



SELLER'S DISCLOSURE AND CONDITION OF PROPERTY ADDENDUM (Residential)

SELLER (Indicate Marital Status): CIRCLE T RANCH, L.P. - STEVE THOMAS

PROPERTY: 10210 W 247th Street, Bucyrus, KS 66013

1. NOTICE TO SELLER.

Be as complete and accurate as possible when answering the questions in this disclosure. Attach additional sheets if space is insufficient for all applicable comments. SELLER understands that the law requires disclosure of any material defects, known to SELLER, in the Property to prospective Buyer(s) and that failure to do so may result in civil liability for damages. Non-occupant SELLERS are not relieved of this obligation. This disclosure statement is designed to assist SELLER in making these disclosures. Licensee(s), prospective buyers and buyers will rely on this information.

2. NOTICE TO BUYER.

This is a disclosure of SELLER'S knowledge of the Property as of the date signed by SELLER and is not a substitute for any inspections or warranties that BUYER may wish to obtain. It is not a warranty of any kind by SELLER or a warranty or representation by the Broker(s) or their licensees.

3. OCCUPANCY.

Approximate age of Property? House 60 yrs. How long have you owned? 22 years
Does SELLER currently occupy the Property? Yes No
If "No", how long has it been since SELLER occupied the Property? 21 years/months

SELLER has never occupied the Property. SELLER to answer all questions to the best of SELLER'S knowledge.

4. TYPE OF CONSTRUCTION. Manufactured Modular Conventional/Wood Frame
 Mobile Other _____

5. LAND (SOILS, DRAINAGE AND BOUNDARIES). (IF RURAL OR VACANT LAND, ATTACH SELLER'S LAND DISCLOSURE ALSO.) ARE YOU AWARE OF:

- a. Any fill or expansive soil on the Property? Yes No
- b. Any sliding, settling, earth movement, upheaval or earth stability problems on the Property? Yes No
- c. The Property or any portion thereof being located in a flood zone, wetlands area or **proposed** to be located in such as designated by FEMA which requires flood insurance? Yes No
- d. Any drainage or flood problems on the Property or adjacent properties? Yes No
- e. Any flood insurance premiums that you pay? Yes No
- f. Any need for flood insurance on the Property? Yes No
- g. Any boundaries of the Property being marked in any way? Yes No
- h. The Property having had a stake survey? Yes No
- i. Any encroachments, boundary line disputes, or non-utility easements affecting the Property? @ south & west border Yes No
- j. Any fencing on the Property? Yes No
If "Yes", does fencing belong to the Property? N/A Yes No
- k. Any diseased, dead, or damaged trees or shrubs on the Property? Yes No
- l. Any gas/oil wells, lines or storage facilities on Property or adjacent property? Abandoned Yes No
- m. Any oil/gas leases, mineral, or water rights tied to the Property? Approved Yes No

If any of the answers in this section are "Yes", explain in detail or attach other documentation:

Explained - likely some dead trees

ST _____ Initials SELLER SELLER Initials BUYER BUYER

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6. ROOF.

- a. Approximate Age: _____ years Unknown Type: Shingle
- b. Have there been any problems with the roof, flashing or rain gutters? Yes No
If "Yes", what was the date of the occurrence? _____
- c. Have there been any repairs to the roof, flashing or rain gutters? Yes No
Date of and company performing such repairs: _____
- d. Has there been any roof replacement? Yes No
If "Yes", was it: Complete or Partial
- e. What is the number of layers currently in place? _____ layers or Unknown.

If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other documentation:

[Empty box for documentation]

7. INFESTATION. ARE YOU AWARE OF:

- a. Any termites, wood destroying insects, or other pests on the Property? Yes No
- b. Any damage to the Property by termites, wood destroying insects or other pests? Yes No
- c. Any termite, wood destroying insects or other pest control treatments on the Property in the last five (5) years? Yes No
If "Yes", list company, when and where treated _____
- d. Any current warranty, bait stations or other treatment coverage by a licensed pest control company on the Property? Yes No
If "Yes", the annual cost of service renewal is \$ _____ and the time remaining on the service contract is _____
(Check one) The treatment system stays with the Property or the treatment system is subject to removal by the treatment company if annual service fee is not paid.

If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other documentation:

[Empty box for documentation]

8. STRUCTURAL, BASEMENT/CRAWL SPACE, FIREPLACE AND EXTERIOR ITEMS.

ARE YOU AWARE OF:

- a. Any movement, shifting, deterioration, or other problems with walls, foundations, crawl space or slab? Yes No
- b. Any cracks or flaws in the walls, ceilings, foundations, concrete slab, crawl space, basement floor or garage? Yes No
- c. Any corrective action taken including, but not limited to piercing or bracing? Yes No
- d. Any water leakage or dampness in the house, crawl space or basement? Yes No
- e. Any dry rot, wood rot or similar conditions on the wood of the Property? Yes No
- f. Any problems with windows or exterior doors? Yes No
- g. Any problems with driveways, patios, decks, fences or retaining walls on the Property? Yes No
- h. Any problems with fireplace including, but not limited to firebox, chimney, chimney cap and/or gas line? N/A Yes No
Date of any repairs, inspection(s) or cleaning? _____
Date of last use? _____
- i. Does the Property have a sump pump? Yes No
If "Yes", location: Basement
- j. Any repairs or other attempts to control the cause or effect of any problem described above? Yes No

If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other documentation:

new septic laterals

[Signature] Initials
SELLER | SELLER

Initials [] []
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9. ADDITIONS AND/OR REMODELING.

- a. Are you aware of any additions, structural changes, or other material alterations to the Property? Yes No
If "Yes", explain in detail: _____
- b. If "Yes", were all necessary permits and approvals obtained, and was all work in compliance with building codes? N/A Yes No
If "No", explain in detail: _____

10. PLUMBING RELATED ITEMS.

- a. What is the drinking water source? Public Private Well Cistern Other: _____
If well water, state type _____ depth _____ diameter _____ age _____
- b. If the drinking water source is a well, has water been tested for safety? N/A Yes No
If "Yes", when was the water last checked for safety? _____ (attach test results)
- c. Is there a water softener on the Property? Yes No
If "Yes", is it: Leased Owned?
- d. Is there a water purifier system? Yes No
If "Yes", is it: Leased Owned?
- e. What type of sewage system serves the Property? Public Sewer Private Sewer
 Septic System, Number of Tanks, 1 Cesspool Lagoon Other _____
- f. Approximate location of septic tank and/or absorption field: _____
- g. The location of the sewer line clean out trap is: west of house
- h. Is there a sewage pump on the septic system? N/A Yes No
- i. Is there a grinder pump system? Yes No
- j. If there is a privately owned system, when was the septic tank, cesspool, or sewage system last serviced? _____ By whom? _____
- k. Is there a sprinkler system? Yes No
Does sprinkler system cover full yard and landscaped areas? N/A Yes No
If "No", explain in detail: _____
- l. Are you aware of any leaks, backups, or other problems relating to any of the plumbing, water, and sewage related systems? Corrected Yes No
- m. Type of plumbing material currently used in the Property:
 Copper Galvanized PVC PEX Other _____
The location of the main water shut-off is: Basement
- n. Is there a back flow prevention device on the lawn sprinkling system, sewer or pool? N/A Yes No

If your answer to (l) in this section is "Yes", explain in detail or attach available documentation:

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11. HEATING AND AIR CONDITIONING.

- a. Does the Property have air conditioning? Yes No
 Central Electric Central Gas Heat Pump Window Unit(s)
 Unit Age of Unit Leased Owned Location Last Date Serviced/By Whom?
 1. 25 yrs. Tenant
 2. _____
- b. Does the Property have heating systems? Yes No
 Electric Fuel Oil Natural Gas Heat Pump Propane
 Fuel Tank Other _____
 Unit Age of Unit Leased Owned Location Last Date Serviced/By Whom?
 1. Unknown
 2. _____
- c. Are there rooms without heat or air conditioning? Yes No
 If "Yes", which room(s)? _____
- d. Does the Property have a water heater? Yes No
 Electric Gas Solar Tankless
 Unit Age of Unit Leased Owned Location Capacity Last Date Serviced/By Whom?
 1. Unknown
 2. _____
- e. Are you aware of any problems regarding these items? Yes No
 If "Yes", explain in detail:

12. ELECTRICAL SYSTEM.

- a. Type of material used: Copper Aluminum Unknown
- b. Type of electrical panel(s): Breaker Fuse
 Location of electrical panel(s): Basement
 Size of electrical panel(s) (total amps), if known: Unknown
- c. Are you aware of any problem with the electrical system? Yes No
 If "Yes", explain in detail:

13. HAZARDOUS CONDITIONS. ARE YOU AWARE OF:

- a. Any underground tanks on the Property? Yes No
- b. Any landfill on the Property? Yes No
- c. Any toxic substances on the Property (e.g. tires, batteries, etc.)? Yes No
- d. Any contamination with radioactive or other hazardous material? Yes No
- e. Any testing for any of the above-listed items on the Property? Yes No
- f. Any professional testing/mitigation for radon on the Property? Yes No
- g. Any professional testing/mitigation for mold on the Property? Yes No
- h. Any other environmental issues? Yes No
- i. Any controlled substances ever manufactured on the Property? Yes No
- j. Any methamphetamine ever manufactured on the Property? Yes No
- (In Missouri, a separate disclosure is required if methamphetamine or other controlled substances have been produced on the Property, or if any resident of the Property has been convicted of the production of a controlled substance.)

If any of the answers in this section are "Yes", explain in detail or attach test results and other documentation:

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14. NEIGHBORHOOD INFORMATION & HOMEOWNER'S ASSOCIATION. ARE YOU AWARE OF:

- a. The Property located outside of city limits? Yes No
- b. Any current/pending bonds, assessments, or special taxes that apply to Property? Yes No
If "Yes", what is the amount? \$ _____
- c. Any condition or proposed change in your neighborhood or surrounding area or having received any notice of such? Yes No
- d. Any defect, damage, proposed change or problem with any common elements or common areas? Yes No
- e. Any condition or claim which may result in any change to assessments or fees? Yes No
- f. Any streets that are privately owned? Yes No
- g. The Property being in a historic, conservation or special review district that requires any alterations or improvements to the Property be approved by a board or commission? Yes No
- h. The Property being subject to tax abatement? Yes No
- i. The Property being subject to a right of first refusal? Yes No
If "Yes", number of days required for notice: _____
- j. The Property being subject to covenants, conditions, and restrictions of a Homeowner's Association or subdivision restrictions? Yes No
- k. Any violations of such covenants and restrictions? N/A Yes No
- l. The Homeowner's Association imposing its own transfer fee and/or initiation fee when the Property is sold? N/A Yes No
If "Yes", what is the amount? \$ _____
- m. The Property being subject to a Homeowners Association fee? Yes No
If "Yes", Homeowner's Association dues are paid in full until _____ in the amount of \$ _____ payable yearly semi-annually monthly quarterly, sent to: _____ and such includes: _____

Homeowner's Association/Management Company contact name, phone number, website, or email address:

n. The Property being subject to a secondary Master Community Homeowners Association fee?... Yes No

If any of the answers in this section are "Yes" (except m), explain in detail or attach other documentation:

15. PREVIOUS INSPECTION REPORTS.

Has Property been inspected in the last twelve (12) months? Yes No
If "Yes", a copy of inspection report(s) are available upon request.

16. OTHER MATTERS. ARE YOU AWARE OF:

- a. Any of the following?
 Party walls Common areas Easement Driveways Yes No
- b. Any fire damage to the Property? Yes No
- c. Any liens, other than mortgage(s)/deeds of trust currently on the Property? Yes No
- d. Any violations of laws or regulations affecting the Property? Yes No
- e. Any other conditions that may materially affect the value or desirability of the Property? Yes No
- f. Any other condition, including but not limited to financial, that may prevent you from completing the sale of the Property? Yes No
- g. Any animals or pets residing in the Property during your ownership? *outside* Yes No
- h. Any general stains or pet stains to the carpet, the flooring or sub-flooring? Yes No
- i. Missing keys for any exterior doors, including garage doors to the Property? Yes No
List locks without keys _____
- j. Any violations of zoning, setbacks or restrictions, or non-conforming uses? Yes No
- k. Any unrecorded interests affecting the Property? Yes No
- l. Anything that would interfere with giving clear title to the BUYER? Yes No

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Initials
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- 268 m. Any existing or threatened legal action pertaining to the Property? Yes No
- 269 n. Any litigation or settlement pertaining to the Property? Yes No
- 270 o. Any added insulation since you have owned the Property? Yes No
- 271 p. Having replaced any appliances that remain with the Property in the
- 272 past five (5) years? Yes No
- 273 q. Any transferable warranties on the Property or any of its
- 274 components? Yes No
- 275 r. Having made any insurance or other claims pertaining to the Property
- 276 in the past five (5) years? Yes No
- 277 If "Yes", were repairs from claim(s) completed? N/A Yes No
- 278 s. Any use of synthetic stucco on the Property? Yes No

If any of the answers in this section are "Yes", explain in detail:

17. UTILITIES. Identify the name and phone number for utilities listed below.

Electric Company Name: Energy Phone # _____
 Gas Company Name: None Phone # _____
 Water Company Name: Water District #2 Phone # _____
 Trash Company Name: Gardner Disposal Phone # _____
 Other: _____ Phone # _____
 Other: _____ Phone # _____

18. ELECTRONIC SYSTEMS AND COMPONENTS.

Any technology or systems staying with the Property? N/A Yes No

If "Yes" list:

Upon Closing SELLER will provide BUYER with codes and passwords, or items will be reset to factory settings.

19. FIXTURES, EQUIPMENT AND APPLIANCES (FILL IN ALL BLANKS).

The Residential Real Estate Sale Contract, including this paragraph of the residential Seller's Disclosure and Condition of Property Addendum ("Seller's Disclosure"), not the MLS, or other promotional material, provides for what is included in the sale of the Property. Items listed in the "Additional Inclusions" or "Exclusions" in Subparagraphs 1b and 1c of the Contract supersede the Seller's Disclosure and the pre-printed list in Paragraph 1 of the Contract. If there are no "Additional Inclusions" or "Exclusions" listed, the Seller's Disclosure and the pre-printed list govern what is or is not included in this sale. If there are differences between the Seller's Disclosure and the Paragraph 1 list, the Seller's Disclosure governs. Unless modified by the Seller's Disclosure and/or the "Additional Inclusions" and/or the "Exclusions" in Paragraph 1b and/or 1c, all existing improvements on the Property (if any) and appurtenances, fixtures and equipment (which seller agrees to own free and clear), whether buried, nailed, bolted, screwed, glued or otherwise permanently attached to Property are expected to remain with Property, including, but not limited to:

- | | |
|--|--|
| Attached shelves, racks, towel bars | Fireplace grates, screens, glass doors |
| Attached lighting | Mounted entertainment brackets |
| Attached floor coverings | Plumbing equipment and fixtures |
| Bathroom vanity mirrors,
attached or hung | Storm windows, doors, screens |
| Fences (including pet systems) | Window blinds, curtains, coverings
and window mounting components |

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- 322 **Fill in all blanks using one of the abbreviations listed below.**
 323 "OS" = Operating and Staying with the Property (any item that is performing its intended function).
 324 "EX" = Staying with the Property but Excluded from Mechanical Repairs; cannot be an Unacceptable
 325 Condition.
 326 "NA" = Not applicable (any item not present).
 327 "NS" = Not staying with the Property (item should be identified as "NS" below.)
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- 330 ___ Air Conditioning Window Units, # ___
 331 Air Conditioning Central System
 332 ___ Attic Fan
 333 ___ Ceiling Fan(s), # ___
 334 ___ Central Vac and Attachments
 335 ___ Closet Systems
 336 ___ Location _____
 337 ___ Doorbell
 338 ___ Electric Air Cleaner or Purifier
 339 ___ Electric Car Charging Equipment
 340 ___ Exhaust Fan(s) – Baths
 341 ___ Fences – Invisible & Controls
 342 Fireplaces, # 1
 343 ___ Location #1 _____ Location #2 _____
 344 Chimney ___ Chimney
 345 ___ Gas Logs ___ Gas Logs
 346 ___ Gas Starter ___ Gas Starter
 347 ___ Heat Re-circulator ___ Heat Re-circulator
 348 ___ Insert ___ Insert
 349 ___ Wood Burning Stove ___ Wood Burning Stove
 350 ___ Other _____ Other _____
 351 ___ Fountain(s)
 352 Furnace/Heat Pump/Other Heating System
 353 ___ Garage Door Keyless Entry
 354 ___ Garage Door Opener(s), # ___
 355 ___ Garage Door Transmitter(s), # ___
 356 ___ Gas Yard Light
 357 ___ Humidifier
 358 ___ Intercom
 359 ___ Jetted Tub
 360 **KITCHEN APPLIANCES**
 361 Cooking Unit
 362 Stove/Range
 363 ___ Elec. ___ Gas ___ Convection
 364 ___ Built-in Oven
 365 ___ Elec. ___ Gas ___ Convection
 366 ___ Cooktop ___ Elec. ___ Gas
 367 ___ Microwave Oven
 368 ___ Dishwasher
 369 ___ Disposal
 370 ___ Freezer
 371 ___ Location _____
 372 ___ Refrigerator (#1)
 373 ___ Location _____
 374 ___ Refrigerator (#2)
 375 ___ Location _____
 376 ___ Trash Compactor

- ___ Laundry - Washer
 ___ Laundry - Dryer
 ___ Elec. ___ Gas
MOUNTED ENTERTAINMENT EQUIPMENT
 ___ Item #1 _____
 ___ Location _____
 ___ Item #2 _____
 ___ Location _____
 ___ Item #3 _____
 ___ Location _____
 ___ Item #4 _____
 ___ Location _____
 ___ Item #5 _____
 ___ Location _____
 ___ Outside Cooking Unit
 Propane Tank
 ___ Owned ___ Leased
 ___ Security System
 ___ Owned ___ Leased
 ___ Smoke/Fire Detector(s), # ___
 Shed(s), # 1
 ___ Spa/Hot Tub
 ___ Spa/Sauna
 ___ Spa Equipment
 ___ Sprinkler System Auto Timer
 ___ Sprinkler System Back Flow Valve
 ___ Sprinkler System (Components & Controls)
 ___ Statuary/Yard Art
 ___ Swing set/Playset
 Sump Pump(s), # 1
 ___ Swimming Pool (Swimming Pool Rider Attached)
 ___ Swimming Pool Heater
 ___ Swimming Pool Equipment
 ___ TV Antenna/Receiver/Satellite Dish
 ___ Owned ___ Leased
 Water Heater(s)
 ___ Water Softener and/or Purifier
 ___ Owned ___ Leased
 ___ Boat Dock, ID # _____
 ___ Camera-Surveillance Equipment
 ___ Generator
 ___ Other _____
 ___ Other _____
 ___ Other _____
 ___ Other _____
 ___ Other _____
 ___ Other _____

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 SELLER | SELLER

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377 Disclose any material information and describe any significant repairs, improvements or alterations to the Property not
378 fully revealed above. If applicable, state who did the work. Attach to this disclosure any repair estimates, reports,
379 invoices, notices or other documents describing or referring to the matters revealed herein:
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382 *Abandoned natural gas well - mineral rights agreement*
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384 The undersigned SELLER represents, to the best of their knowledge, the information set forth in the foregoing
385 Disclosure Statement is accurate and complete. SELLER does not intend this Disclosure Statement to be a warranty or
386 guarantee of any kind. SELLER hereby authorizes the Licensee assisting SELLER to provide this information to
387 prospective BUYER of the Property and to real estate brokers and licensees. **SELLER will promptly notify Licensee**
388 **assisting the SELLER, in writing, if any information in this disclosure changes prior to Closing, and Licensee**
389 **assisting the SELLER will promptly notify Licensee assisting the BUYER, in writing, of such changes. (SELLER**
390 **and BUYER initial and date any changes and/or attach a list of additional changes. If attached, # of**
391 **pages).**
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393 **CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS**
394 **DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT.**
395 **IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.**
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401 SELLER DATE

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BUYER ACKNOWLEDGEMENT AND AGREEMENT

1. 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.
2. This Property is being sold to me without warranties or guaranties of any kind by SELLER, Broker(s) or licensees concerning the condition or value of the Property.
3. 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 Property examined by professional inspectors.
4. I acknowledge neither SELLER nor Broker(s) is an expert at detecting or repairing physical defects in Property.
5. I specifically represent there are no important representations concerning the condition or value of Property made by SELLER or Broker(s) on which I am relying except as may be fully set forth in writing and signed by them.

BUYER DATE

BUYER DATE

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 the 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 10/21. All previous versions of this document may no longer be valid. Copyright January 2022.



SELLER'S DISCLOSURE AND CONDITION OF PROPERTY ADDENDUM

(Land)

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

1 **SELLER** (Indicate Marital Status): _____ CIRCLE T RANCH, L.P. - STEVE THOMAS
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5 **LEGAL DESCRIPTION:** (As described in the attached Legal Description/Company Disclosure Addendum, or
6 described below) _____ 10210 W 247th Street, Bucyrus, KS 66013

7 01, T16, R24, ACRES 69.21, SW4SE4W2SE4SE4 & E2E2SE4SW4 LESS CO RD ROW 70 AC
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10 Approximate date SELLER purchased Property: _____ Property is
11 currently zoned as _____
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13 1. NOTICE TO SELLER.

14 Be as complete and accurate as possible when answering the questions in this disclosure. Attach additional sheets
15 if space is insufficient for all applicable comments. SELLER understands that the law requires disclosure of any
16 material defects, known to SELLER, in the Property to prospective Buyer(s) and that failure to do so may result in
17 civil liability for damages. This disclosure statement is designed to assist SELLER in making these disclosures.
18 Licensee(s), prospective buyers and buyers will rely on this information.
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20 2. NOTICE TO BUYER.

21 This is a disclosure of SELLER'S knowledge of the Property as of the date signed by SELLER and is not a
22 substitute for any inspections or warranties that BUYER may wish to obtain. It is not a warranty of any kind by
23 SELLER or a warranty or representation by the Broker(s) or their licensees.
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25 3. WATER SOURCE.

- 26 a. Is there a water source on or to the Property? Yes No
 27 Public Private Well Cistern None Other _____
 28 If well, state type _____ depth _____
 29 Has water been tested? Yes No
 30 b. Other water systems and their condition: well
 31 c. Is there a water meter on the Property? Yes No
 32 d. Is there a rural water certificate? Yes No
 33 e. Other applicable information: _____
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36 If any of the answers in this section are "Yes", explain in detail or attach documentation:

37 well - not used.
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40 4. GAS/ELECTRIC.

- 41 a. Is there electric service on the Property? Yes No
 42 If "Yes", is there a meter? N/A Yes No
 43 b. Is there gas service on the Property? Yes No
 44 If "Yes", what is the source? _____
 45 c. Are you aware of any additional costs to hook up utilities? Yes No
 46 d. Other applicable information: _____
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49 If any of the answers in this section are "Yes", explain in detail or attach documentation:

50 all electric
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- 52 **5. LAND (SOILS, DRAINAGE AND BOUNDARIES). ARE YOU AWARE OF:**
- 53 a. The Property or any portion thereof being located in a flood zone, wetlands area or **proposed**
- 54 to be located in such as designated by FEMA which requires flood insurance? Yes No
- 55 b. Any drainage or flood problems on the Property or adjacent properties? Yes No
- 56 c. Any neighbors complaining Property causes drainage problems? Yes No
- 57 d. The Property having had a stake survey? Yes No
- 58 e. Any boundaries of the Property being marked in any way? *Fences* Yes No
- 59 f. Having an Improvement Location Certificate (ILC) for the Property? Yes No
- 60 g. Any fencing/gates on the Property? Yes No
- 61 If "Yes", does fencing/gates belong to the Property? Yes No
- 62 h. Any encroachments, boundary line disputes, or non-utility
- 63 easements affecting the Property? Yes No
- 64 i. Any expansive soil, fill dirt, sliding, settling, earth movement, upheaval, or earth stability
- 65 problems that have occurred on the Property or in the immediate vicinity? Yes No
- 66 j. Any diseased, dead, or damaged trees or shrubs on the Property? *Probably* Yes No
- 67 k. Other applicable information: _____

69 **If any of the answers in this section are "Yes" explain in detail or attach all warranty information and**

70 **other documentation:**

71 As above

74 **6. SEWAGE.**

- 75 a. Does the Property have any sewage facilities on or connected to it? Yes No
- 76 If "Yes", are they:
- 77 Public Sewer Private Sewer Septic System Cesspool
- 78 Lagoon Grinder Pump Other
- 79 If applicable, when last serviced? 2 yrs.
- 80 By whom? Henry Wagner
- 81 Approximate location of septic tank and/or absorption field: West of house.
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- 83 Has Property had any surface or subsurface soil testing related to installation
- 84 of sewage facility? *Corrected* N/A Yes No
- 85 b. Are you aware of any problems relating to the sewage facilities? *Corrected* Yes No

87 **If any of the answers in this section are "Yes", explain in detail or attach all warranty information and**

88 **other documentation:**

89 _____

92 **7. LEASEHOLD AND TENANT'S RIGHTS, INTERESTS, INCLUDING GAS AND OIL LEASES.**

- 93 **(Check and complete applicable box(es))**
- 94 a. Are there leasehold interests in the Property? Yes No
- 95 If "Yes", complete the following:
- 96 Lessee is: _____
- 97 Contact number is: _____
- 98 Seller is responsible for: _____
- 99 Lessee is responsible for: _____
- 100 Split or Rent is: _____
- 101 Agreement between Seller and Lessee shall end on or before: _____
- 102 **Copy of Lease is attached.**

*House month to month lease -
 Farm leased through 2022 - Stone Farms*

SELLER Initials _____ Initials BUYER BUYER

103 b. Are there tenant's rights in the Property? Yes No

104 If "Yes", complete the following:

105 Tenant/Tenant Farmer is: John Fann

106 Contact number is: 913-980-1716

107 Seller is responsible for: _____

108 Tenant/Tenant Farmer is responsible for: _____

109 Split or Rent is: _____

110 Agreement between Seller and Tenant shall end on or before: _____

111 Copy of Agreement is attached.

112 c. Do additional leasehold interests or tenant's rights exist? Yes No

113 If "Yes", explain: _____

114 _____

115 _____

116 **8. MINERAL RIGHTS (unless superseded by local, state or federal laws).**

117 Pass unencumbered with the land to the Buyer.

118 Remain with the Seller.

119 Have been previously assigned as follows: _____

120 _____

122 **9. WATER RIGHTS (unless superseded by local, state or federal laws).**

123 Pass unencumbered with the land to the Buyer.

124 Remain with the Seller.

125 Have been previously assigned as follows: _____

126 _____

128 **10. CROPS (planted at time of sale).**

129 Pass with the land to the Buyer.

130 Remain with the Seller.

131 Have been previously assigned as follows: cls

132 _____

134 **11. GOVERNMENT PROGRAMS.**

135 a. Are you currently participating, or do you intend to participate, in any government

136 farm program? Yes No

137 b. Are you aware of any interest in all or part of the Property that has been reserved

138 by previous owner or government action to benefit any other property? Yes No

140 If any of the answers in this section are "Yes", explain in detail or attach documentation:

141

144 **12. HAZARDOUS CONDITIONS. ARE YOU AWARE OF:**

145 a. Any underground storage tanks on or near Property? Yes No

146 b. Any previous or current existence of hazardous conditions (e.g., storage tanks, oil

147 tanks, oil spills, tires, batteries, or other hazardous conditions)? Yes No

148 If "Yes", what is the location? _____

149 c. Any previous environmental reports (e.g., Phase 1 Environmental reports)? Yes No

150 d. Any disposal of any hazardous waste products, chemicals, polychlorinated

151 biphenyl's (PCB's), hydraulic fluids, solvents, paint, illegal or other drugs or

152 insulation on the Property or adjacent property? Yes No

153 e. Environmental matters (e.g. discoloration of soil or vegetation or oil sheers

154 in wet areas)? Yes No

155 f. Any existing hazardous conditions on the Property or adjacent properties (e.g.

156 methane gas, radon gas, radioactive material, landfill, toxic materials)? Yes No

SF Initials _____ Initials

SELLER | SELLER BUYER | BUYER

- 157 g. Gas/oil wells, lines or storage facilities on the Property or adjacent property? Yes No
- 158 h. Any other environmental conditions on the Property or adjacent properties? Yes No
- 159 i. Any tests conducted on the Property? Yes No

160
161 **If any of the answers in this section are "Yes" explain in detail or attach documentation:**

162 See Attached

165 **13. OTHER MATTERS. ARE YOU AWARE OF:**

- 166 a. Any violation of zoning, setbacks or restrictions, or non-conforming use? Yes No
- 167 b. Any violation of laws or regulations affecting the Property? Yes No
- 168 c. Any existing or threatened legal action pertaining to the Property? Yes No
- 169 d. Any litigation or settlement pertaining to the Property? Yes No
- 170 e. Any current/pending bonds, assessments, or special taxes that apply to the Property? Yes No
- 171 f. Any burial grounds on the Property? Yes No
- 172 g. Any abandoned wells on the Property? Gas Yes No
- 173 h. Any public authority contemplating condemnation proceedings? Yes No
- 174 i. Any government rule limiting the future use of the Property other than existing
175 zoning and subdivision regulations? Yes No
- 176 j. Any condition or proposed change in surrounding area or received any notice of such? Yes No
- 177 k. Any government plans or discussion of public projects that could lead to special
178 benefit assessment against the Property or any part thereof? Yes No
- 179 l. Any unrecorded interests affecting the Property? Yes No
- 180 m. Anything that would interfere with passing clear title to the Buyer? Yes No
- 181 n. The Property being subject to a right of first refusal? Yes No
- 182 If "Yes", number of days required for notice: _____
- 183 o. The Property subject to a Homeowner's Association fee? Yes No
- 184 p. Any other conditions that may materially and adversely affect the value or
185 desirability of the Property? Yes No
- 186 q. Any other condition that may prevent you from completing the sale of the Property? Yes No

187
188 **If any of the answers in this section are "Yes", explain in detail or attach documentation:**

189 natural gas well.

193 **14. UTILITIES.** Identify the name and phone number for utilities listed below.

194 Electric Company Name: Evergy Phone # _____

195 Gas Company Name: X Phone # _____

196 Water Company Name: Water Dist #2 Phone # _____

197 Other: _____ Phone # _____

198
199 **15. ELECTRONIC SYSTEMS AND COMPONENTS.**

200 Any technology or systems staying with the Property? N/A Yes No

201 If "Yes", list:

202

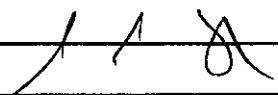
203
204 Upon Closing, SELLER will provide Buyer with codes and passwords, or items will be reset to factory settings.

205
206 The undersigned SELLER represents, to the best of their knowledge, the information set forth in the foregoing
207 Disclosure Statement is accurate and complete. SELLER does not intend this Disclosure Statement to be a
208 warranty or guarantee of any kind. SELLER hereby authorizes Licensee assisting SELLER to provide this
209 information to prospective BUYER of the Property and to real estate brokers and licensees. **SELLER will promptly**
210 **notify Licensee assisting the SELLER, in writing, if any information in this disclosure changes prior to**
211 **Closing, and Licensee assisting the SELLER will promptly notify Licensee assisting the BUYER, in writing,**
212 **of such changes. (SELLER and BUYER initial and date any changes and/or any list of additional changes. If**
213 **attached, # _____ of pages).**

214 SE Initials

214 Initials
BUYER BUYER

214 CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS
215 DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, CONSULT AN
216 ATTORNEY BEFORE SIGNING.

217
218  4-13-22
219
220 SELLER DATE SELLER DATE

221
222 **BUYER ACKNOWLEDGEMENT AND AGREEMENT**

- 223
224 1. I understand and agree the information in this form is limited to information of which SELLER has actual
225 knowledge and SELLER need only make an honest effort at fully revealing the information requested.
226 2. This Property is being sold to me without warranties or guaranties of any kind by SELLER, Broker(s) or
227 Licensees concerning the condition or value of the Property.
228 3. I agree to verify any of the above information, and any other important information provided by SELLER or
229 Broker(s) (including any information obtained through the Multiple Listing Service) by an independent
230 investigation of my own. I have been specifically advised to have the Property examined by professional
231 inspectors. Buyer assumes responsibility Property is suitable for their intended use.
232 4. I acknowledge neither SELLER nor Broker(s) is an expert at detecting or repairing physical defects in the
233 Property.
234 5. I specifically represent there are no important representations concerning the condition or value of the Property
235 made by SELLER or Broker(s) on which I am relying except as may be fully set forth in writing and signed by
236 them.

237
238
239 BUYER DATE BUYER DATE
240

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LEAD BASED PAINT DISCLOSURE ADDENDUM

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

1 **SELLER:** _____ STEVE THOMAS _____
 2

3 **PROPERTY:** _____ 10210 W 247th Street, Bucyrus, KS 66013 _____
 4

5 **Lead Warning Statement:**

6 *Every purchaser of any interest in residential real property on which a residential dwelling was built*
 7 *prior to 1978 is notified that such property may present exposure to lead from lead-based paint that*
 8 *may place young children at risk of developing lead poisoning. Lead poisoning in young children*
 9 *may produce permanent neurological damage, including learning disabilities, reduced intelligence*
 10 *quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk*
 11 *to pregnant women. The seller of any interest in residential real property is required to provide the*
 12 *buyer with any information on lead-based paint hazards from risk assessments or inspections in the*
 13 *seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment*
 14 *or inspection for possible lead-based paint hazards is recommended prior to purchase.*
 15

16 **Seller's Disclosure (Initial applicable lines)**

- 17 a. **PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED**
 18 **PAINT HAZARDS: (check one below)**
 19 Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
 20 _____
 21 Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
 22

- 23 b. **RECORDS AND REPORTS AVAILABLE TO THE SELLER:**
 24 **(check one below)**
 25 Seller has provided the Buyer with all available records and reports pertaining to lead-based
 26 paint and/or lead-based paint hazards in the housing (list documents below).
 27 _____
 28 Seller has no reports or records pertaining to lead-based paint and/or lead-based
 29 paint hazards in the housing.
 30

31 **Buyer's Acknowledgment (Initial applicable lines)**

- 32 c. **BUYER HAS RECEIVED COPIES OF ALL INFORMATION LISTED**
 33 **ABOVE**
 34 d. **BUYER HAS RECEIVED THE PAMPHLET**
 35 *"Protect Your Family from Lead in Your Home"*
 36 e. **BUYER HAS: (Check one below)**
 37 Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment
 38 or inspection for the presence of lead-based paint or lead-based paint hazards; or
 39 Waived the opportunity to conduct a risk assessment or inspection for the presence of
 40 lead-based paint and/or lead-based paint hazards.

41 **Licensee's Acknowledgment: (initial)**

42 f. HP Licensee has informed the Seller of the Seller's obligations under 42 U.S.C. 4852 and
43 is aware of his/her responsibility to ensure compliance.

44 **Certification of Accuracy**

45 The following parties have reviewed the information above and certify, to the best of their knowledge, the
46 information they have provided is true and accurate.

47
48

49 **CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES,**
50 **THIS DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT.**
51 **IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.**

52

53 AA 9/3/22
54 **SELLER** **DATE**

BUYER **DATE**

56

57
58
59 **SELLER** **DATE**

BUYER **DATE**

60

61
62 HP 4-13-22
63 **LICENSEE ASSISTING SELLER** **DATE**

LICENSEE ASSISTING BUYER **DATE**

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CYBER PROTECTION NOTICE

1 Because you are going to be involved in a real estate transaction where money is changing hands, you are a potential
2 target for cyber-criminals. These sophisticated criminals could:


- 3
- 4 a. Try to hack into your email account or the email of other persons involved in your transaction and
- 5 direct you to send a wire to the hacker's account.
- 6
- 7 b. They can even send you emails that appear to be from your agent, your closer or another trusted
- 8 source.
- 9

10 If you receive wiring instructions, even if it appears legitimate, do not send any money to that account. Always call to
11 verify such instructions.

12 **Always contact the closer directly before any money is wired.** To ensure it's the closing company:

- 13
- 14 a. Do not use a phone number or other contact information from an email.
- 15
- 16 b. Use a business number from another source (such as the closing company's website) to make sure
- 17 you are actually talking to your closer and not someone intent on stealing your money.
- 18
- 19

20 I acknowledge the above information:

21
22
23  4/22/13
24 BUYER/SELLER DATE

25 BUYER/SELLER DATE

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