



# Seller's Property Disclosure Statement for Unimproved Land

(To be completed by Seller)



Property Address 00000 West 213th St, Osage, KS Date 6-7-10  
Date Purchased 09/07/06

Real estate transactions generally run smoother if all pertinent information pertaining to the property is disclosed prior to the actual contract date. Please be as complete and accurate as possible. This form is not a warranty or guarantee of any kind by Seller, or any Broker(s) involved in the transaction, and is not a substitute for Buyer having the property carefully examined for potential problems or defects by qualified professionals. Attach additional sheets if space is insufficient for all applicable comments. Seller acknowledges and understands that the Broker(s) and potential Buyer of the property will rely upon the accuracy of facts and opinions set forth in this statement.

Please mark the condition of the following:

1. WATER / DRAINAGE / SEWAGE:	YES	NO	Do Not Know
a) Is property connected to (circle) City Water, Rural Water, Well or Cistern? If Rural Water, District # _____ Phone # _____		X	
b) Is there a water meter included with a sale of the property?	X		
c) Is there a certificate for a water meter?			X
d) To your knowledge is a water meter otherwise available?			X
e) Is the property located in a federally designated flood plain or wetlands area?			X
f) To your knowledge, has the property ever had a drainage problem during your ownership?		X	
g) To your knowledge, have any neighbors ever complained that subject property causes them drainage problems?		X	
h) If on well water, to your knowledge, has water ever been tested during your ownership? If yes, did results show any contamination?			X
i) Is public wastewater disposal system available?		X	
j) Are you aware of pending sewer or water connection?		X	
k) Does Seller own the water rights?	X		
l) Arew ater rights presently leased? To whom? _____ (Attach copy of lease if available) If so, rental income is _____ per month / year. Expiration date _____		X	

## COMMENTS:

## 2. BOUNDARIES / LAND / RESTRICTIONS / COVENANTS:

	YES	NO	Do Not Know
a) Do you have a copy of a pin survey or an emprovement location report? If yes, circle which one.		X	
b) Are the property boundaries marked in any way?	X		
c) Are there any encroachments or boundary disputes?		X	
d) Is there fencing on the property? If yes, does the fencing belong to the property?	X		
e) Are there any deed restrictions?		X	
f) Are there any easements or use of the property by others? (See comments)	X		
g) Is there direct access from public roadways to this property? If no, explain:	X		
h) Does Seller own the mineral rights?	X		
i) Are mineral rights presently leased? To whom? _____ (Attach copy of lease if available) If so, rental income is _____ per month / year. Expiration date _____		X	
j) Are there property features shared in common with adjoining landowners, such as walls, fences, roads, and / or driveways? If so, who has responsibility for maintenance?		X	
k) Do you know of any sliding, settling, earth movement, upheaval, or earth stability problems that have occurred on the property?		X	
l) Are there any building or restrictive covenants?		X	
m) Is property subject to rules or regulations of a homeowners' association?		X	
n) Are you aware of any conditions that may result in an increase in association assessments?		X	
o) Are you aware of any pending action by any governmental or quasi-governmental agencies affecting the property (i.e., street widening, zoning changes, annexation, school district changes, condemnation, etc.)?		X	
p) Are you aware of any pending bonds or assessments that apply to this property?		X	
q) Is the property in the city limits?		X	X

COMMENTS: 2f = Under-ground pipeline near Tree Line (marked); 2g = Part of Osage County  
but don't know if outside city limits or inside.

Seller's Initials RPS Date 6-7-10

Buyer's Initials \_\_\_\_\_ Date \_\_\_\_\_



3. ENVIRONMENTAL DISCLOSURE:		YES	NO	Do Not Know
a) Are you aware of the following hazardous or questionable environmental conditions on the property? Lead paint, asbestos / urea formaldehyde foam insulation or products, underground storage tanks, radon, gas/oil/water wells, abandoned wells, methane gas, radioactive material, landfill, mineshaft, expansive soil, toxic materials, discoloration of soil or vegetation, or oil sheers in wet areas? (Circle all those that apply)			X	
b) Are you aware of any noxious weeds or plants? If yes, please identify and explain:			X	
c) Are you aware of any other condition that you deem to be a hazardous or questionable environmental condition?			X	
COMMENTS:				
4. OTHER DISCLOSURES:		YES	NO	Do Not Know
a) Is the present use a non-conforming use?			X	
b) Are any trees or shrubs diseased or dead?			X	
c) Is there any damage due to wind, fire, or flood?			X	
d) Are you aware of any violations of local, state, or federal government laws or regulations relating to the property?			X	
e) Are there any existing or threatened legal actions affecting the property?			X	
f) Are there any local, state, or federal agencies requiring repairs, alterations, or corrections of any existing conditions?			X	
g) Has all, any, or part interest in the property been reserved by previous owner or government action to benefit any other property?			X	
h) Is the property subject to any government rule limiting the future use of the property other than existing zoning and subdivision regulation?			X	
i) Is any of the property in a Conservation Reserve Program (CRP) or any other government program? If so, in what year does the property come out of the program?			X	
j) Are there any leasehold interests or tenant's rights? If so, please explain.			X	
k) Are you aware of any other facts, conditions, or circumstances that may affect the value, beneficial use, or desirability of this property? If yes, please explain.			X	
COMMENTS:				

Check one:

☐ Seller certifies that the information herein is true and correct to the best of Seller's knowledge as of the date signed by Seller. Seller agrees to notify Buyer of any additional items that may become known to the Seller before closing. Seller further agrees to hold the Real Estate Broker(s) harmless from any liability incurred as a result of any third-party reliance on the disclosure contained herein and acknowledges receipt of a copy of this statement.

☒ Seller (or Seller's representative) has not occupied or personally managed this property in the past 4 years and may not be familiar with all conditions represented in this form. Seller, therefore, may be unable to make representation as to all conditions.

Seller(s) Robert Paul Date 6-7-10

Seller(s) Joanne Claret Date 6-7-10

Buyer is urged to carefully inspect the property and, if desired, have the property inspected by a qualified inspector. Buyer understands that there are areas of the property of which Seller has no knowledge and that this disclosure statement does not encompass those areas. Buyer acknowledges that neither the Seller nor any Broker or Agent involved in this transaction is an expert at detecting or repairing physical defects in the property. Buyer also acknowledges that he has read and received a signed copy of this statement from Seller or Seller's agent.

Buyer acknowledges that he has been advised that Kansas law requires persons who are convicted of certain sexually violent crimes after April 14, 1994, to register with the sheriff of the county in which they reside. Buyer has been advised that information regarding those registrants may be available through the Kansas Bureau of Investigation (home page address: [www.inl.org/public/kbi](http://www.inl.org/public/kbi)) or by contacting the local sheriff's office.

Buyer acknowledges that Seller does not warrant code compliance. Buyer further acknowledges and agrees that the disclosures set forth above by Seller are not a warrant of any kind by Seller or Real Estate Broker(s), which can form the basis of any civil action for damages.

Buyer(s) \_\_\_\_\_ Date \_\_\_\_\_

Buyer(s) \_\_\_\_\_ Date \_\_\_\_\_