



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

1144 Tickridge Rd
Street Address

Lincoln Elsherry MO
City

63343 Lincoln
Zip Code County

of Acres (more or less)

Page 1 of 3

- 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?.....☐Yes ☒No
- 55 (2) A right of first refusal to purchase?.....☐Yes ☒No
- 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?.....☐Yes ☒No
- 58 B. 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?.....☐Yes ☒No
- 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)..... ☐Yes ☒No
- 62 E. Are there any gas & oil leases or other severed or transferred mineral rights (clay, etc.)?..... ☐Yes ☒No
- 63 F. Are there any leasehold interests or tenant rights in the Property?☐Yes ☒No
- 64 G. If any of the above questions are answered "Yes," briefly describe the details.
- 65 ☐ (check box if additional pages are attached) _____
- 66 _____
- 67 _____
- 68 _____
- 69 _____
- 70 _____

- 71 3. CONDITION OF THE PROPERTY. To the best of your knowledge:
- 72 A. Are there any structures, improvements or personal property available for sale?☐Yes ☒No
- 73 Are there any problems or defects with any of these items?☐Yes ☒No
- 74 B. 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)?☐Yes ☒No
- 77 D. Are there any Phase I or other environmental reports regarding the Property?.....☐Yes ☒No
- 78 E. Is there a solid waste disposal site or demolition landfill on the Property(whether permitted or
- 79 unpermitted)?☐Yes ☒No
- 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 G. Does the Property have any fill?.....☐Yes ☒No
- 84 H. Are there any settling or soil movement problems on this Property?.....☐Yes ☒No
- 85 I. Is there any infestation, rot or disease in the trees on the Property?.....☐Yes ☒No
- 86 J. Is any part of the Property located in a "wetlands area" designated by the Natural Resources Conservation
- 87 Service ("NRCS") or Farm Service Authority ("FSA")?..... ☐Yes ☒No
- 88 K. If any of the above questions are answered "Yes," briefly describe the details.
- 89 ☐ (check box if additional pages are attached) _____
- 90 §2. Food Plot purposes.
- 91 _____
- 92 _____
- 93 _____

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

111 5. **FEDERAL/STATE/LOCAL FARM PROGRAMS.** To the best of your knowledge:
 112 A. Is Property enrolled in CRP (Conservation Reserve Program)? ☐ Yes ☒ No
 113 If "Yes," complete the following:
 114 _____ total acres put in CRP _____ last year of participation
 115 _____ per acre bid in _____ enrollment year _____ annual payment
 116 B. Is Property enrolled in WRP (Wetlands Reserve Program)? ☐ Yes ☒ No
 117 If "Yes," complete the following:
 118 _____ total acres put in WRP _____ last year of participation
 119 _____ per acre bid in _____ enrollment year _____ annual payment
 120 C. Other Programs (identify any other federal, state or local farm loan, price support or subsidy programs in
 121 which the Property currently participates): _____
 122 _____
 123 _____

124 6. **OTHER MATTERS.** To the best of your knowledge:
 125 A. Is or was the Property used as a site for methamphetamine production or the place of residence of a
 126 person convicted of a crime involving any controlled substance related thereto? ☐ Yes ☒ No
 127 If "Yes," **§441.236 RSMo requires disclosure to potential lessees and §442.606 RSMo requires**
 128 **disclosure to purchasers of real estate. MR Form DSC-5000 ("Disclosure of Information Regarding**
 129 **Methamphetamine/Controlled Substances") may be filled out in conjunction with these matters.**
 130 B. Is there anything else that may materially and adversely affect the Property (e.g., pending claims, litigation,
 131 notice from a governmental authority of violation of a law or regulation, proposed zoning changes, street
 132 changes, threat of condemnation, neighborhood noise or nuisance)? ☐ Yes ☒ No
 133 If "Yes," briefly describe the details. ☐ (check box if additional pages are attached) _____
 134 _____
 135 _____
 136 _____

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

142 Nathan Greeding / Brenda Schulte 6/3/25 Philip Vitale 6/3/25
 143 Seller Date Seller Date
 144 Print Name: Nathan Greeding / Brenda Schulte Print Name: Philip Vitale

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

156 _____ Date _____
 157 Buyer Date
 158 Print Name: _____ Print Name: _____