



## Farm or Vacant Land or Lot Disclosure Statement

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

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

<u>HWY H</u>	<u>Eolia</u>	<u>MO</u>	<u>63344</u>	<u>Pike</u>
3 <b>Street Address</b>	<b>City</b>	<b>State</b>	<b>Zip Code</b>	<b>County</b>
<u>27-52-1W</u>	<u>21-08-27-000-002.020</u>			<u>15.5</u>
5 <b>Section Township Range</b>	<b>Parcel No(s).</b>	<b>Farm No(s)</b>	<b># of Acres (more or less)</b>	

6 ***This Disclosure Statement may assist a Buyer in evaluating the Property, but it is not a warranty of any***  
 7 ***kind by Seller or any real estate licensee involved in this transaction, and is not a substitute for any***  
 8 ***inspection or warranty a Buyer may wish to obtain. Real estate licensees involved in this transaction do***  
 9 ***not inspect the Property for defects or guarantee the accuracy of any information provided herein.***

10 ***SELLER: Please complete the following form, including past history and known problems. Do not leave any spaces***  
 11 ***blank. If the condition is not applicable to your Property (or unknown), mark "N/A" (or "Unknown") in the blank. The***  
 12 ***following statements are made by Seller and NOT by any real estate licensee. Complete and truthful disclosure of***  
 13 ***the history and condition of the Property gives you the best protection against potential charges that you violated a***  
 14 ***legal disclosure obligation to a Buyer. Your answers (or the answers you fail to provide, either way) may have legal***  
 15 ***consequences, even after closing a transaction. This form should help you meet your disclosure obligations, but it***  
 16 ***may not cover all aspects of the Property. If you know of or suspect some condition which may negatively affect***  
 17 ***the value of the Property or impair the health or safety of future occupants (e.g., environmental hazards, physical***  
 18 ***condition or material defects in the Property or title thereto), then you should describe that condition and attach***  
 19 ***additional pages if more space is required.***

20 ***BUYER: Since these disclosures are based on Seller's actual knowledge, you cannot be sure that there are, in***  
 21 ***fact, no problems with the Property simply because Seller is not aware of them. The statements made by Seller***  
 22 ***are limited to the Property and are not warranties of its condition. You should condition your offer on a professional***  
 23 ***inspection(s) of the Property or any off-site conditions as you deem necessary. Conditions of the Property that you***  
 24 ***can see on a reasonable inspection and/or that are disclosed herein should either be taken into account in setting***  
 25 ***the purchase price, or you should make correction of these conditions by Seller a requirement of the sale contract.***  
 26 ***IF YOU SIGN A SALE CONTRACT TO PURCHASE THE PROPERTY, THAT CONTRACT, AND NOT THIS***  
 27 ***DISCLOSURE STATEMENT, WILL PROVIDE FOR WHAT IS TO BE INCLUDED IN THE SALE. IF YOU EXPECT***  
 28 ***CERTAIN ITEMS OR EQUIPMENT TO BE INCLUDED THEY MUST BE SPECIFIED AS INCLUDED IN THE***  
 29 ***SALE CONTRACT.***

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

31 **A.** When did you purchase the Property? April 23 2019

32 **B.** Has the Property been surveyed? .....  Yes  No  
 33 Year surveyed 2019

34 **C.** What company or person performed the survey?  
 35 Name Janes surveying Phone \_\_\_\_\_

36 **D.** If this is platted land, has a certificate of survey been completed?.....  Yes  No  
 37 If "Yes," by whom? \_\_\_\_\_ When? \_\_\_\_\_

38 **E.** Has the plat been recorded in the land records? .....  Yes  No  
 39 If "Yes," Plat Book # \_\_\_\_\_ Page # 0

40 **F.** Are there any encroachments or boundary line disputes?  Yes  No

41 **G.** Are there any easements other than utility or drainage easements? .....  Yes  No

42 **H.** Is the Property in a designated flood plain or floodway of any kind? .....  Yes  No

43 **I.** Do you have a Flood Certificate regarding the Property? .....  Yes  No

44 **J.** Has there ever been a flood at the Property? .....  Yes  No

45 **K.** Have there ever been drainage problems affecting the Property?.....  Yes  No

46 **L.** Have you ever purchased flood insurance?.....  Yes  No

47 **M.** If any of questions 1.F through 1.L are answered "Yes," briefly describe the details.  
 48  (check box if additional pages are attached) Land was surveyed in april 2019

49 \_\_\_\_\_  
 50 \_\_\_\_\_

- 51 **2. USE RIGHTS AND OTHER RESTRICTIONS.** To the best of your knowledge:
- 52 **A.** Do any of the following exist regarding the Property:
- 53 (1) Subdivision or other recorded indentures, covenants, conditions or restrictions?.....  Yes  No
- 54 (2) A right of first refusal to purchase?.....  Yes  No
- 55 (3) Variances, special use permits or other zoning restrictions specific to this Property?.....  Yes  No
- 56 (4) Have any mineral rights been severed or transferred?.....  Yes  No
- 57 **B.** Have you ever received notice from any person or authority of a breach of any of the above?  Yes  No
- 58 **C.** Are there any farming or crop-share agreement rights in the Property?.....  Yes  No
- 59 **D.** Are there any animal feeding operations ("AFO") or concentrated animal feeding operations ("CAFO") at
- 60 the Property? (if "Yes", please identify Class size and any permits issued below).....  Yes  No
- 61 **E.** Are there any gas & oil leases or other severed or transferred mineral rights (clay, etc.)?.....  Yes  No
- 62 **F.** Are there any leasehold interests or tenant rights in the Property? .....  Yes  No
- 63 **G.** If any of the above questions are answered "Yes," briefly describe the details.
- 64  (check box if additional pages are attached) \_\_\_\_\_
- 65 \_\_\_\_\_
- 66 \_\_\_\_\_
- 67 \_\_\_\_\_
- 68 \_\_\_\_\_
- 69 \_\_\_\_\_

- 70 **3. CONDITION OF THE PROPERTY.** To the best of your knowledge:
- 71 **A.** Are there any structures, improvements or personal property available for sale? .....  Yes  No
- 72 Are there any problems or defects with any of these items? .....  Yes  No
- 73 **B.** Are there any operating or abandoned oil wells or buried storage tanks on the Property?.....  Yes  No
- 74 **C.** Is there any hazardous or toxic substance in or on the Property?
- 75 (including but not limited to lead in the soils)? .....  Yes  No
- 76 **D.** Are there any Phase I or other environmental reports regarding the Property? .....  Yes  No
- 77 **E.** Is there a solid waste disposal site or demolition landfill on the Property (whether permitted or
- 78 unpermitted)?
- 79 **Note: if "Yes", §260.213 RSMo requires Seller to disclose the location of the site, and Buyer should**
- 80 **be aware that Buyer may be held liable to the State for remedial action**.....  Yes  No
- 81 **F.** Have any soil tests been performed?.....  Yes  No
- 82 **G.** Does the Property have any fill?.....  Yes  No
- 83 **H.** Are there any settling or soil movement problems on this Property?.....  Yes  No
- 84 **I.** Is there any infestation, rot or disease in the trees on the Property?.....  Yes  No
- 85 **J.** Is any part of the Property located in a "wetlands area" designated by the Natural Resources Conservation
- 86 Service ("NRCS") or Farm Service Authority ("FSA")?.....  Yes  No
- 87 **K.** If any of the above questions are answered "Yes," briefly describe the details.
- 88  (check box if additional pages are attached) \_\_\_\_\_
- 89 None were answered yes
- 90 \_\_\_\_\_
- 91 \_\_\_\_\_
- 92 \_\_\_\_\_

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

110 5. FEDERAL/STATE/LOCAL FARM PROGRAMS. To the best of your knowledge:  
 111 A. Is Property enrolled in CRP (Conservation Reserve Program)? .....  Yes  No  
 112 If "Yes," complete the following:  
 113 \_\_\_\_\_ total acres put in CRP \_\_\_\_\_ last year of participation  
 114 0 per acre bid in 0 enrollment year \_\_\_\_\_ annual payment  
 115 B. Is Property enrolled in WRP (Wetlands Reserve Program)? .....  Yes  No  
 116 If "Yes," complete the following:  
 117 \_\_\_\_\_ total acres put in WRP \_\_\_\_\_ last year of participation  
 118 \_\_\_\_\_ per acre bid in \_\_\_\_\_ enrollment year \_\_\_\_\_ annual payment  
 119 C. Other Programs (identify any other federal, state or local farm loan, price support or subsidy programs in  
 120 which the Property currently participates): \_\_\_\_\_  
 121 \_\_\_\_\_  
 122 \_\_\_\_\_

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

136 **SELLER'S ACKNOWLEDGMENT**

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

141 Ian Campbell 08/03/2019  
 142 Seller Date Seller Date  
 143 Printed Name: Ian Campbell Printed Name: \_\_\_\_\_

144 **BUYER'S ACKNOWLEDGEMENT**

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

155 \_\_\_\_\_ Date \_\_\_\_\_ Date \_\_\_\_\_  
 156 Buyer Date Buyer Date  
 157 Printed Name: N/A Printed Name: N/A

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# BROKERMINT TIPS/TRICKS #1

- 1) When naming a property **with acreage**, please use the acreage as part of the address for easier searching since BrokerMint uses the address as the primary field.
  - a. Example: 64 acres located on Pike 252 -> "64 Ac – 00 Pike 252"

### EDIT TRANSACTION

Traditional Listing ▾

Address	City	State
80 Ac - Malachi Rd	Iuka	IL
Price	Listing date	Expiration date
\$ 360,000.00	Jul 08, 2018	Jul 08, 2018



- 2) Do not use punctuation marks after Ac, Dr, St, Ct etc. when entering an address, it helps with the search capabilities
- 3) If a Transaction is **not an active listing** please use the OTHER type in the upper left hand corner of the transaction entry screen.

### NEW TRANSACTION

Other ▾ Status: Listing ▾

Address	City
Price	Listing date



- 4) When creating a contact (if you wish to use them), you can set the "available to" field to ME ONLY (PRIVATE) and then only YOU will have access to their info in BrokerMint.

### NEW CONTACT

Other available to: me only (private) ▾

First name	Last name	Email	
Tim	Riley	triley@rileycontracting.net	
Company	Phone	Mobile phone	
Riley Contracting Inc.	6362300781	3142777756	
Address	City	State	Zip
402 Tamarack Dr.	Ballwin	MO	63011
Fax	Lead Source	Assigned to	
	Personal Referral ▾	nobody ▾	

