

Reference 2904 Mount Sterling Rd., Bland, MO 65014



MISSOURI ASSOCIATION OF REALTORS®

## 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"):

Section	Township	Range	City	State	Zip Code	County
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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

(1) When did you purchase the land? 80's AND 2000's

(2) Has the land been surveyed? ☒ Yes ☐ No  
Year surveyed \_\_\_\_\_

(3) What company or person performed the survey?

Name COUNTY LAND SURVEYING

Address \_\_\_\_\_

Phone 573-897-3644

(4) If this is platted land, has a certificate of survey been completed? ☐ Yes ☐ No  
If "Yes," by whom? \_\_\_\_\_ When? \_\_\_\_\_

(5) Has the plat been recorded in the land records? ☐ Yes ☒ No don't think so.  
If "Yes," Plat Book # \_\_\_\_\_ Page # \_\_\_\_\_

To the best of your knowledge:

(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."

ROADWAY EASEMENT TO TWO PROPERTIES PAST OUR HOUSE

### B. USE RESTRICTIONS. To the best of your knowledge:

(1) Do any of the following types of covenants, conditions, or restrictions affect the land:

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

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

c. Variances, special use permits, or other zoning restrictions specific to this Property? ☐ Yes ☒ No

## Reference

- (2) If any of the above questions (B1) are answered "Yes," do you have written copies of these covenants, conditions or restrictions? ☐ Yes ☒ No  
If "Yes," describe: \_\_\_\_\_

- (3) Have you ever received notice from any person or authority as to any breach of any of these covenants, conditions or restrictions? ☐ Yes ☒ No  
If "Yes," describe: \_\_\_\_\_

C. CONDITION OF THE PROPERTY. To the best of your knowledge:

- (1) Are there any structures, improvements, or personal property included in the sale? ☒ Yes ☐ No  
If "Yes," list all items: ALL PERMANENT STRUCTURES AND IMPROVEMENTS

Are there any problems or defects with any of these items? ☐ Yes ☒ No  
If "Yes," describe all problems or defects: \_\_\_\_\_

- (2) Are there any operating or abandoned oil wells, buried storage tanks, or buried debris or waste on the Property? ☐ Yes ☒ No  
If "Yes," give details: \_\_\_\_\_

- (3) Is there any hazardous or toxic substance in or on this Property or any adjacent property (including but not limited to mold or lead in the soils)? ☐ Yes ☒ No  
If "Yes," give details: \_\_\_\_\_

- (4) Have any soil tests been performed? ☐ Yes ☒ No  
If "Yes," When? \_\_\_\_\_ By Whom? \_\_\_\_\_  
Results: \_\_\_\_\_

- (5) Does the Property have any fill or uncompacted soils? ☐ Yes ☒ No  
If "Yes," describe location and depth: \_\_\_\_\_

- (6) Are there any settling or soil movement problems on this Property or any adjacent property? ☐ Yes ☒ No  
If "Yes," give details: \_\_\_\_\_

- (7) Is there a large-scale infestation, rot or disease in the trees on the Property? ☐ Yes ☒ No  
If "Yes," give details: \_\_\_\_\_

D. UTILITIES. To the best of your knowledge:

- (1) Have any percolation tests been performed? ☐ Yes ☒ No  
If "Yes," When? \_\_\_\_\_ By Whom? \_\_\_\_\_  
Results: \_\_\_\_\_

- (2) Are any of the following presently existing within the Property?

- |   |   |
|---|---|
| a. Connection to public water? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                      | d. A water well? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                      |
| b. Connection to public sewer? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                      | e. Septic tank? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                       |
| c. Connection to private water system off Property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | f. Connection to electric utility? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    |
|   | g. Connection to natural gas service? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

- (3) Are any of the following existing at the boundary of the Property?

- |   |   |
|---|---|
| a. Public water system access? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  | d. Natural gas access? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No      |
| b. Private water system access? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | e. Telephone system access? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| c. Electric service access? <input type="checkbox"/> Yes <input type="checkbox"/> No                |   |

- (4) Have any utility access charges been paid? ☐ Yes ☐ No

If "Yes," which charges have been paid? \_\_\_\_\_

E. FEDERAL/STATE/LOCAL FARM PROGRAMS

- (1) CRP (Conservation Reserve Program) Was Property enrolled in CRP? ☐ Yes ☒ No  
If "Yes," complete the following:

\_\_\_\_\_ total acres put in CRP \_\_\_\_\_ last year of participation  
\_\_\_\_\_ per acre bid in \_\_\_\_\_ enrollment year \_\_\_\_\_ annual payment

- (2) WRP (Wetlands Reserve Program) was Property enrolled in WRP? ☐ Yes ☒ No  
If "Yes," complete the following:

\_\_\_\_\_ total acres put in WRP \_\_\_\_\_ last year of participation  
\_\_\_\_\_ per acre bid in \_\_\_\_\_ enrollment year \_\_\_\_\_ annual payment

- (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  
If "Yes," what is the total annual payment? \$ \_\_\_\_\_

- (4) CSP (Cost Share Program) (usually a 10-year program)  
Is the Property currently participating in any CSP? ☐ Yes ☐ No

If "Yes," check applicable boxes: \_\_\_\_\_ Soil/Water \_\_\_\_\_ Terracing \_\_\_\_\_ Seeding  
(Cost Share Program must be maintained or the original owner can be fined.)

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

Reference \_\_\_\_\_

**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.

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 guaranties 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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