## F336

## SELLER'S DISCLOSURE AND CONDITION OF PROPERTY ADDENDUM

KANSAS CITY REGIONAL ASSOCIATION OF REALTORS'

(Land) ReeceNichols (IF PROPERTY IS IMPROVED, USE IN CONJUNCTION WITH THE APPROPRIATE SELLER'S DISCLOSURE AND CONDITION OF PROPERTY ADDENDUM)

SELLE	R (Indicate Marital Status):	Oak Lea Farm, LLP			
LEGA	L DESCRIPTION: (As described in	the attached Legal Description/Compar	ny Disclosure Addendum, Edgerton, MO 64444		
30-5	5-33SE SUB: LOT: BLK: LGL DESC:W	West Road  2015' OF SE4 EX RD R/W & EX TRACT NW 336.90' NE 233.55'-NE 296.07' SE	504.57' SW 458.65' TO POE		
	vimete data SELLER nurchased Pi	SUBJ TO EASEMENT roperty: /997	, Property		
curren	tly zoned as	opony			
1 N	OTICE TO SELLER.		esses additional abor		
	· · · · · · · · · · · · · · · · · · ·	en answering the questions in this disclo	sure. Attach additional sher		
		ments. <u>SELLER understands that the legroup to prospective Buyer(s) and the legroup to prospective Buyer(s) and</u>			
mater	ial defects, known to SELLER, in the i	statement is designed to assist SELLER	in making these disclosure		
Civil li	see(s), prospective buyers and buyers	will rely on this information.			
LICEIR	occ(a), prospective buyers and asymmetry	•			
2. N	OTICE TO BUYER.		and by SELLED and is no		
This i	s a disclosure of SELLER'S knowled	Ige of the Property as of the date sign	not a warranty of any kind		
cuheti	tute for any inspections or warranties	that BUYER may wish to obtain. It is	time or accommissing on milit into		
SELL	ER or a warranty or representation by t	THE DIOKET(S) OF THEIR INCENSEES.			
2 14	ATER SOURCE.		**************************************		
J. VI	In there a water source on or to the	Property?	Yes 🔼 N		
b	. If well, state type	depthage?			
	1. Diameter	age	Yes N		
	2. Has water ever been tested	(	CONCERN CONTRACTOR CON		
C	. Other water systems a their conduct	on: rty?	Yes N		
Q	Is there a rural water certificate?	пу?	Yes□ N		
f.	Other applicable information:				
			and an included an address of the Management of the Address of Confession of Confessio		
Name of the last	any of the answers in this section a	re "Yes", explain in detail or attach do	ocumentation:		
Tip out to the same	Water is proude	L by PWSD # 1 of Ne	Ralb County		
A (	SAS/ELECTRIC.		a general a		
7. 8	In Albana alastria consider on the Pron	erty?	Yesixin		
	15 43/ I in the reador?		The state of the s		
t	. Is there gas service on the Property	?			
	If "Yes", what is the source?	sts to hook up utilities?	Yes□ N		
	Are you aware of any additional cost     Other applicable information:	sts to nook up utilities!	Walkers		
(	d. Other applicable information.				
	If any of the answers in this section are "Yes", explain in detail or attach documentation:				
	any of the answers in this section	led to berns that	Platte Cla		
and the same of	Electricity prop	native war of	s		
-					
	4				
1910	Initials		Initials		

3 5.	LAND (SOILS, DRAINAGE AND BOUNDARIES). ARE YOU AWARE OF:	d
1	a. The Property or any portion thereof being located in a notice fleed incurrence?	Yes No
õ	to be located in such as designated by FEMA which requires flood insurance:  b. Any drainage or flood problems on the Property or adjacent properties?	Yes No 🖺
3	<ul> <li>b. Any drainage or flood problems on the Property of adjacent properties:</li> <li>c. Any neighbors complaining Property causes drainage problems?</li> </ul>	Yes No
7	<ul> <li>c. Any neighbors complaining Property causes drainage problems?</li> <li>d. The Property having had a stake survey?</li> <li>d. The Property having had a stake survey?</li> </ul>	Yes No.N
8	d. The Property having had a stake survey?  e. Any boundaries of the Property being marked in any way?	Yes No
9 0	e. Any boundaries of the Property being marked in any way?  f. Having an Improvement Location Certificate (ILC) for the Property?	Yes No.
1	f. Having an Improvement Location Certificate (ILC) for the Property?  g. Any fencing/gates on the Property?	Yes No
2	If "Ves" does fencing/dates belong to the Property:	163[2] 140[2]
3	h. Any encroachments, boundary line disputes, or non-utility	Yes NOW
4	e et a la Florence de la Florence de la Constantina della Constant	,
5	i. Any expansive soil, fill dirt, sliding, settling, earlier the immediate visionity?	Yes No X
6	problems that have occurred on the Property of in the infinediate vicinity?  j. Any diseased, dead, or damaged trees or shrubs on the Property?	Yes No 🖂
7	j. Any diseased, dead, or damaged trees of stribbs of the Property:	
8		
9 0 1	If any of the answers in this section are "Yes" (except g), explain in detail or attainformation and other documentation:	ach all warranty
2 3 4		
5 <b>6</b> .	SEWAGE.  a. Does the Property have any sewage facilities on or connected to it?	Yes 🛛 No 🗌
7	If "Yes", are they: ☐ Public Sewer ☐ Private Sewer ☐ Septic System ☐ Cesspool	
78	Lagoon Grinder Pump Other	
79	If applicable, when last serviced?	and a shift in the company of the shift.
30 31	The second of th	
32	for a surface and tooting related to	A Vac CINO
33	b. Has Property had any surface or subsurface soil testing related to installation of sewage facility?	Yes Now
34		
85	If any of the answers in this section are "Yes", explain in detail or attach all warranty	miomation and
86	other documentation:	
37 38	See attached addendum	
	THE PROJECT INTERESTS INCLUDING GAS AND OIL LEASES.	
	LEASEHOLD AND TENANT'S RIGHTS, INTERESTS, INCLUDING GAS AND OIL LEASES.	
91	(Check and complete applicable box(es))  a. Are there leasehold interests in the Property?	Yes No 🗵
92	If "Yes", complete the following:	/
93 94	Lessee is:	
9 <del>4</del> 95	Contact number is:	Annual Annual Colombia (1979)
96	Seller is responsible for:	
97	Lessee is responsible for:	-
98	Split or Rent is:	
99	Agreement between Seller and Lessee shall end on or before:	
00	Copy of Lease is attached.	
		and the second s
	Stor HKA Initials Initials	
	SFILER SELLER	JUYER BUYER
	Total Description Principles (Control of the Control of the Contro	

b. Are there tenders is girls in the roporty?  If "Yes", complete the following:  Tenant/Tenant Farmer is:  Contact rumber is:  Seller is responsible for:  Split or Rent is:  Agreement between Seller and Tenant shall end on or before:  Copy of Agreement is attached.  Do additional leasehold interests or tenant's rights exist?  B. MINERAL RIGHTS (unless superseded by local, state or federal laws).  Pass unencumbered with the land to the Buyer.  Remain with the Seller.  Remain with the Seller.  Remain with the Seller.  Remain with the Seller.  Have been previously assigned as follows:  10. CROPS (planted at time of sale).  Pass with the land to the Buyer.  Remain with the Seller.  Have been previously assigned as follows:  11. GOVERNMENT PROGRAMS.  a. Are you currently participating, or do you intend to participate, in any government farm program?  Are you aware of any interest in all or part of the Property that has been reserved by previous owner or government action to benefit any other property?  If any of the answers in this section are "Yes", explain in detail or attach documentation:  12. HAZARDOUS CONDITIONS. ARE YOU AWARE OF:  a. Any underground storage tanks on or near Property?  b. Any previous or current existence of hazardous conditions (e.g., storage tanks, oil tanks, oil splits, tiese, betternes, or other hazardous conditions)?  If "Yes", what is the location?  Yes Note on the property or adjacent property?  c. Any previous or current existence of hazardous conditions (e.g., storage tanks, oil tanks, oil splits, tiese, betternes, or other hazardous conditions (e.g., storage tanks, oil tanks, oil splits, tiese, betternes, or other hazardous conditions (e.g., storage tanks, oil tanks, oil splits, tiese, betternes, or other hazardous conditions (e.g., storage tanks, oil tanks, oil splits, tiese, betternes, or other hazardous conditions (e.g., storage tanks, oil tanks, oil splits, tiese, betternes, or other hazardous conditions (e.g., storage tanks, oil tanks, oil splits, tiese, betternes, or other haz		Are there tenant's rights in the Property?	Yes No
Tenant/Tenant Farmer is: Centact number is: Seller is responsible for: Tenant/Tenant Farmer is responsible for: Split or Rent is: Agreement between Seller and Tenant shall end on or before: Copy of Agreement is attached. C. Do additional leasehold interests or tenant's rights exist?	1000	). Are there tenant's rights in the Property:	
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a. Any underground storage tanks on or near Property?  b. Any previous or current existence of hazardous conditions (e.g., storage tanks, oil tanks, oil spills, tires, batteries, or other hazardous conditions)?  If "Yes", what is the location?  C. Any previous environmental reports (e.g., Phase 1 Environmental reports)?  Any disposal of any hazardous waste products, chemicals, polychlorinated biphenyl's (PCB's), hydraulic fluids, solvents, paint, illegal or other drugs or insulation on the Property or adjacent property?  Environmental matters (e.g. discoloration of soil or vegetation or oil sheers in wet areas)?  Any existing hazardous conditions on the Property or adjacent properties (e.g. methane gas, radon gas, radioactive material, landfill, toxic materials)?  Yes No	12	HAZARDOUS CONDITIONS. ARE YOU AWARE OF:	W-DN-M
tanks, oil spills, tires, batteries, or other hazardous conditions)?  If "Yes", what is the location?  C. Any previous environmental reports (e.g., Phase 1 Environmental reports)?  Any disposal of any hazardous waste products, chemicals, polychlorinated biphenyl's (PCB's), hydraulic fluids, solvents, paint, illegal or other drugs or insulation on the Property or adjacent property?  Environmental matters (e.g. discoloration of soil or vegetation or oil sheers in wet areas)?  Any existing hazardous conditions on the Property or adjacent properties (e.g. methane gas, radon gas, radioactive material, landfill, toxic materials)?  Yes No X	1 dies	Any underground storage tanks on or near Property?	Yes∐ No[△
tanks, oil spills, tires, batteries, or other nazardous conditions)?  If "Yes", what is the location?  c. Any previous environmental reports (e.g., Phase 1 Environmental reports)?  d. Any disposal of any hazardous waste products, chemicals, polychlorinated biphenyl's (PCB's), hydraulic fluids, solvents, paint, illegal or other drugs or insulation on the Property or adjacent property?  e. Environmental matters (e.g. discoloration of soil or vegetation or oil sheers in wet areas)?  f. Any existing hazardous conditions on the Property or adjacent properties (e.g. methane gas, radioactive material, landfill, toxic materials)?  Initials  Initials		b. Any previous or current existence of hazardous conditions (e.g., storage tanks, oil	Voo T No T
If "Yes", what is the location?  c. Any previous environmental reports (e.g., Phase 1 Environmental reports)?  d. Any disposal of any hazardous waste products, chemicals, polychlorinated biphenyl's (PCB's), hydraulic fluids, solvents, paint, illegal or other drugs or insulation on the Property or adjacent property?  e. Environmental matters (e.g. discoloration of soil or vegetation or oil sheers in wet areas)?  f. Any existing hazardous conditions on the Property or adjacent properties (e.g. methane gas, radon gas, radioactive material, landfill, toxic materials)?  Initials  Initials		tanks oil spills, tires, batteries, or other hazardous conditions)?	Yes NOA
d. Any disposal of any hazardous waste products, chemicals, polychiomated biphenyl's (PCB's), hydraulic fluids, solvents, paint, illegal or other drugs or insulation on the Property or adjacent property?  e. Environmental matters (e.g. discoloration of soil or vegetation or oil sheers in wet areas)?  f. Any existing hazardous conditions on the Property or adjacent properties (e.g. methane gas, radioactive material, landfill, toxic materials)?  Yes No X		If "Yes", what is the location?	Yes Not
d. Any disposal of any hazardous waste products, chemicals, polytriolinated biphenyl's (PCB's), hydraulic fluids, solvents, paint, illegal or other drugs or insulation on the Property or adjacent property?  e. Environmental matters (e.g. discoloration of soil or vegetation or oil sheers in wet areas)?  f. Any existing hazardous conditions on the Property or adjacent properties (e.g. methane gas, radioactive material, landfill, toxic materials)?  Yes No X		c. Any previous environmental reports (e.g., Phase 1 Environmental reports)?	roo <sub>kand</sub> roo <sub>kan</sub>
insulation on the Property or adjacent property?  e. Environmental matters (e.g. discoloration of soil or vegetation or oil sheers in wet areas)?  f. Any existing hazardous conditions on the Property or adjacent properties (e.g. methane gas, radioactive material, landfill, toxic materials)?  Yes No X		d. Any disposal of any hazardous waste products, chemicals, polychlomated	
e. Environmental matters (e.g. discoloration of vegetation of vegetation of one of the first in wet areas)?  f. Any existing hazardous conditions on the Property or adjacent properties (e.g. methane gas, radioactive material, landfill, toxic materials)?  Initials  Initials		biphenyl's (PCB's), hydraulic fluids, solvents, paint, lilegal of other drugs of	Yes No No
e. Environmental matters (e.g. discoloration of vegetation		insulation on the Property or adjacent property?	The second secon
f. Any existing hazardous conditions on the Property or adjacent properties (e.g. methane gas, radioactive material, landfill, toxic materials)? Yes No.		e. Environmental matters (e.g. discoloration of soil of vegetation of on one	Yes No X
methane gas, radon gas, radioactive material, landfill, toxic materials)?		in wet areas)?	
I		methane gas, radon gas, radioactive material, landfill, toxic materials)?	Yes No X
			-
I		sia Car	H H
		Initials Initials	

155	g. Gas/oil wells, lines or storage facilities on the Property or adjacent properties?	Yes Now
155 156	<ul> <li>g. Gas/oil wells, lines or storage facilities on the Property of adjacent property.</li> <li>h. Any other environmental conditions on the Property or adjacent properties?</li> </ul>	Ves Nok
157	h. Any other environmental conditions on the Property of adjacent properties:	1632110
158	(No 1) (owe out h) explain in detail or attach	documentation:
159	If any of the answers in this section are "Yes" (except b), explain in detail or attach	
160		
161 162		
	13. OTHER MATTERS. ARE YOU AWARE OF:	Yes No No
164		Yes NoX
165	<ul> <li>a. Any violation of zoning, setbacks or restrictions, or non-combining user</li> <li>b. Any violation of laws or regulations affecting the Property?</li> </ul>	Yes No X
166	c. Any existing or threatened legal action pertaining to the Property:	Yes No ⊠
167	d. Any litigation or settlement pertaining to the Property?  e. Any current or future special assessments to the Property?	Yes No
168	e. Any current or future special assessments to the Property:	
169	f. Any other conditions that may materially and adversely affect the value or desirability of the Property?	Yes No
170	desirability of the Property?from completing the	
171	g. Any other condition that may prevent you from completing the sale of the Property?	Yes No 🔀
172	h. Any burial grounds on the Property?	Yes No ▷
173	h. Any burial grounds on the Property?  i. Any abandoned wells on the Property?	Yes ☑ No ☐
174		Yes No
175		
176	k. Any government rule limiting the future use of the Property of the trial calculations zoning and subdivision regulations?	Yes No
177	Any government plans or discussion of public projects that could lead to special	-
178		Yes No N
179	benefit assessment against the Property or any part thereof?  m. Any unrecorded interests affecting the Property?  m. Any unrecorded interests affecting the Property?	Yes No A
180		
181		Yes No
182	If "Yes", number of days required for notice:	
183		
184 185	If any of the answers in this section are "Yes", explain in detail or attach documer	ıtation:
186		
187	See attached addendum	
188		
189	14. UTILITIES. Identify the name and phone number for utilities listed below.	
190		
191	Gas Company Name:	MAN MANUAL CHARGE OF THE EMPLOYER.
192	Water Company Name: Phone #	
193	Electric Company Name:  Gas Company Name:  Water Company Name:  Other:  Phone # Phone # Phone # Phone #	
194	NCO NICO	
195	15. ELECTRONIC SYSTEMS AND COMPONENTS.  Any technology or systems staying with the Property?	N/AVYes No
196	Any technology or systems staying with the Property?	The second second
197	If "Yes", list:	
198		
199	Upon Closing, SELLER will provide Buyer with codes and passwords, or items will be re	eset to factory settings.
200	•	
201	The undersigned SELLER represents, to the best of their knowledge, the information set fo	rth in the foregoing
202	Disclosure Statement is accurate and complete. SELLER does not intend this Disclosure S	statement to be a
203	control of any kind SELLED hereby authorizes Licensee assisting SELLED	I TO DIDAING HIM
204		J.C. Shee See See See 1 V VV 11
205	the state of the second control of the Sell Lew in Writing IT 2017 Initiality in this	MISCIOSCIO OTTATISTO
206	to the send the secretary the SELLER WILL DEMENTED HOLLING ASSET	SISHING HIG WW I WIND IN
207 208		ny list of additional
209		
210	Application and the second sec	
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	50 Initials Init	ials
	SELLER SELLER	BUYER BUYER
	SELLER ISELLER	

211 212	CAI	REFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS CUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, CONSULT AN
213	AT	TORNEY BEFORE SIGNING.
214 215 216		Stephen Kn Fleglas Junda & acker 2/8/21
217	SE	LLER DATE SELLER
218 219	BU	YER ACKNOWLEDGEMENT AND AGREEMENT
220 221 222		I understand and agree the information in this form is limited to information of which SELLER has actual knowledge and SELLER need only make an honest effort at fully revealing the information requested.
223 224		This Property is being sold to me without warranties or guaranties of any kind by SEELER, Broker(s) of the Property
225 226 227		I agree to verify any of the above information, and any other important information provided by SELLER or Broker(s) (including any information obtained through the Multiple Listing Service) by an independent investigation of my own. I have been specifically advised to have the Property examined by professional inspectors. Buyer assumes responsibility Property is suitable for their intended use.
228	4.	I acknowledge neither SELLER nor Broker(s) is an expert at detecting of repairing physical detects in the
230 231 232 233	5.	the second transfer of the second transfer of the condition of value of the troporty
234 235	_	
236	DI	DATE BUYER DATE

BUYER

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Approved by Legal Counsel of the Kansas City Regional Association of REALTORS® for exclusive use by its REALTOR® members. No warranty is made or implied as to the legal validity or adequacy of this Contract, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practices, and differing circumstances in each transaction may dictate that amendments to this Contract be made. Last revised September 2020. All previous versions of this document may no longer be valid. Copyright January 2021.

## SELLLER'S DISCLOSURE AND CONDITION OF PROPERTY ADDENDUM

February 8, 2021

LAND

- 1. Line 75 -The tack room in the white barn has a composting toilet.
- Line 174 East of the red barn is a long ago, hand dug water well that is
  no longer in use and for reasons of safety was capped with a concrete lid
  about ten years ago.
- 3. Line 185 See Line 174 above.