



# Farm or Vacant Land or Lot Disclosure Statement

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

1 The following is a disclosure statement made by Seller concerning the following property (the "Property"):  
 2 Located on South Hwy 47 2 lots (shown as Lots 5 & 6 Southwood Estates unrecorded plat)  
 3 Street Address Warrenton MO 63383 Warren  
 4 City Zip Code County  
 5 20 46N 2W 10-20-0-0-00-014.011.000 N/A 3.88 Ac. (Lot 5) & 4.45 Ac. (Lot 6)  
 6 Section Township Range Parcel No(s) Farm No(s) # of Acres (more or less)

7 **LOTS TO BE OFFERED FOR SALE Separately**  
 8 This Disclosure Statement may assist a Buyer in evaluating the Property, but it is not a warranty of any  
 9 kind by Seller or any real estate licensee involved in this transaction, and is not a substitute for any  
 10 inspection or warranty a Buyer may wish to obtain. Real estate licensees involved in this transaction do  
 11 not inspect the Property for defects or guarantee the accuracy of any information provided herein.

12 **SELLER:** Please complete the following form, including past history and known problems. Do not leave any spaces  
 13 blank. If the condition is not applicable to your Property (or unknown), mark "N/A" (or "Unknown") in the blank. The  
 14 following statements are made by Seller and NOT by any real estate licensee. Complete and truthful disclosure of  
 15 the history and condition of the Property gives you the best protection against potential charges that you violated a  
 16 legal disclosure obligation to a Buyer. Your answers (or the answers you fail to provide, either way) may have legal  
 17 consequences, even after closing a transaction. This form should help you meet your disclosure obligations, but it  
 18 may not cover all aspects of the Property. If you know of or suspect some condition which may negatively affect  
 19 the value of the Property or impair the health or safety of future occupants (e.g., environmental hazards, physical  
 20 condition or material defects in the Property or title thereto), then you should describe that condition and attach  
 21 additional pages if more space is required.

22 **BUYER:** Since these disclosures are based on Seller's actual knowledge, you cannot be sure that there are, in  
 23 fact, no problems with the Property simply because Seller is not aware of them. The statements made by Seller  
 24 are limited to the Property and are not warranties of its condition. You should condition your offer on a professional  
 25 inspection(s) of the Property or any off-site conditions as you deem necessary. Conditions of the Property that you  
 26 can see on a reasonable inspection and/or that are disclosed herein should either be taken into account in setting  
 27 the purchase price, or you should make correction of these conditions by Seller a requirement of the sale contract.  
 28 **IF YOU SIGN A SALE CONTRACT TO PURCHASE THE PROPERTY, THAT CONTRACT, AND NOT THIS**  
 29 **DISCLOSURE STATEMENT, WILL PROVIDE FOR WHAT IS TO BE INCLUDED IN THE SALE. IF YOU EXPECT**  
 30 **CERTAIN ITEMS OR EQUIPMENT TO BE INCLUDED THEY MUST BE SPECIFIED AS INCLUDED IN THE**  
 31 **SALE CONTRACT.**

32 **1. SURVEY, EASEMENTS, FLOODING.** To the best of your knowledge:

- 33 A. When did you purchase the Property? 6 August 2002 into LP ownership
- 34 B. Has the Property been surveyed?  Yes  No  
 35 Year surveyed 1979 - Note: Northeast corner stakes for each lot  
 36 have recently been relocated by
- 37 C. What company or person performed the survey? same survey company by  
 38 Name Lewis & Associates Phone 636-456-2615
- 39 D. If this is platted land, has a certificate of survey been completed? NTMK  Yes  No  
 40 If "Yes," by whom? NA When?
- 41 E. Has the plat been recorded in the land records?  Yes  No  
 42 If "Yes," Plat Book # NA Page # NA
- 43 F. Are there any encroachments or boundary line disputes? NTMK  Yes  No
- 44 G. Are there any easements other than utility or drainage easements? NTMK  Yes  No
- 45 H. Is the Property in a designated flood plain or floodway of any kind? \*NTMK  Yes  No
- 46 I. Do you have a Flood Certificate regarding the Property?  Yes  No
- 47 J. Has there ever been a flood at the Property? \*NTMK  Yes  No
- 48 K. Have there ever been drainage problems affecting the Property? \*  Yes  No
- 49 L. Have you ever purchased flood insurance?  Yes  No
- 50 M. If any of questions 1.F through 1.L are answered "Yes," briefly describe the details.  
 51  (check box if additional pages are attached) \*Note: Back portion of each lot  
has portion where drainage would run naturally  
through in the low spot of topography.

NTMK = Not to my Knowledge

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?
(2) A right of first refusal to purchase?
(3) Variances, special use permits or other zoning restrictions specific to this Property?
(4) Have any mineral rights been severed or transferred?
B. Have you ever received notice from any person or authority of a breach of any of the above?
C. Are there any farming or crop-share agreement rights in the Property?
D. Are there any animal feeding operations ("AFO") or concentrated animal feeding operations ("CAFO") at the Property?
E. Are there any gas & oil leases or other severed or transferred mineral rights (clay, etc.)?
F. Are there any leasehold interests or tenant rights in the Property?
G. If any of the above questions are answered "Yes," briefly describe the details.

(check box if additional pages are attached) Lines A, (1-3) above: Property is subject to Warren County zoning & septic install regulations and recorded "Declaration of Covenants, Conditions, and Restrictions" in Book 233 Page 296 Warren Co Records. Unaware of any amendments having been made to these covenants & restrictions since then.

3. CONDITION OF THE PROPERTY. To the best of your knowledge:

- A. Are there any structures, improvements or personal property available for sale?
Are there any problems or defects with any of these items?
B. Are there any operating or abandoned oil wells or buried storage tanks on the Property?
C. Is there any hazardous or toxic substance in or on the Property?
D. Are there any Phase I or other environmental reports regarding the Property?
E. Is there a solid waste disposal site or demolition landfill on the Property?
F. Have any soil tests been performed?
G. Does the Property have any fill?
H. Are there any settling or soil movement problems on this Property?
I. Is there any infestation, rot or disease in the trees on the Property?
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")?
K. If any of the above questions are answered "Yes," briefly describe the details.

(check box if additional pages are attached) \* Possibly in low topography toward back of Dots

4. UTILITIES. To the best of your knowledge:

- A. Have any soil analysis tests for sanitary systems been performed?
B. Do any of the following exist within the Property?
(1) Connection to public water?
(2) Connection to public sewer?
(3) Connection to private water system off Property?
(4) Connection to shared water?
(5) Connection to shared sewer?
(6) Private Sewer/Septic tank/Lagoon?
(7) Connection to electric utility?
(8) Connection to natural gas service?
(9) A water well?
C. Are any of the following existing at the boundary of the Property?
(1) Public water system access?
(2) Public sewer system access?
(3) Shared water system access?
(4) Shared sewer system access?
(5) Electric Service Access?
(6) Natural gas access?
(7) Telephone system access?
(8) Other?
D. Have any utility access charges been paid?
If "Yes," which charges have been paid?

111 6. FEDERAL/STATE/LOCAL FARM PROGRAMS. To the best of your knowledge:  
 112 A. Is Property enrolled in CRP (Conservation Reserve Program)? .....  Yes  No  
 113 If "Yes," complete the following:  
 114 NA total acres put in CRP NA last year of participation  
 115 NA per acre bid in NA enrollment year NA annual payment  
 116 B. Is Property enrolled in WRP (Wetlands Reserve Program)? .....  Yes  No  
 117 If "Yes," complete the following:  
 118 NA total acres put in WRP NA last year of participation  
 119 NA per acre bid in NA enrollment year NA annual payment  
 120 C. Other Programs (identify any other federal, state or local farm loan, price support or subsidy programs in  
 121 which the Property currently participates): NA

122 Linda Stude (MM) holds an inactive Broker's  
 123 License with Missouri Real Estate Commission.

124 6. OTHER MATTERS. To the best of your knowledge:  
 125 A. Is or was the Property used as a site for methamphetamine production or the place of residence of a  
 126 person convicted of a crime involving any controlled substance related thereto? .....  Yes  No  
 127 If "Yes," §441.236 RSMo requires disclosure to potential lessees and §442.606 RSMo requires  
 128 disclosure to purchasers of real estate. MR Form DSC-5000 ("Disclosure of Information Regarding  
 129 Methamphetamine/Controlled Substances") may be filled out in conjunction with these matters.  
 130 B. Is there anything else that may materially and adversely affect the Property (e.g., pending claims, litigation,  
 131 notice from a governmental authority of violation of a law or regulation, proposed zoning changes, street  
 132 changes, threat of condemnation, neighborhood noise or nuisance)? .....  Yes  No  
 133 If "Yes," briefly describe the details.  (check box if additional pages are attached) Both culvert

134 entrances on State Right-of-way recently installed under permits  
 135 from MODOT with caveat on permit that sight distance is the minimum  
 136 distance necessary for vehicle traveling at posted speed to stop prior to the  
 137 entrance, and as such entrance creates a possible  
 138 sight distance problem.

137 SELLER'S ACKNOWLEDGMENT  
 138 Seller represents that the information set forth in this Disclosure Statement is accurate and complete to the best of  
 139 Seller's knowledge as of the date of Seller's signature below. Seller does not intend this Disclosure Statement to  
 140 be a warranty or guarantee of any kind. Seller authorizes the listing broker to provide this information to prospective  
 141 buyers of the Property and to real estate licensees representing such buyers.

142 Linda Stude, MM 6/21/24 \_\_\_\_\_  
 143 Seller Date Seller Date  
 144 Print Name: Linda Stude, MM Stude Management Print Name: \_\_\_\_\_  
 145 Company, LLC GP Stude Investments 2, L.P.

145 BUYER'S ACKNOWLEDGEMENT  
 146 1. I understand and agree that the information in this form is limited to information of which Seller has actual  
 147 knowledge and that Seller can only make an honest effort at fully revealing the information requested.  
 148 2. This Property is being sold to me without warranties or guaranties of any kind by Seller or any real estate  
 149 licensee concerning the Property.  
 150 3. I understand I have the right to independently investigate the Property. I have been specifically advised to  
 151 have the Property and any other conditions examined by professional inspectors as I deem fit.  
 152 4. I acknowledge that neither Seller nor any real estate licensee is an expert at detecting or repairing physical  
 153 defects in the Property.  
 154 5. I acknowledge that there are no representations concerning the Property made by Seller or any real estate  
 155 licensee on which I am relying except as may be fully set forth in writing and signed by them.

156 \_\_\_\_\_  
 157 Buyer Date Buyer Date  
 158 Print Name: \_\_\_\_\_ Print Name: \_\_\_\_\_

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