



Sellers Land Disclosure

Address or Location: NW 1/4 NW 1/4 Section 6 and 15.13 acres in the NE 1/4 NE 1/4 Section 5 T73N R23W
Zoning: Ag Does zoning currently allow for the intended use? ☐ Yes ☐ No
What will be the basis of this sale?: ☒ Gross Acres ☐ Net Acres
What School District is this property associated with?: Chariton
Have covenants been established for this location? ☐ Yes ☒ No If Yes, attach a copy.

1. Are buildings present on the property?
☐ Yes ☒ No

2. Is there an Association that requires Dues?
☐ Yes ☒ No

3. Water Availability:
☐ Rural
☐ Well
☐ Combination
☒ None

4. What types of Sewage Disposal Systems are present at this location?
☐ City Sewer
☐ Septic
☒ None
If septic is circled, is the system in compliance with county regulations?
☐ Yes ☐ No If No, Explain

5. Name of the Electric Company that provides service to this location: Clarke Electric

6. What type of fuel is available at this location?
☐ LP Gas
☐ Natural Gas
☐ Other
☒ None

7. Are there any Easements or other encumbrances on file for the location? ☒ Yes ☐ No
If Yes, provide a brief description of such.
Rural Water and Clarke Electric

8. Will a property survey be required? ☐ Yes ☒ No
If Yes, who is responsible for the cost?
☐ Seller ☐ Buyer

9. Will it be necessary to build a driveway to access the property? ☐ Yes ☒ No

10. Is there a Private Road located on this property?
☐ Yes ☒ No

11. Are fences present around the property? ☒ Yes ☐ No
If Yes, what is the condition of the property line fences?
☐ New
☐ Properly Maintained
☒ Poor
Are the fences accurate in comparison to property lines?
☒ Yes ☐ No

12. What type(s) of improvements are present to this property?
☐ Terraces
☐ Grain Bins
☐ Tile
☐ Springs
☐ Ponds
☒ Other

13. Is there currently a Tenant on this property? ☐ Yes ☒ No
If Yes, has the tenant been provided with a termination notice? ☐ Yes ☐ No
What are the terms of the current agreement?

14. Is the land enrolled in any Government Programs?
☐ Yes ☒ No
If Yes, identify the programs below.

☐ CRP
☐ DCP
☐ Conservation Agreements
☐ Wetlands
☐ Forest Service
☐ Other

15. What type(s) of Environmental Concerns are present on this property?
☐ Feedlots
☐ Landfills Burial Grounds
☐ Underground Storage Tanks
☐ Illegal Dump Sites
☒ None
☐ Other

Additional Remarks: (use back side for more information)

<i>Hayes Family Farms LLC</i>		dotloop verified 12/07/16 9:13AM CST 11PM-FJKW-JTRB-A661	
Seller		Date	
Buyer		Date	