



Measurements Disclaimer

This disclaimer applies to the following real estate (the "Property"):

<u>160 +/- Ac - 262 Old Cadet Rd</u>	<u>Bonne Terre</u>	MO <u>63628</u>	<u>St Francois</u>
Street Address	City	Zip Code	County

SOURCE OF MEASUREMENTS:

The undersigned Brokerage Firm(s) and its affiliated licensee(s) **Have Not** measured the acreage of the Property or the square footage of any improvement located thereon. Any information shared regarding acreage or square footage ("**Measurements**") has been provided from another source(s) as indicated (*Check applicable box(es) below*):

Source of Measurements Information:

☐ Prior appraisal

☐ Building Plans

☐ Assessor's Office

☒ Other 160 +/- acres per map drawn on LandID. final acreage to be determined by survey.

Any Measurements information shared has not been independently verified and is for purposes of marketing only. Measurements are an approximation and may not be exact. Measurements are not to be relied upon for purpose of a loan, valuation or for any other purpose.

If exact acreage or square footage is a concern, the Property should be independently measured.

Any independent measurement or investigation should be completed by Buyer on or before the Survey Deadline (*with respect to acreage*) and/or the Property Data Review Period (*with respect to improvements*) of the Contract.

Brokerage Firm Assisting Buyer

By (Signature) _____

Licensee Print Name: _____

Date: _____

Brokerage Firm Assisting Seller

Trophy Properties and Auction

By (Signature)  _____

Licensee Print Name: Jesse R. Klingler

Date: Aug 24, 2025

The undersigned acknowledge(s) receipt of this Disclaimer:

BUYER _____ **Date** _____
Print Name: _____

 Aug 25, 2025
SELLER _____ **Date** _____
Print Name: James Porzeinski

BUYER _____ **Date** _____
Print Name: _____

SELLER _____ **Date** _____
Print Name: _____

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Effective 1/1/19.

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PACKAGE CERTIFICATE



MEASUREMENT DISCLAIMER

1 page

DSC-8001 Measurements Disclaimer.pdf

1 page

E-SIGN INFO

Status:

SIGNED

Originator:

Jesse R. Klingler
jklingler@trophypa.com
IP: 23.84.254.124
Domain: trophypa.brookermint.com
Date: Aug 24, 2025 11:56 AM



Package ID:

C491EE52694989AE2ED94E18C449EE39

Time zone:

CDT (UTC-5)

Signers:

JR	Jesse R. Klingler Listing agent	jklingler@trophypa.com IP: 23.84.254.124	Signed	Aug 24, 2025 11:56 AM id: 34f65a0fae09d10fd7613b8f4e991294	
JP	James Porzeinski Seller	jamesporzeinski@gmail.com IP: 35.144.105.70	Signed	Aug 25, 2025 10:42 AM id: 170c708347d5aae8bd9ebe87dca7d637	

HISTORY

Aug 24, 2025	11:56 AM	JR	Jesse R. Klingler	jklingler@trophypa.com	IP: 23.84.254.124	Viewed	
Aug 24, 2025	11:56 AM	JR	Jesse R. Klingler	jklingler@trophypa.com	IP: 23.84.254.124	Signed	
Aug 25, 2025	10:40 AM	JP	James Porzeinski	jamesporzeinski@gmail.com	IP: 35.144.105.70	Viewed	
Aug 25, 2025	10:42 AM	JP	James Porzeinski	jamesporzeinski@gmail.com	IP: 35.144.105.70	Signed	
Aug 25, 2025	10:42 AM		Package has been fully signed and sealed				Completed