



Farm or Vacant Land or Lot Disclosure Statement

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

The following is a disclosure statement made by Seller concerning the following Property (the "Property"):
17014 State Highway A, Wash. Co., Mo State Mo Zip Code Washington County
 Section Township Range only

This disclosure statement may assist a Buyer in evaluating the Property, but it is not a warranty of any kind by Seller or any broker or licensee in this transaction, and is not a substitute for any inspection or warranties a Buyer may wish to obtain. Real estate brokers and licensees involved in the sale do not inspect the Property for defects or guarantee the accuracy of the information provided in this form.

TO THE SELLER: Please complete the following form, including past history or problems if known. Do not leave any spaces blank. If the condition is not applicable to your Property (or unknown), mark "N/A" (or "Unknown") in the blank. The following are representations made by the Seller and are not representations of any broker or licensee. Complete and truthful disclosure of the history and condition of the Property gives you the best protection against future charges that you violated a legal disclosure obligation to a Buyer. Your answers or the answers you fail to provide, either way, may have legal consequences, even after the closing of the sale. This questionnaire should help you meet your disclosure obligations, but it may not cover all aspects of the Property. If you know of or suspect some condition which may negatively affect the value of the Property or impair the health or safety of future occupants (e.g., environmental hazards, physical condition or material defects in the Property or title thereto), then you may use the space at the end of this form to further describe that condition and/or attach additional pages if additional space is required.

TO THE BUYER: Since these disclosures are based on the Seller's knowledge, you cannot be sure that there are, in fact, no problems with the Property simply because the Seller is not aware of them. The answers given by the Seller are not warranties of the condition of the Property. Thus, you may want to condition your offer on a professional inspection(s) of the Property. Conditions of the Property that you can see on a reasonable inspection and/or that are disclosed herein should either be taken into account in the purchase price or you should make the correction of these conditions by the Seller a requirement of the sale contract. **IF YOU SIGN A SALE CONTRACT TO PURCHASE THE PROPERTY, THAT CONTRACT, AND NOT THIS DISCLOSURE STATEMENT, WILL PROVIDE FOR WHAT IS TO BE INCLUDED IN THE SALE. IF YOU EXPECT CERTAIN ITEMS OR EQUIPMENT TO BE INCLUDED THEY MUST BE SPECIFIED AS INCLUDED IN THE SALE CONTRACT.**

A. SURVEY, EASEMENTS, FLOODING February 2004 ☒ Yes ☐ No

(1) When did you purchase the land? _____

(2) Has the land been surveyed? _____
 Year surveyed 2004

(3) What company or person performed the survey? _____ Phone 573-885-6811
 Name Mueller Surveying

Address 140 Merrihills Drive ☐ Yes ☐ No
 (4) If this is platted land, has a certificate of survey been completed? Unknown When? _____

If "Yes," by whom? _____ ☐ Yes ☐ No

(5) Has the plat been recorded in the land records? Unknown ☐ Yes ☐ No
 If "Yes," Plat Book # _____ Page # _____

To the best of your knowledge: ☐ Yes ☒ No

(6) Are there any encroachments or boundary line disputes? ☐ Yes ☒ No

(7) Are there any easements other than utility or drainage easements? ☐ Yes ☒ No

(8) Is the Property in a designated 100 year flood plain or wetlands area? ☐ Yes ☒ No

(9) Has there ever been a flood or other disaster at the Property? ☐ Yes ☒ No

(10) Have there ever been drainage problems affecting the Property or adjacent properties? ☐ Yes ☒ No

(11) Give the details if any of questions 6 through 9 are answered "Yes."

B. USE RESTRICTIONS. To the best of your knowledge: ☐ Yes ☒ No

(1) Do any of the following types of covenants, conditions, or restrictions affect the land: ☐ Yes ☒ No

a. Subdivision or other recorded covenants, conditions, or restrictions? ☐ Yes ☒ No

b. A right of first refusal to purchase? ☐ Yes ☒ No

Reference

- 52 c. Variances, special use permits, or other zoning restrictions specific to this Property? ☐ Yes ☒ No
53
54 (2) If any of the above questions (B1) are answered "Yes," do you have written copies of
55 these covenants, conditions or restrictions? ☐ Yes ☐ No
56 If "Yes," describe: _____
57 (3) Have you ever received notice from any person or authority as to any breach of any of
58 these covenants, conditions or restrictions? ☐ Yes ☒ No
59 If "Yes," describe: _____
60 C. CONDITION OF THE PROPERTY. To the best of your knowledge:
61 (1) Are there any structures, improvements, or personal property included in the sale ☐ Yes ☒ No
62 If "Yes," list all items: _____
63 Are there any problems or defects with any of these items? ☐ Yes ☐ No
64 If "Yes," describe all problems or defects: _____
65 (2) Are there any operating or abandoned oil wells, buried storage tanks, or buried debris or
66 waste on the Property? ☐ Yes ☒ No
67 If "Yes," give details: _____
68 (3) Is there any hazardous or toxic substance in or on this Property or any adjacent property
69 (including but not limited to mold or lead in the soils)? ☐ Yes ☒ No
70 If "Yes," give details: _____
71 (4) Have any soil tests been performed? ☐ Yes ☒ No
72 If "Yes," When? _____ By Whom? _____
73 Results: _____
74 (5) Does the Property have any fill or uncompacted soils? ☐ Yes ☒ No
75 If "Yes," describe location and depth: _____
76 (6) Are there any settling or soil movement problems on this Property or any adjacent property? ☐ Yes ☒ No
77 If "Yes," give details: _____
78 (7) Is there a large-scale infestation, rot or disease in the trees on the Property? ☐ Yes ☒ No
79 If "Yes," give details: _____
80 D. UTILITIES. To the best of your knowledge:
81 (1) Have any percolation tests been performed? ☐ Yes ☒ No
82 If "Yes," When? _____ By Whom? _____
83 Results: _____
84 (2) Are any of the following presently existing within the Property?
85 a. Connection to public water? ☐ Yes ☒ No d. A water well? ☐ Yes ☒ No
86 b. Connection to public sewer? ☐ Yes ☒ No e. Septic tank? ☐ Yes ☒ No
87 c. Connection to private water system off Property? ☐ Yes ☒ No f. Connection to electric utility? ☐ Yes ☒ No
88 g. Connection to natural gas service? ☐ Yes ☒ No
89 (3) Are any of the following existing at the boundary of the Property?
90 a. Public water system access? ☐ Yes ☒ No d. Natural gas access? ☐ Yes ☒ No
91 b. Private water system access? ☐ Yes ☒ No e. Telephone system access? ☐ Yes ☒ No
92 c. Electric service access? ☐ Yes ☒ No
93 (4) Have any utility access charges been paid? ☐ Yes ☒ No
94 If "Yes," which charges have been paid? _____
95 E. FEDERAL/STATE/LOCAL FARM PROGRAMS
96 (1) CRP (Conservation Reserve Program) Was Property enrolled in CRP? ☐ Yes ☒ No
97 If "Yes," complete the following: _____ last year of participation _____ annual payment
98 _____ total acres put in CRP _____ enrollment year _____
99 _____ per acre bid in _____
100 (2) WRP (Wetlands Reserve Program) Was Property enrolled in WRP? ☐ Yes ☒ No
101 If "Yes," complete the following: _____ last year of participation _____ annual payment
102 _____ total acres put in WRP _____ enrollment year _____
103 _____ per acre bid in _____
104 (3) DCP (Direct and Counter-cyclical Payment Program) or ACRE Program. Was Property enrolled in DCP? ☐ Yes ☒ No Was Property enrolled in ACRE Program? ☐ Yes ☒ No
105 If "Yes," what is the total annual payment? \$ _____
106 (4) CSP (Cost Share Program) (usually a 10-year program) ☐ Yes ☒ No
107 is the Property currently participating in any CSP? _____ Seeding
108 If "Yes," check applicable boxes: _____ Soil/Water _____ Terracing
109 (Cost Share Program must be maintained or the original owner can be fined.)
110

Reference _____

(5) Other Programs (please identify any other federal, state or local farm loan, price support or subsidy programs in which the Property currently participates): _____

F. Leasehold/Tenant Rights (include Farming, Gas And Oil Leases, etc.):
(Check and complete applicable box(es)).

(a) Are there leasehold interests or tenant rights in the Property? ☐ Yes ☒ No

If yes, please complete the following: _____

Lessee/Tenant is: _____

Rent is: _____

Agreement between Seller and lessee ends on or before _____

☐ Copy of Lease is attached.

(b) Are there any farming or crop-share agreement rights in the Property? ☐ Yes ☒ No

If yes, please complete the following: _____

Tenant/Farmer is: _____

Split or Rent is: _____

Agreement between Seller and Tenant ends on or before _____

☐ Copy of Agreement is attached.

(c) Are there additional leasehold interest or tenant rights? (Attach description, if so) ☐ Yes ☐ No

G. OTHER MATTERS

(1) Are you aware that the Property is or was 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? ☐ Yes ☒ No

If "Yes," MAR Form DSC-5000 must be filled out in conjunction with this form.

(2) Is there anything else that may materially and adversely affect the value or desirability of Property, e.g., pending claims or litigation, notice from any governmental authority of violation of any law or regulation, proposed zoning changes, street changes, threat of condemnation, or neighborhood noise or nuisance? ☐ Yes ☐ No

If "Yes," give details: _____

H. SELLER'S STATEMENT (to be signed at time of listing)

The undersigned Seller represents that the information set forth in the foregoing disclosure statement is accurate and complete to the best of Seller's knowledge. Seller does not intend this disclosure statement to be a warranty or guarantee of any kind. Seller hereby authorizes the listing Broker to provide this information to prospective buyers of the Property and to real estate brokers and sales people representing such buyers. Seller will fully and promptly disclose in writing to Buyer any new information pertaining to the Property that is discovered by or made known to Seller at any time prior to closing or settlement and constitutes an adverse material fact or would make any existing information set forth herein false or materially misleading.

Date Mein 6-19-16 _____
Seller _____ Date _____ Seller _____ Date _____

BUYER'S ACKNOWLEDGEMENT AND AGREEMENT

1. I understand and agree that the information in this form is limited to information of which Seller has actual knowledge and that Seller need only make an honest effort at fully revealing the information requested.
2. This Property is being sold to me without warranties or guarantees of any kind by Seller or any Broker concerning the condition or value of the Property.
3. I understand I have the right to make an independent investigation of my own. I have been specifically advised to have the Property examined by professional inspectors.
4. I acknowledge that neither Seller nor any Broker is an expert at detecting or repairing physical defects in the Property.
5. I specifically represent that there are no important representations concerning the condition or value of the Property made by Seller or any Broker on which I am relying except as may be fully set forth in writing and signed by either of them.

Buyer _____ Date _____ Buyer _____ Date _____

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