



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>00 County Road 296</u>	<u>Mexico</u>	<u>MO</u>	<u>65265</u>	<u>Audrain</u>
Street Address	City	State	Zip Code	County
<u>3/50/10</u>	<u>23-2-03-0-000-010.000</u>			<u>106 m/l</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? 2015
- B. Has the Property been surveyed? ☐ Yes ☐ No
Year surveyed 2021 ☒ Pending
- C. What company or person performed the survey?
Name TBD- property to be surveyed before sale Phone _____
- D. If this is platted land, has a certificate of survey been completed? ☐ Yes ☐ No
If "Yes," by whom? _____ When? _____
- E. Has the plat been recorded in the land records? ☐ Yes ☐ No
If "Yes," Plat Book # _____ Page # _____
- 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) N/A

N/A

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) There is a hog farm to the west of the sale parcel.N/AN/A**3. CONDITION OF THE PROPERTY.** To the best of your knowledge:**A.** Are there any structures, improvements or personal property available for sale?.....☐Yes ☒NoAre 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) N/AN/A**4. UTILITIES.** To the best of your knowledge:**A.** Have any soil analysis tests for sanitary systems been performed?.....☐Yes ☒No

If "Yes," When? _____ By Whom? _____

Results: _____

B. Do any of the following exist within the Property?(1) Connection to public water? ☐Yes ☒No (5) Connection to shared sewer?.....☐Yes ☒No(2) Connection to public sewer? ☐Yes ☒No (6) Private Sewer/Septic tank/Lagoon?.....☐Yes ☒No(3) Connection to private water system off Property?.....☐Yes ☒No (7) Connection to electric utility?.....☐Yes ☒No(4) Connection to shared water? ☐Yes ☒No (8) Connection to natural gas service?.....☐Yes ☒No(9) A water well?.....☐Yes ☒No**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 ☐No(2) Public sewer system access? ☐Yes ☒No (6) Natural gas access?.....☐Yes ☒No(3) Shared water system access ☐Yes ☒No (7) Telephone system access?.....☒Yes ☐No(4) Shared sewer system access ☐Yes ☒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.

 B-SIGNED Jun 03, 2021	Jun 03, 2021	 B-SIGNED Jun 05, 2021	Jun 05, 2021
Seller Printed Name: <u>Chad Herron</u>	Date	Seller Printed Name: <u>Trisha Herron</u>	Date

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 Printed Name: _____	Date	Buyer Printed Name: _____	Date
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Last Revised 12/31/16.

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The North Half of the Northwest Fourth of the Southwest Quarter of Section 3, Township 50 North, of Range 10 West and all of the Northwest Quarter of Section 3, Township 50 North, of Range 10 West of the Fifth Principle Meridian, in the County of Audrain and the State of Missouri; EXCEPTING one square acre 70 yards by 70 yards in the Northeast corner of said quarter-section; also EXCEPTING 2 $\frac{1}{4}$ acres lying North of the public road running over and across the North part of said Northwest Quarter; also EXCEPTING a 64.37 acres tract of land being part of the North Half of the Northwest Quarter of said Section 3, being more particularly described as follows: Commencing at the Northwest corner of said Section 3, thence with the west line of said Section S 0 degrees 00 minutes 42 seconds W, 35.00 feet to a point in the center line of Old Road and in the South line of Missouri State Highway FF, thence with said center line and south line, East 83.11 feet to a point thence continuing with the center line of said Old Road, S 85 degrees 51 minutes 47 seconds E, 489.46 feet, S 86 degrees 54 minutes 20 seconds E, 604.02 feet, N 89 degrees 39 minutes 03 second E, 1242.99 feet to a point, thence S 0 degrees 52 minutes 28 seconds E, 114.65 feet to a point, thence East 210.00 feet to a point in the east line of the Northwest Quarter of said Section 3, thence with said east line, S 0 degrees, 52 minutes, 28 seconds E, 948.50 feet to a point, thence West 2643.70 feet to a point in the west line of said Section 3, thence with said west line N 0 degrees 00 minutes 42 seconds E 1123.37 feet to the point of beginning; also EXCEPTING therefrom that part conveyed to John Herron and Karen Herron, husband and wife, by Warranty Deed recorded in Book 287, at Page 293 of the Deed Records of Audrain County Missouri.

PACKAGE CERTIFICATE

BROKER **MINT**

LISTING AGREEMENT

11 pages

MOr Seller's Agency Vacant Land Listing Contract (Exclusive Right to Sell)#.pdf

7 pages

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

3 pages

Legal Description 106.pdf

1 page

E-SIGN INFO



Status:

SIGNED

Originator:

Paul Diller
pdiller@trophypa.com
IP: 71.81.80.219
Domain: trophypa.brokermint.com
Date: Jun 03, 2021 08:39 AM




Package ID:

6F0C5A7FE72733C167145364BC5CB437

Time zone:

CDT (UTC-5)

Signers:

PD	Paul Diller Listing Agent	pdiller@trophypa.com IP: 71.81.80.219	Signed	Jun 03, 2021 08:39 AM id: fa736ae9cb74fce7031b6ee8c7b6ff03	
TH	Trisha Herron Seller 2	trishaherron123@gmail.com IP: 75.129.233.135	Signed	Jun 05, 2021 12:28 PM id: 3fb5143f6bcb476c15cad9e5837922e0	
CH	Chad Herron Chad Herron	chadthomasherron@gmail.com IP: 75.129.233.135	Signed	Jun 03, 2021 06:02 PM id: 922af5d81365c319a761ee3450740715	

HISTORY

Jun 03, 2021	08:39 AM	PD	Paul Diller	pdiller@trophypa.com	IP: 71.81.80.219	Viewed
Jun 03, 2021	08:39 AM	PD	Paul Diller	pdiller@trophypa.com	IP: 71.81.80.219	Signed
Jun 03, 2021	05:48 PM	CH	Chad Herron	chadthomasherron@gmail.com	IP: 75.129.233.135	Viewed
Jun 03, 2021	06:02 PM	CH	Chad Herron	chadthomasherron@gmail.com	IP: 75.129.233.135	Signed
Jun 05, 2021	12:27 PM	TH	Trisha Herron	trishaherron123@gmail.com	IP: 75.129.233.135	Viewed
Jun 05, 2021	12:28 PM	TH	Trisha Herron	trishaherron123@gmail.com	IP: 75.129.233.135	Signed
Jun 05, 2021	12:28 PM		Package has been fully signed and sealed			Completed