

Farm or Vacant Land or Lot Disclosure Statement

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

	20+/- Unnerstall Rd.	Wright City	MO	63390	Warren
Street	Address	City		Zip Code	County
					20
Sectio	n Township Range	Parcel No(s).	Farm No(s)	# of Acr	es (more or le
kind k	Disclosure Statement may a by Seller or any real estate ction or warranty a Buyer n spect the Property for defec	e licensee involved in thi nay wish to obtain. Real e	s transaction, estate licensee	and is <u>not</u> a s s involved in th	substitute for nis transaction
blank. following the his legal of consecutive the value of the value o	ER: Please complete the follor of the condition is not applicang statements are made by Statory and condition of the Proping control of the Proping and cover all aspects of the Proping of the Property or impair in a space is the property of the Property and are retion of the Property or any of the Property or any	ble to your Property (or unkr Seller and NOT by any real e perty gives you the best prot er. Your answers (or the ans transaction. This form show toperty. If you know of or su the health or safety of future e Property or title thereto), the equired. are based on Seller's actual or simply because Seller is no not warranties of its condition	nown), mark "N/state licensee. ection against p wers you fail to uld help you me uspect some con e occupants (e.g. nen you should I knowledge, you ot aware of ther in. You should co	A" (or "Unknown" Complete and treatment of the control of the cont	") in the blank. That you violated that you violated that you violated that you violated that you negatively a subject of that there are that there are on a profession."
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	ERIGHTS AND OTHER RESTRICTIONS. To the best of your knowledge:		
Α.	Do any of the following exist regarding the Property:		
	(1) Subdivision or other recorded indentures, covenants, conditions or restrictions?	□Yes	☑ No
	(2) A right of first refusal to purchase?	□Yes	☑No
	(3) Variances, special use permits or other zoning restrictions specific to this Property?		
	(4) Have any mineral rights been severed or transferred?		
В.	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?		
	Are there any animal feeding operations ("AFO") or concentrated animal feeding operation		
D.			
_	the Property? (if "Yes", please identify Class size and any permits issued below)		
Ε.	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?	∐Yes	MNo
G.	If any of the above questions are answered "Yes," briefly describe the details.		
	(check box if additional pages are attached)		
_			
_	DAIDITION OF THE PROPERTY. To the head of your broaded as		
	ONDITION 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?		
	Are there any operating or abandoned oil wells or buried storage tanks on the Property?	∟ Yes	MNo
C	Is there any hazardous or toxic substance in or on the Property?		_
	(including but not limited to lead in the soils)?		
D	Are there any Phase I or other environmental reports regarding the Property?	□Yes	₩No
E,	Is there a solid waste disposal site or demolition landfill on the Property(whether permitted o	r	
	unpermitted)?	□Yes	₩No
	Note: if "Yes", §260.213 RSMo requires Seller to disclose the location of the site, and		
	Buyer should be aware that Buyer may be held liable to the State for remedial action		
F	Have any soil tests been performed?		
	Does the Property have any fill?		
	Are there any settling or soil movement problems on this Property?		
_			
ı.	Is there any infestation, rot or disease in the trees on the Property?		
J.			valion
	ervice ("NRCS") or Farm Service Authority ("FSA")?		
K.	If any of the above questions are answered "Yes," briefly describe the details.		
_			
_			
— —	"II ITIES. To the best of your knowledge:		
_	FILITIES. To the best of your knowledge:	□Va	
U' A.	Have any soil analysis tests for sanitary systems been performed?	<u>□</u> Yes	✓No
-	Have any soil analysis tests for sanitary systems been performed?		ØNo
_	Have any soil analysis tests for sanitary systems been performed?		☑No
_	Have any soil analysis tests for sanitary systems been performed? If "Yes," When? By Whom? Results:		☑No
Α.	Have any soil analysis tests for sanitary systems been performed? If "Yes," When? By Whom? Results:		
Α.	Have any soil analysis tests for sanitary systems been performed? If "Yes," When? By Whom? Results: Do any of the following exist within the Property? (1) Connection to public water?YesNo(5) Connection to shared sewer?	<u> </u>	✓No
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A. B.	Have any soil analysis tests for sanitary systems been performed?	Yes Yes Yes Yes Yes	No No No No No No No No
A. B.	Have any soil analysis tests for sanitary systems been performed?	Yes Yes Yes Yes Yes Yes Yes	No No No No
A. B.	Have any soil analysis tests for sanitary systems been performed?	Yes Yes Yes Yes Yes Yes Yes	No No No No

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Seller Print Name: Gary Dunakey 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. 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.	} -			To the best of your knowledg					
total acres put in CRP last year of participation annual payment				56. 76 1 16g.a.i.) 1 iiiiiiiiiiiiiii					
B. Is Property enrolled in WRP (Wetlands Reserve Program)?	1			last year of participation					
total acres put in WRP 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?)			enrollment year	annual payment				
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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? 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 Regardin 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, stree changes, threat of condemnation, neighborhood noise or nuisance)? 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. Seller Print Name: Gary Dunakey 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. I have been specifically advised that 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 exce		6. OTHER MATTERS. To the	ne best of vour knowled	ae:					
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