

Farm or Vacant Land or Lot Disclosure Statement

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

Stret Address Stret Address Stret Address Stret Address Section Township Range Parcel No(s). Farm No(s) # of Acres (more or less, section Township Range Parcel No(s). Farm No(s) # of Acres (more or less, ship Description or warranty a Buyer may assist a Buyer in evaluating the Property, but it is not a warranty of an 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 and inspection or warranty a Buyer may wish to obtain. Real estate licensees involved in this transaction of 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 below the set of the property for proving estimate the accuracy of any information provided herein. SELLER: Please complete the following form, including past history and known problems. Do not leave any space below and the property of the property of unknown), mark "N/A" (or "Unknown") in the blank. It following statements are made by Seller and NOT by any real estate licensees. Complete and third disclosure obligation to a Buyer. Your answers (or the answers you fail to provide, either wally any have leg legal disclosure obligation to a Buyer. Your answers (or the answers you fail to provide, either any your have legic 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 the value of the Property or impair the health or safety of future occupants (e.g., environmental hazards, physics condition or material defects in the Property or it the thereto), then you should describe that condition and additional pages if more space is required. BUYER: Since these disclosures are based on Seller's actual knowledg	1	The foll	lowing is a disclosure sta	atement made by Seller conce	erning the following	property (the " Pro	perty"):
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 an kind by Seller or any real estate licensee involved in this transaction, and is not a warranty of an kind by Seller or any real estate licensee involved in this transaction, and is not a warranty a Buyer may wish to obtain. Real estate licensees involved in this transaction of 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 "NJA" (or "Unknown") in the blank. Th 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 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 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, physics condition or material defects in the Property or itle thereto), then you should describe that condition and attact 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, if fact, no problems with the Property simply because Seller is not aware of them. The statements made by Selle are limited to the Property or any off-site conditions as you deem necessary. Conditions of the Property in a fact, no problems win the Property in the property in the surveys of the purchase the							Audrain
Section Township Range	3	Street	Address	City	State	Zip Code	County
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 an kind by Seller or any real estate licensee involved in this transaction, and is not a substitute for an kind by Seller or any real estate licensees involved in this transaction of not inspect on or warranty a Buyer may wish to obtain. Real estate licensees involved in this transaction of 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. The following statements are made by Seller and NOT by any real estate licensees. Complete and furthink 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 fail to provide, either way) may have legal consequences, even after closing a transaction. This form should help you meet your discource obligations, but may not cover all aspects of the Property. If you know of or suspect some condition which may negatively affer the value of the Property or impair the health or safety of future occupants (e.g., environmental hazards, physicic condition apages if more space is required. BUYER: Since these disclosures are based on Seller's actual knowledge, you cannot be sure that there are, if act, no problems with the Property simply because Seller is not aware of them. The statements made by Selle are limited to the Property and are not warranties of its condition. You should condition your offer on a profession inspection(s) of the Property and are not warranties of its conditions by Seller a requirement of the sale contract. The You SiGN A SALE CONTRACT TO PURCHASE THE PROPERTY, THAT CONTR	4		3/50/10	23-2-03-0-000-010.000		10	06 m/l
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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. 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 legal disclosure obligation to a Buyer. Your answers (or the answers you fail to provide, either way) may have legiconsequences, even after closing a transaction. This form should help you meet your disclosure obligations, but the value of the Property or impair the health or safety of future occupants (e.g., environmental hazards, physics condition or material defects in the Property or title thereto), then you should describe that condition and attact the value of the Property or impair the health or safety of future occupants (e.g., environmental hazards, physics condition or material defects in the Property or title thereto), then you should describe that condition and attact 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, if fact, no problems with the Property or any off-site conditions. You should condition your offer on a profession inspection(s) of the Property and are not warranties of its condition. You should condition your offer on a profession inspection(s) of the Property had you deem necessary. Conditions of the Property that you describe that conditions as you deem necessary. Conditions of the Property had are not warranties of its conditions by Seller a requirement of the sale contract. If YOU SIGN A SALE CONTRACT TO PURCHASE THE PROPERTY, THAT CONTRACT, AND NOT THI SALE CONTRACT. SURVEY, EASEMENTS, FLOODING. To the best of your knowledge: A. When did you purchase the Property? B. Has the Property been surveyed? Year surveyed2021. C. What	7 8	kind b	y Seller or any real e tion or warranty a Buy	state licensee involved in er may wish to obtain. Rea	this transaction, a al estate licensees	and is <u>not</u> a sub involved in this	stitute for any transaction do
1. SURVEY, EASEMENTS, FLOODING. To the best of your knowledge: A. When did you purchase the Property?	1 2 3 4 5 6 7 8 9 2 2 3 4 2 2 3 4 5 6 7 8 9 2 2 3 4 2 3 4 5 6 6 7 7 8 7 8 7 8 7 8 7 8 7 8 7 8 7 8 7	blank. following the hist legal disconsequence with the value addition addition are limit inspect to the pure the pure the pure the pure the certain section in the pure the p	If the condition is not applying statements are made tory and condition of the sclosure obligation to a Equences, even after closifut cover all aspects of the ue of the Property or import or material defects in the property of the problems with the Property or its of the Property and a pages if more space or problems with the Property or its on a reasonable inspection of the Property or its on a reasonable inspection of the Property or its on a reasonable inspection of the Property or its on a reasonable inspection of the Property or its on a reasonable inspection of the Property or its on a reasonable inspection of the Property or its on a reasonable inspection.	colicable to your Property (or unit by Seller and NOT by any read Property gives you the best property gives you the best property. Your answers (or the additional of the Property. If you know of or the Property or title thereto) is required. The property or title thereto is required. The property or title thereto is required. The property or title thereto is the property of its conditional of the conditions as you can and for that are disclosed that the property of these of the property of the propert	nknown), mark "N/A al estate licensee. Of rotection against po- inswers you fail to p hould help you mee is uspect some con- ure occupants (e.g., then you should of anot aware of them ion. You should con- deem necessary. Of therein should eith onditions by Seller as TOBE INCLUDED	" (or "Unknown") in Complete and truth tential charges that rovide, either way) to your disclosure of dition which may not a cannot be sure the cannot be sure the condition your offer of Conditions of the Plet be taken into a can requirement of the T CONTRACT, AD IN THE SALE. IF	the blank. The ful disclosure of tyou violated a may have legations, but it egatively affection and attack at there are, ir made by Sellem a professional roperty that you count in setting e sale contract. ND NOT THIS TYOU EXPECT
A. When did you purchase the Property?							
B. Has the Property been surveyed?							
Year surveyed							
C. What company or person performed the survey? Name TBD- property to be surveyed before sale D. If this is platted land, has a certificate of survey been completed? If "Yes," by whom? E. Has the plat been recorded in the land records? If "Yes," Plat Book # Page # F. Are there any encroachments or boundary line disputes? G. Are there any easements other than utility or drainage easements? H. Is the Property in a designated flood plain or floodway of any kind? J. Do you have a Flood Certificate regarding the Property? J. Has there ever been a flood at the Property? K. Have there ever been drainage problems affecting the Property? M. Have you ever purchased flood insurance? M. If any of questions 1.F through 1.L are answered "Yes," briefly describe the details. (check box if additional pages are attached) NI/A		В.					_
Name		_					Pending
D. If this is platted land, has a certificate of survey been completed? If "Yes," by whom? When?		C.	. , .				
If "Yes," by whom?			Name <u>TBD- pro</u>	<u>perty to be surveyed before</u>	sale		
E. Has the plat been recorded in the land records?		D.	If this is platted land, ha	is a certificate of survey been	completed?		□Yes □No
If "Yes," Plat Book # Page #	7		If "Yes," by whom?			When?	-
F. Are there any encroachments or boundary line disputes? G. Are there any easements other than utility or drainage easements? H. Is the Property in a designated flood plain or floodway of any kind? Do you have a Flood Certificate regarding the Property? Has there ever been a flood at the Property? K. Have there ever been drainage problems affecting the Property? K. Have you ever purchased flood insurance? 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	8	E.	Has the plat been recor	ded in the land records?			□Yes □No
G. Are there any easements other than utility or drainage easements? H. Is the Property in a designated flood plain or floodway of any kind? Do you have a Flood Certificate regarding the Property? Has there ever been a flood at the Property? K. Have there ever been drainage problems affecting the Property? Have you ever purchased flood insurance? M. If any of questions 1.F through 1.L are answered "Yes," briefly describe the details. (check box if additional pages are attached)	9				_		
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H. Is the Property in a designated flood plain or floodway of any kind?	.1	G.	Are there any easemer	nts other than utility or drainage	e easements?		□Yes 🔽No
I. Do you have a Flood Certificate regarding the Property?							
J. Has there ever been a flood at the Property?		I.					
 K. Have there ever been drainage problems affecting the Property?							
L. Have you ever purchased flood insurance?							
7 M. If any of questions 1.F through 1.L are answered "Yes," briefly describe the details. □ (check box if additional pages are attached)							
8	_						
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DSC-8020

51	2. US	E RIGHTS AND OTHER RESTRICTIONS. To the best of your knowledge:
52	A.	
53		(1) Subdivision or other recorded indentures, covenants, conditions or restrictions?
54		(2) A right of first refusal to purchase?
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?
57	В.	, , , , , , , , , , , , , <u> </u>
58	C.	
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)
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) There is a hog farm to the west of the sale parcel.
65		N/A
66	-	
67		N/A
68		
69		
09	_	
70	3. C	ONDITION OF THE PROPERTY. To the best of your knowledge:
71		Are there any structures, improvements or personal property available for sale? □Yes ☑No
72	7 11	Are there any problems or defects with any of these items?
73	R	Are there any operating or abandoned oil wells or buried storage tanks on the Property?
74	C.	
7 5	C.	(including but not limited to lead in the soils)?
76	D	Are there any Phase I or other environmental reports regarding the Property?
70 77	E.	
78 70	unper	mitted)?
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.	
82	G.	
83	H.	
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		ervice ("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) N/A
89	٨	/A
90	-1-1	(4)
91		
92		
-		
93	4. U	TILITIES. 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	В.	
98	υ.	(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		
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 (6) Natural gas access?
106		(3) Shared water system access ☐Yes ☑No (7) Telephone system access?
107		(4) Shared sewer system access ☐Yes ☑No (8) Other:
108	D	Have any utility access charges been paid?
109		If "Yes," which charges have been paid?

-				servation Res	Fo the best of yeerve Program)?			□Yes ⊡ N
	If "Y		the following:					
		_ total acre	s put in CRP		last year of period enrollment year	articipation		l normont
	R Is Pr	per acre i	DIU III ad in WRP (We	tlands Reserv	_ enrollment ye e Program\?	ear	annua	l payment □Yes <mark>ເ</mark> ∨N
•	IE 6\ /	"	41 f-11					
		_ total acre	s put in WRP		last year of p	articipation		
		_ per acre l	oid in		enrollment ye	ear	annua	l payment
	C. Othe	r Programs <i>(</i>	identify any oth	er federal, sta	te or local farm	ı loan, price sı		bsidy programs
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Call Missouri REALTORS®

DSC-8020

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 10West 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 ¼ 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



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

CDT (UTC-5) Time zone:

Signers:

Paul Diller PD Listing Agent pdiller@trophypa.com IP: 71.81.80.219

Jun 03, 2021 08:39 AM Signed

id: fa736ae9cb74fce7031b6ee8c7b6ff03

Paul Diller

Trisha Herron

trishaherron123@gmail.com Seller 2 IP: 75.129.233.135

Jun 05, 2021 12:28 PM Signed

id: 3fb5143f6bcb476c15cad9e5837922e0



Chad Herron Chad Herron

chadthomasherron@gmail.com

IP: 75.129.233.135

Jun 03, 2021 06:02 PM Signed

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IP: 75.129.233.135



HISTORY

Jun 03, 2021 08:39 AM PD Jun 03, 2021 PD 08:39 AM Jun 03, 2021 05:48 PM CH Jun 03, 2021 06:02 PM CH Jun 05, 2021 12:27 PM TH Jun 05, 2021 TH 12:28 PM Jun 05, 2021 12:28 PM

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Trisha Herron trishaherron123@gmail.com Package has been fully signed and sealed

Viewed

Completed

Signed

Viewed

Signed

Viewed

Signed