

Farm or Vacant Land or Lot Disclosure Statement

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

2		27 Chaucer Rd.	tement made by Seller concerning			• •
_	Street	Address	City		63363 Zip Code	Montgomery County
					•	•
_	20,21&28 Section	n Township Range	Parcel No(s).	Farm No(s)		6.16 (more or less)
5			• • • • • • • • • • • • • • • • • • • •	` ′	•	•
6			ay assist a Buyer in evaluatin			
			tate licensee involved in this			
	•		er may wish to obtain. Real e			
9	not ins	spect the Property for a	efects or guarantee the accura	icy of any infor	mation provided i	nerein.
			ollowing form, including past hist			
			licable to your Property (or unkn			
			by Seller and NOT by any real es			
			Property gives you the best prote			
			uyer. Your answers (or the answ			
			g a transaction. This form shou Property. If you know of or su			
			air the health or safety of future			
			the Property or title thereto), th			
		nal pages if more space is		on you onould t	decented that contain	tion and attac
			es are based on Seller's actual	knowledae voi	i cannot be sure th	at there are i
			erty simply because Seller is no			
			re not warranties of its condition.			
23	inspect	tion(s) of the Property or a	any off-site conditions as you de	em necessary. (Conditions of the Pi	roperty that yo
			tion and/or that are disclosed he			
			d make correction of these cond			
			RACT TO PURCHASE THE PI			
			ILL PROVIDE FOR WHAT IS TO			
		AIN ITEMS OR EQUIPM CONTRACT.	ENT TO BE INCLUDED THEY	WUSI BE SP	ECIFIED AS INCL	UDED IN TH
			OODING. To the best of your kn	owledge:		
31			the Property? 2016 inherited curveyed?			
32 33	В.	Year surveyed UNK	surveyed?			VITES LING
34	C	What company or person	n performed the survey?			
35	0.	Name UNK	in perioritied the survey!		Phone	
36	D.		s a certificate of survey been con	mpleted?		⊘ Yes □No
37						
38	E.	Has the plat been record	ded in the land records?			☑ Yes □ No
39		If "Yes," Plat Book #	Page #			
40			nents or boundary line disputes			□Yes ☑No
41			s other than utility or drainage e			
42			gnated flood plain or floodway o			
43	l.		ertificate regarding the Property?			
44 45	J. K	Have there ever been a fi	lood at the Property?rainage problems affecting the F	Property?		∐Yes MN0
45 46	r. L.		ed flood insurance?			
40 47	<u>г.</u> М.		through 1.L are answered " <i>Yes,</i> "			🔼 1 03 🕅 M
48			mal manaa aya attaabaaN	•		
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DSC-8020 Page 1 of 3

			RIGHTS AND OTHER RESTRICTIONS. To the best of your knowledge:		
53		Α.	Do any of the following exist regarding the Property:		
54			(1) Subdivision or other recorded indentures, covenants, conditions or restrictions?		
55			(2) A right of first refusal to purchase?		
56			(3) Variances, special use permits or other zoning restrictions specific to this Property?		
57			(4) Have any mineral rights been severed or transferred?	□Yes	☑ No
58	E	В.	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 operation		
61			the Property? (if "Yes", please identify Class size and any permits issued below)		
62	E	Ε.	Are there any gas & oil leases or other severed or transferred mineral rights (clay, etc.)?		
63		F.	Are there any leasehold interests or tenant rights in the Property?		
64		G.	If any of the above questions are answered "Yes," briefly describe the details.	00	
65		-	(check how if additional pages are attached)		
66			(Crieck box ii additional pages are attached)		
67					
68					
69					
70					
	2	~~	NDITION OF THE PROPERTY. To the heat of your knowledge.		
			NDITION OF THE PROPERTY. To the best of your knowledge:	□Vaa	
72 70		Α.	Are there any structures, improvements or personal property available for sale?		
73		_	Are there any problems or defects with any of these items?		
74 75			Are there any operating or abandoned oil wells or buried storage tanks on the Property?	∟Yes	▼ I//0
75 		C.	Is there any hazardous or toxic substance in or on the Property?	— ,	
76		_	(including but not limited to lead in the soils)?		
77		D.	Are there any Phase I or other environmental reports regarding the Property?	∐Yes	MNo
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			Have any soil tests been performed?		
83			Does the Property have any fill?		
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	Conser	vation
87		Ser	rvice ("NRCS") or Farm Service Authority ("FSA")?		
88		K.	If any of the above questions are answered "Yes," briefly describe the details.		
89			(check box if additional pages are attached)		
90					
91					
92					
93					
94	4.	UT	ILITIES. To the best of your knowledge:		
95			Have any soil analysis tests for sanitary systems been performed?	□Yes	₩No
96			If "Yes," When?By Whom?		
97			Results:		
98		R	Do any of the following exist within the Property?		
99		٥.	(1) Connection to public water? ☐Yes ☑No (5) Connection to shared sewer?	ΠVρς	
100			(2) Connection to public sewer? ☐ Yes ☑ No (6) Private Sewer/Septic tank/Lagoon?		
100			(3) Connection to private water (7) Connection to electric utility?		
101			system off Property?		
103		_		v ı t es	Пио
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?		
106			(2) Public sewer system access? ☐Yes ☐No (6) Natural gas access?		
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? electric utility	-	-

DSC-8020 Page 2 of 3

	_	DERAL/STATE/LOCAL FARM PROGRAMS.			
	Α.	Is Property enrolled in CRP (Conservation Real of "Yes," complete the following:	eserve Program)?	Υ	es ⊻ INo
		total acres nut in CRP	last year of participation		
		total acres put in CRP per acre bid in	enrollment vear	annual payment	t
	В.	per acre bid in Is Property enrolled in WRP (Wetlands Reser	ve Program)?		es ⊠ No
		If "Yes," complete the following:		<u> </u>	
		total acres put in WRP	last year of participation		
		total acres put in WRP per acre bid in	enrollment year	annual payment	t
	C.	Other Programs (identify any other federal, s			
		ich the Property currently participates): N/A			
6.	. OT	HER MATTERS. To the best of your knowled	dge:		
		Is or was the Property used as a site for meth		the place of residence of	fa
		person convicted of a crime involving any cor	trolled substance related th	ereto? 🔲Y	′es ☑ No
		If "Yes," §441.236 RSMo requires disclo	sure to potential lessees	and §442.606 RSMo	requires
		disclosure to purchasers of real estate. M			
		Methamphetamine/Controlled Substances	") may be filled out in con	junction with these ma	tters.
	B.	Is there anything else that may materially and			
		notice from a governmental authority of viola			
		changes, threat of condemnation, neighborho			
		If "Yes," briefly describe the details. \square (chec	ck box if additional pages are	e attached)	
	-				
SE	LLE	R'S ACKNOWLEDGMENT			
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DSC-8020 Page 3 of 3