access? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | (6) Natural gas access? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| (3) Shared water system access <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | (7) Telephone system access? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| (4) Shared sewer system access <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | (8) Other: _____ |
- D.** Have any utility access charges been paid? ☐ Yes ☒ No
 If "Yes," which charges have been paid? _____

5. FEDERAL/STATE/LOCAL FARM PROGRAMS. To the best of your knowledge:

A. Is Property enrolled in CRP (Conservation Reserve Program)? ☐ Yes ☒ No

If "Yes," complete the following:

_____ total acres put in CRP _____ last year of participation
 _____ per acre bid in _____ enrollment year _____ annual payment

B. Is Property enrolled in WRP (Wetlands Reserve Program)? ☐ Yes ☒ No

If "Yes," complete the following:

_____ total acres put in WRP _____ last year of participation
 _____ per acre bid in _____ enrollment year _____ annual payment

C. Other Programs (identify any other federal, state or local farm loan, price support or subsidy programs in which the Property currently participates): _____

6. OTHER MATTERS. To the best of your knowledge:

A. Is or was the Property used as a site for methamphetamine production or the place of residence of a person convicted of a crime involving any controlled substance related thereto? ☐ Yes ☒ No

If "Yes," **§441.236 RSMo requires disclosure to potential lessees and §442.606 RSMo requires disclosure to purchasers of real estate. MR Form DSC-5000 ("Disclosure of Information Regarding Methamphetamine/Controlled Substances") may be filled out in conjunction with these matters.**

B. Is there anything else that may materially and adversely affect the Property (e.g., pending claims, litigation, notice from a governmental authority of violation of a law or regulation, proposed zoning changes, street changes, threat of condemnation, neighborhood noise or nuisance)? ☐ Yes ☒ No

If "Yes," briefly describe the details. ☐ (check box if additional pages are attached) _____

SELLER'S ACKNOWLEDGMENT

Seller represents that the information set forth in this Disclosure Statement is accurate and complete to the best of Seller's knowledge as of the date of Seller's signature below. Seller does not intend this Disclosure Statement to be a warranty or guarantee of any kind. Seller authorizes the listing broker to provide this information to prospective buyers of the Property and to real estate licensees representing such buyers.

 **Mar 08, 2023**
 Seller _____ Date _____
 Printed Name: David Walters

 **Mar 02, 2023**
 Seller _____ Date _____
 Printed Name: Linda Walters

BUYER'S ACKNOWLEDGEMENT

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

 Buyer _____ Date _____
 Printed Name: _____

 Buyer _____ Date _____
 Printed Name: _____

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Last Revised 12/31/16.

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GAINES SOIL CONSULTING

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Worden, Illinois 62097
618/459-8619 or 636/947-1221
Email: doug@gainessoil.com

SOIL EVALUATION REPORT

Client: David Walters
207 Brookstone Creek Drive
Wentzville, Missouri 63385

Report: November 01, 2021
Site: Walters Residence
63 Old Hickory Lane
County: Lincoln
Date: October 28, 2021
Job N^o: G211538

Sample Locations: see site sketch

Detailed Soil Description¹ / Interpretations – Pit 1

Depth (in)	Matrix Color ²	Texture	Mottles ²	Structure	Consistence	Coatings ²	Notes	Permeability & Loading Rate ³ in (G/D/Ft. ²)
0 - 9	10YR 5/3	Silt Loam ~15 - 25% Clay	--	Weak Medium Subangular Blocky	Hard	--	--	0.6 Group 3
9 - 15	10YR 5/4	Silt Loam ~25 - 27% Clay	--	Moderate Fine Angular Blocky	Hard	--	--	0.5 Group 3
15 - 25	10YR 4/4	Silty Clay / Clay >40% Clay	--	Moderate Medium Subangular Blocky	Extremely Hard	Few Faint 10YR 4/3	--	Not Suitable Group 4b
25 - 32	10YR 4/4	Silty Clay Loam ~35 - 40% Clay	Common Medium Faint 10YR 5/3	Moderate Medium Subangular Blocky	Extremely Hard	Very Few Faint 10YR 4/3	--	0.2 Group 3
32 - 39	7.5YR 5/4	Silty Clay Loam ~30 - 35% Clay	Common Distinct 7.5YR 5/2	Moderate Coarse Subangular Blocky	Very Hard	--	Common Medium Fe & Mn Accumulations	0.35 Group 3
39 - 48	7.5YR 5/4	Silt Loam ~25 - 27% Clay	Common Fine Distinct 7.5YR 5/2	Weak Coarse Subangular Blocky	Hard	--	Common Medium Fe & Mn Accumulations	0.45 Group 3
Depth ⁴ (S)	--	Texture ⁴ (U)	Drainage ⁴ (U)	Structure ⁴ (PS)	--	--	Restrictions ⁴ (U)	Group ⁴ (U)

Soil profile was a moderately well drained soil. Low chroma (2 or less) or iron/manganese accumulations signifying seasonal high groundwater level (seasonal saturation) was 32 inches. General landscape was of rolling topography. Soil pit site was a convex slope of 0-1% (S)⁴ northeast. Bedrock greater than 48 inches.

Detailed Soil Description¹ / Interpretations - Pit 2

Depth (in)	Matrix Color ²	Texture	Mottles ²	Structure	Consistence	Coatings ²	Notes	Permeability & Loading Rate ³ in (G/D/Ft. ²)
0 - 5	10YR 2/2	Silt Loam ~15 - 25% Clay	--	Weak Very Fine Granular	Friable	--	~25% Coarse Fragments	0.6 Group 3
5 - 16	10YR 5/3 10YR 5/3	Silt Loam ~15 - 25% Clay	--	Moderate Fine Subangular Blocky	Hard	--	~80% Coarse Fragments	0.4 Group 5
16 - 32	10YR 5/3	Silt Loam ~25 - 27% Clay	--	Moderate Fine Subangular Blocky	Hard	Very Few Distinct 7.5YR 4/3	~85% Coarse Fragments	
32 - 48	7.5YR 5/4	Silty Clay Loam ~30 - 35% Clay	--	Weak Fine Subangular Blocky	Very Hard	Very Few Distinct 7.5YR 4/3	~95% Coarse Fragments	0.3 Group 5
Depth ⁴ (S)	--	Texture ⁴ (PS)	Drainage ⁴ (S)	Structure ⁴ (PS)	--	--	Restrictions ⁴ (S)	Group ⁴ (U)

Soil profile was a well-drained soil. Low chroma (2 or less) or iron/manganese accumulations signifying seasonal high groundwater level (seasonal saturation) was greater than 48 inches. General landscape was of rolling topography. Soil pit site was a convex slope of 5% (S)⁴ with runoff entering from the northeast. Bedrock greater than 48 inches.

Detailed Soil Description¹ / Interpretations - Pit 3

Depth (in)	Matrix Color ²	Texture	Mottles ²	Structure	Consistence	Coatings ²	Notes	Permeability & Loading Rate ³ in (G/D/Ft. ²)
0 - 4	10YR 2/2	Silt Loam ~15 - 25% Clay	--	Weak Medium Granular	Friable	--	~35% Coarse Fragments	0.4 Group 5
4 - 25	10YR 5/3	Silt Loam ~15 - 25% Clay	--	Moderate Fine Subangular Blocky	Hard	--	~85% Coarse Fragments	
25 - 48	10YR 5/6	Silt Loam ~15 - 25% Clay	--	Weak Fine Subangular Blocky	Hard	Very Few Faint 10YR 4/4	~95% Coarse Fragments	
Depth ⁴ (S)	--	Texture ⁴ (PS)	Drainage ⁴ (S)	Structure ⁴ (PS)	--	--	Restrictions ⁴ (S)	Group ⁴ (U)

Soil profile was a well-drained soil. Low chroma (2 or less) or iron/manganese accumulations signifying seasonal high groundwater level (seasonal saturation) was greater than 48 inches. General landscape was of rolling topography. Soil pit site was a convex slope of 4% (S)⁴ with runoff entering from the northwest. Bedrock greater than 48 inches.

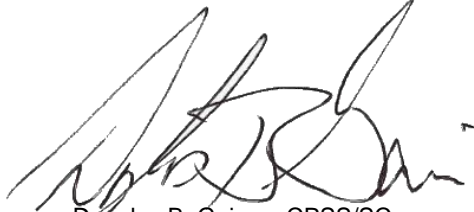
Remarks:

New construction for on-site septic system for a three-bedroom home.

NOTE: For best results Do Not disturb, pasture, or drive heavy machinery on lateral field area at any time. The suitability of the soils will be affected and the inspector may not approve area if it has been disturbed prior to construction. Proposed drain field area should be fenced off to help prevent any disturbance.

GAINES SOIL CONSULTING does not represent nor warrant the operation or proper functioning of installed system for any period of time.

cc: Lincoln County Office of Environmental Sanitation
M Turpin Services



Douglas B. Gaines, CPSS/SC
Principal

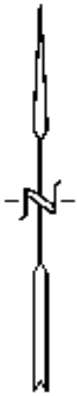
¹ USDA Soil Survey Manual, Ag Handbook N^o 18, (1993)

² Soil color designations, Munsell Soil Color Charts, (2009).

³ Missouri Laws accompanied by Department of Health Rules Governing On-Site Sewage Systems (October 1995). Table 13 – Conventional; Table 14 – Alternative (use half of above listed loading rate)

⁴ Missouri Laws accompanied by Department of Health Rules Governing On-Site Sewage Systems (October 1995). Section 7 (C) - S = Suitable; PS = Provisionally Suitable; U = Unsuitable

* Loading Rate Estimated due to no listing in the Missouri Laws



GPS COORDINATES \pm 9'

PIT 1 N38.92332 W091.00507
PIT 2 N38.92338 W091.00573
PIT 3 N38.92384 W091.00540

WALTERS RESIDENCE

63 Old Hickory Lane
Lincoln County, Missouri

G211538

October 2021

GAINES SOIL CONSULTING

PACKAGE CERTIFICATE

BROKER MINT

VACANT LAND OR SELLERS DISCLOSURE DOCUMENT

6 pages

MOr Farm or Vacant Land or Lot Disclosure Statement#.pdf

3 pages

g211538.pdf

3 pages

E-SIGN INFO

Status:

SIGNED

Originator:

Paul Diller
pdiller@trophypa.com
IP: 35.144.102.3
Domain: trophypa.brokemint.com
Date: Mar 02, 2023 12:19 PM



Package ID:

9543E248793DE7BCAFA61879EBC44FF1

Time zone:

CST (UTC-6)

Signers:

DW

David Walters
Seller 1

dave@thermalflowtech.com
IP: 170.52.55.194

Signed Mar 08, 2023 07:18 PM
id: 477f4f1a7ba35c524bafa75d34a54322



LW

Linda Walters
Seller 2

linda@thermalflowtech.com
IP: 170.52.55.194

Signed Mar 02, 2023 04:59 PM
id: cc8b5e2db33beec41f895f5b84c3db69



HISTORY

Mar 02, 2023	04:57 PM	DW	David Walters	dave@thermalflowtech.com	IP: 170.52.55.194	Viewed	
Mar 02, 2023	04:58 PM	LW	Linda Walters	linda@thermalflowtech.com	IP: 170.52.55.194	Viewed	
Mar 02, 2023	04:59 PM	LW	Linda Walters	linda@thermalflowtech.com	IP: 170.52.55.194	Signed	
Mar 08, 2023	07:18 PM	DW	David Walters	dave@thermalflowtech.com	IP: 170.52.55.194	Signed	
Mar 08, 2023	07:18 PM		Package has been fully signed and sealed				Completed