



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"):

65 Oak Valley Troy MO 63379 Lincoln
Street Address City Zip Code County

17.55
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? 2019
- B. Has the Property been surveyed? ☒ Yes ☐ No
Year surveyed 2025
- C. What company or person performed the survey?
Name Frazier Land Surveying Phone _____
- D. If this is platted land, has a certificate of survey been completed? ☐ Yes ☐ No
If "Yes," by whom? Tri-County Engineering & Survey When? 1998
- E. Has the plat been recorded in the land records? ☒ Yes ☐ No
If "Yes," Plat Book # 11 Page # 185
- 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) Driveway easement for neighbor (59 Oak Valley).

Subdivision road easement per Plat. 100 yr flood plain near creek. Has come out of banks in major storms;
maybe 1-2 times since owning.

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 See Oak Valley subdivision restrictions attached. Annual road fee \$350

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 _____
- 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?.....☒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? _____

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.



Apr 30, 2025

Seller _____ **Date** _____
Print Name: Chris Patrick

Seller _____ **Date** _____
Print Name: _____

BUYER'S ACKNOWLEDGEMENT

1. 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.
2. This Property is being sold to me without warranties or guaranties of any kind by Seller or any real estate licensee concerning the Property.
3. 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.
4. I acknowledge that neither Seller nor any real estate licensee is an expert at detecting or repairing physical defects in the Property.
5. 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 _____ **Date** _____
Print Name: _____

Buyer _____ **Date** _____
Print Name: _____

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PART OF THE SOUTH 1/2 OF THE SE 1/4 OF SEC. 23,
PART OF THE SW 1/4 OF THE NW 1/4 OF SEC. 25 &
PART OF THE NE 1/4 OF SEC. 26, T. 48N, R. 23W,
LINCOLN CO., MO.

1950

STATE OF MISSOURI
County of Lincoln

I hereby certify that this instrument was
FILED FOR RECORD on 3-17 1998
at 1 o'clock 00 min. 00 M. and is
recorded in Book 11 Page 185

STATE OF MISSOURI
County of Lincoln
FILED FOR RECORD

MAR 17 1998

At 1 o'clock 00 Minutes P
MEIRA HOUSTON, Recorder

This is to certify that at the request of GEORGE DICKINSON
we have during JANUARY 1938 executed a land
survey and prepared a plat of ONE VALLEY, TEXAS
This survey and plat has been executed in accordance with the
current minimum standards for property boundary surveys as issued
by the office of the State Surveyor, Department of Natural Re-
sources and the results are correctly represented hereon.

(IN WITNESS WHEREOF,) I have hereunto set my hand this 12th day of MARCH 1998.

William J. Shea, Jr. CS 2084
Lincoln County Supervisor

The undersigned owners of the tract of land described in the surveyor's certificate, has caused the same to be surveyed and subdivided in the manner shown hereon, which plat shall hereafter be known as OAK VALLEY ESTATES.

The streets and roadways shown hereon are hereby designated as Private Streets for the property owners of ONE VOLNEY ROAD for the purpose of ingress and egress. We further designate the streets and roadways and all easements shown hereon for the use of any and all necessary secondary easements for power lines, electric lines and telephone lines. Said streets and roadways and all easements are hereby dedicated to the respective utility companies as their interest may appear, and they and their assigns are authorized to use the same for installing and maintaining any and all utilities mentioned above.

All lots are hereby designated for single family dwelling
PURPOSES.

All lots in this subdivision of DAVE VALLEY ESTATES shall be subject to the conditions and restrictions as set forth in an instrument dated the 9th day of MARCH 1998, and filed for record in Book 1034, Page 41 in the office of the Recorder of Deeds, Lincoln County, Missouri.

Maintenance of the streets and roadways shown hereon, will be provided by the Board of Trustees of OAK VALLEY ESTATES.

(IN WITNESS WHEREOF,) we have here unto set our hands
this 1 day of March 1944

STATE OF MISSOURI)
COUNTY OF LINCOLN) ss.

On this 9th day of March, 1998, before me personally appeared GERALD E. DIKUSSE, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that HE executed the same as HIS free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid the 1st day of June 1901.

My commission expires Notary Public, Notary Seal
STATE OF MISSOURI
Lincoln County
My Commission Expires Sept. 23, 1998

STATE OF MISSOURI)
COUNTY OF LINCOLN) ss.

On this 9th day of March, 1998, before me personally appeared LOIS E. DILLINGER, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that SHE executed the same as her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid the day and year first written above.

TRACY E. MARTIN
My commission Expires: Sept. 22, 1996
Notary Public-Notary Seal
STATE OF MISSOURI
Lincoln County
Notary Public
Tracy E. Martin

NOTES:

- 1) THE FRONT BLOW, LINES ARE ESTABLISHED AS SHOWN HEREON.
- 2) EASEMENTS ALONG, SIDE PROPERTY LINES ARE 10 FT WIDE ON EACH SIDE & ARE 100 FT LONG MEASURED FROM THE EDGE OF THE ROAD & UTILITY EASEMENT, UNLESS, NOTED OTHERWISE.....
- 3) SIDE BLOW, LINES SHALL BE A MINIMUM OF 10 FT.

TOTAL AREA PLANTED = 87.024 AC.

Tul-County
ENGINEERING & SURVEYING, INC.

W. J. SIFA, JR., • LINCOLN COUNTY SURVEYOR
P.O. Box 182 • Troy, Mo. 64686 • Phone 314-528-6588

RECORD PLAT: OAK VALLEY ESTATES

SCALE: 1" = 200'	APPROVED BY:	DRAWN BY: W.J.S.
DATE: 1-20-98		PROJECT:
PER. 5 1/4" x 3 1/4" SEC. 23 - PER. 3 1/4" x 1 1/4" SEC. 25 - PER. 1 1/4" x 3 1/4" SEC. 30 - T. ABN. R. 2W.		DRAWING NUMBER: 12357
LINCOLN CO. MO.		

SELLER DISCLOSURE		4 pages
Oak Valley_Disc-2.pdf		3 pages
plat-2.pdf		1 page

E-SIGN INFO

Status:

SIGNED

Originator:

Paul Diller

pdiller@trophypa.com

IP: 208.70.37.98

Domain: trophypa.brokermint.com

Date: Apr 23, 2025 08:16 AM

Package ID:

22E81E563DD0E12F5F19EE6DBA38767E

Time zone:

CDT (UTC-5)

Signers:



<div>CP</div>	<div>Christopher Patrick</div> <div>Christopher Patrick</div>	<div>kairosgardens@gmail.com</div> <div>IP: 172.59.172.73</div>	<div>Signed</div> <div>Apr 30, 2025 10:21 AM</div> <div>id: b503ecbaf77f7a5c88f47248d2791f07</div>	<div></div>
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HISTORY

Apr 30, 2025

10:21 AM

CP

Christopher Patrick

kairosgardens@gmail.com

IP: 172.59.172.73

Viewed

Apr 30, 2025

10:21 AM

CP

Christopher Patrick

kairosgardens@gmail.com

IP: 172.59.172.73

Signed

Apr 30, 2025

10:21 AM

Package has been fully signed and sealed

Completed