

Farm or Vacant Land or Lot Disclosure Statement

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

	ly Lake Ln		Wright City			63390 Warre	
Street	Address		City			Zip Code	Count
5	47 1		04-05.0-0-00-019.005.000	N/A		6.03	
Sectio	n Township F	Range	Parcel No(s).	Farm N	o(s)	# of A	cres (more or
kind b	y Seller or a tion or warra	ny real es inty a Buye	ay assist a Buyer in eval tate licensee involved in er may wish to obtain. R efects or guarantee the a	n this transacti eal estate licen	on, a sees	nd is <u>not</u> a involved in	a substitute for this transact
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2. USE	RIGHTS 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?		
D.	Are there any animal feeding operations ("AFO") or concentrated animal feeding operation		
υ.	the Property? (if "Yes", please identify Class size and any permits issued below)		
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.	<u>L</u> res	▼ I/IC
G.	(check box if additional pages are attached) Home owners association for maintenance of private		
_	(or ook box in additional pages and attached) Home owners association for maintenance of prival	ic roud	
	NDITION OF THE PROPERTY. To the best of your knowledge:		
Α.	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	☑Nc
C.	Is there any hazardous or toxic substance in or on the Property?		
	(including but not limited to lead in the soils)?	□Yes	✓No
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?		
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		
	rvice ("NRCS") or Farm Service Authority ("FSA")? ☐Yes ☑No		
	If any of the above questions are answered "Yes," briefly describe the details.		
	(check box if additional pages are attached)		
UT	ILITIES. To the best of your knowledge:		
Α.	Have any soil analysis tests for sanitary systems been performed?	_	✓Nc
В.	Do any of the following exist within the Property?		
υ.	(1) Connection to public water? ☐ Yes ☑ No (5) Connection to shared sewer?	□Vas	
	(2) Connection to public sewer? Tes No (6) Private Sewer/Septic tank/Lagoon?		
	(3) Connection to private water (7) Connection to electric utility?		
	system off Property?		
	(4) Connection to shared water? \square Yes \square No (9) A water well?		
_		ப i es	▼ II/O
C.	Are any of the following existing at the boundary of the Property?		
	(1) Public water system access? Yes No (5) Electric Service Access?		
	(2) Public sewer system access? ☐Yes ☑No (6) Natural gas access?	<u>∐</u> Yes	MNo
	(3) Shared water system access Yes No (7) Telephone system access?	∐Yes	Mo
	(4) Shared sewer system access Yes No (8) Other:		
D.	Have any utility access charges been paid?	□Yes	☑Nc
	If "Yes," which charges have been paid?		

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			DERAL/STATE/LOCAL F								
total acres put in CRP last year of participation nanual payment B. Is Property enrolled in WRP (Wetlands Reserve Program)?	- 4				ion Rese	erve Program)?		LYes ⊠ l			
B. Is Property enrolled in WRP (Wetlands Reserve Program)?			total acres put in	CRP		last year of participation	1				
B. Is Property enrolled in WRP (Wetlands Reserve Program)?			ner acre hid in	OR		enrollment year	ı annual	navment			
If "Yes," complete the following: total acres put in WRP last year of participation enrollment year annual payment	ı	В.	Is Property enrolled in W	RP (Wetlands	Reserve	Program)?		□Yes 🗸			
total acres put in WRP per acre bid in per acre bid bid in per acre bid bid in per acre bid	•		If "Yes." complete the foll	lowina:	11000171	7					
C. Other Programs (identify any other federal, state or local farm loan, price support or subsidy program which the Property currently participates): None 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?			total acres put in	WRP		last year of participation	1				
C. Other Programs (identify any other federal, state or local farm loan, price support or subsidy program which the Property currently participates): None 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?			per acre bid in			enrollment year	annual	payment			
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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 potential lessees and §442.606 RSMo requires disclosure to purchasers of real estate. MR Form DSC-5000 ("Disclosure of Information Regarm 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, litiga notice from a governmental authority of violation of a law or regulation, proposed zoning changes, st changes, threat of condemnation, neighborhood noise or nuisance)? 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 be seller's workedge as of the date of Seller's signature below. Seller does not intend this Disclosure Statement be a warranty or guarantee of any kind. Seller authorizes the listing broker to provide this information to prospet buyers of the Property and to real estate licensees representing such buyers. Seller for the Property and to real estate licensees representing such buyers. Seller print Name: Steven's Goodamn BUYER'S ACKNOWLEDGEMENT 1. I understand and agree that the information in this form is limited to information of which Seller has acknowledge 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 esticensee concerning the Property. 3. I understand I have the right to independently investigate the Property. I have been specifically advise 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 physicers in											
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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, st changes, threat of condemnation, neighborhood noise or nuisance)?											
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