

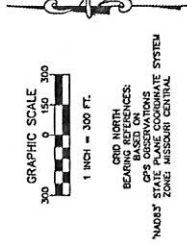
1 INCH = 400 FT.

THIS MAP HAS BEEN PREPARED AS A VISUAL AID
AND SHOULD BE CONSIDERED AS APPROXIMATE
ONLY. NO WARRANTY BY THIS FIRM IS EITHER
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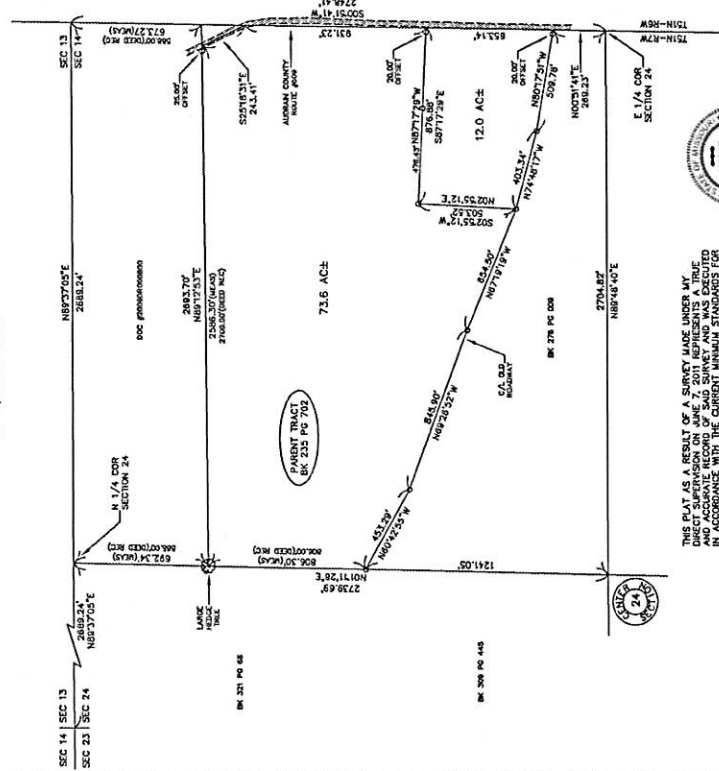
IMAGE COURTESY OF:



BOUNDARY SURVEY 2 TRACTS OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 51 NORTH, RANGE 7 WEST, AUDRAIN COUNTY, MISSOURI. (AS MADE FOR MARK KORMAN)



0 = 5/8" IRON PIN SET



DESCRIPTION - 12.0 ACRE TRACT
A PART OF LAND LIES IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 51 NORTH, RANGE 7 WEST, AUDRAIN COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:
THE NORTHERLY CORNER OF SECTION 24, TOWNSHIP 51 NORTH, RANGE 7 WEST, AUDRAIN COUNTY, MISSOURI, BEING THE POINT OF BEGINNING, THENCE NORTH 89°37'05\"/>

DESCRIPTION - 73.6 ACRE TRACT
A PART OF LAND LIES IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 51 NORTH, RANGE 7 WEST, AUDRAIN COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:
THE NORTHERLY CORNER OF SECTION 24, TOWNSHIP 51 NORTH, RANGE 7 WEST, AUDRAIN COUNTY, MISSOURI, BEING THE POINT OF BEGINNING, THENCE NORTH 89°37'05\"/>

THIS IS A RESULT OF A SURVEY MADE UNDER MY
SUPERVISORSHIP AND IN ACCORDANCE WITH THE
REQUIREMENTS OF THE MISSOURI DEPARTMENT OF
REVENUE, DIVISION OF LAND SURVEYS, FOR
PROPERTY BOUNDARY SURVEYS OF THE MISSOURI
DEPARTMENT OF NATURAL RESOURCES.

JASON D. JAMES, P.L.S., #200807262 - MISSOURI





Description – Mark Korman
73.6 Acre Tract

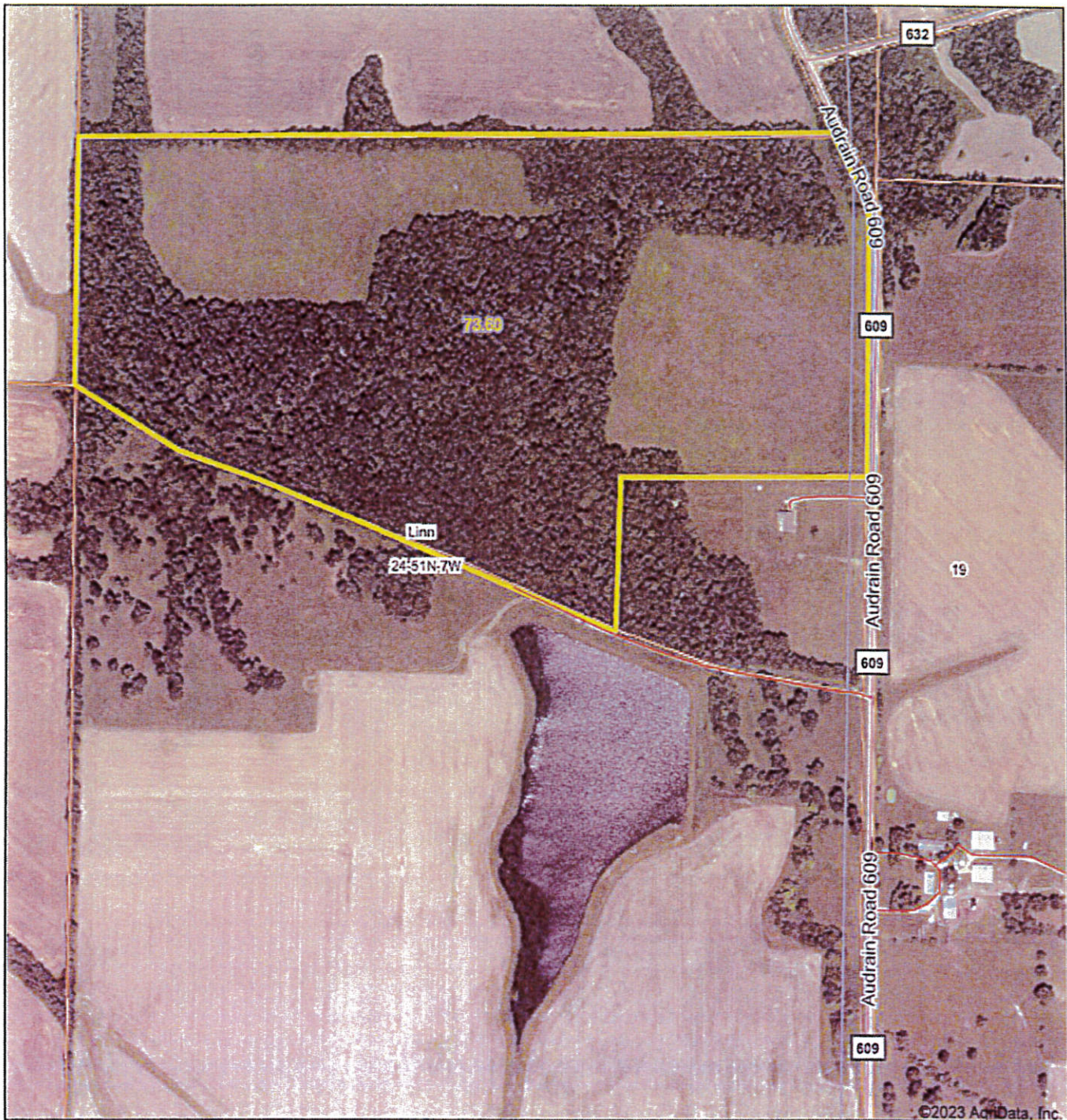
2011-002768
June 7, 2011

A tract of land lying in the Northeast Quarter of Section 24, Township 51 North, Range 7 West, Audrain County, Missouri and being more fully described as follows to-wit:

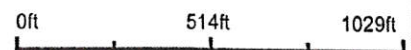
Commencing at the East Quarter corner of said Section 24, thence North 00 degrees, 51 minutes and 41 seconds East along the East line of said Section and along Audrain County Route #609 a distance of 269.23 feet to a point, from which a 5/8" iron pin bears North 80 degrees, 17 minutes and 51 seconds West 20.00 feet; thence North 80 degrees, 17 minutes and 51 seconds West leaving said East line and said County Route 509.78 feet to a 5/8" iron pin; thence North 74 degrees, 48 minutes and 17 seconds West 403.34 feet to a 5/8" iron pin marking the True Point of Beginning; thence North 67 degrees, 19 minutes and 19 seconds West 654.50 feet to a 5/8" iron pin; thence North 69 degrees, 26 minutes and 52 seconds West 845.90 feet to a 5/8" iron pin; thence North 60 degrees, 42 minutes and 55 seconds West 453.29 feet to a 5/8" iron pin on the North-South centerline of said Section 24; thence North 01 degree, 11 minutes and 28 seconds East along said North-South centerline 806.30 feet to a large hedge tree; thence North 89 degrees, 12 minutes and 53 seconds East leaving said North-South centerline 2586.30 feet to the centerline of Audrain County Route #609 from which point a 5/8" iron pin bears South 89 degrees, 12 minutes and 53 seconds West 25.00 feet; thence South 25 degrees, 18 minutes and 31 seconds East along said centerline 243.41 feet to the East line of said Section 24; thence South 00 degrees, 51 minutes and 41 seconds West leaving said centerline and along said East line and along Audrain County Route #609 a distance of 931.23 feet to a point from which a 5/8" iron pin bears North 87 degrees, 17 minutes and 29 seconds West 20.00 feet; thence North 87 degrees, 17 minutes and 29 seconds West leaving said East line and said County Route 876.88 feet to a 5/8" iron pin; thence South 02 degrees, 55 minutes and 12 seconds West 503.52 feet to the Point of Beginning, containing 73.6 Acres, more or less, with the above described being subject to that portion now being used for public road purposes and subject to other easements and rights-of-way of record or not of record, if any. As per survey #2011-002768 of Jason D. Janes, Missouri Professional Land Surveyor #2004017826 during June of 2011.

Prepared by
JANES SURVEYING, Inc.
222 South Main
Palmyra, Missouri 63461

Aerial Map



Map Center: 39° 11' 12.32, -91° 37' 55.1

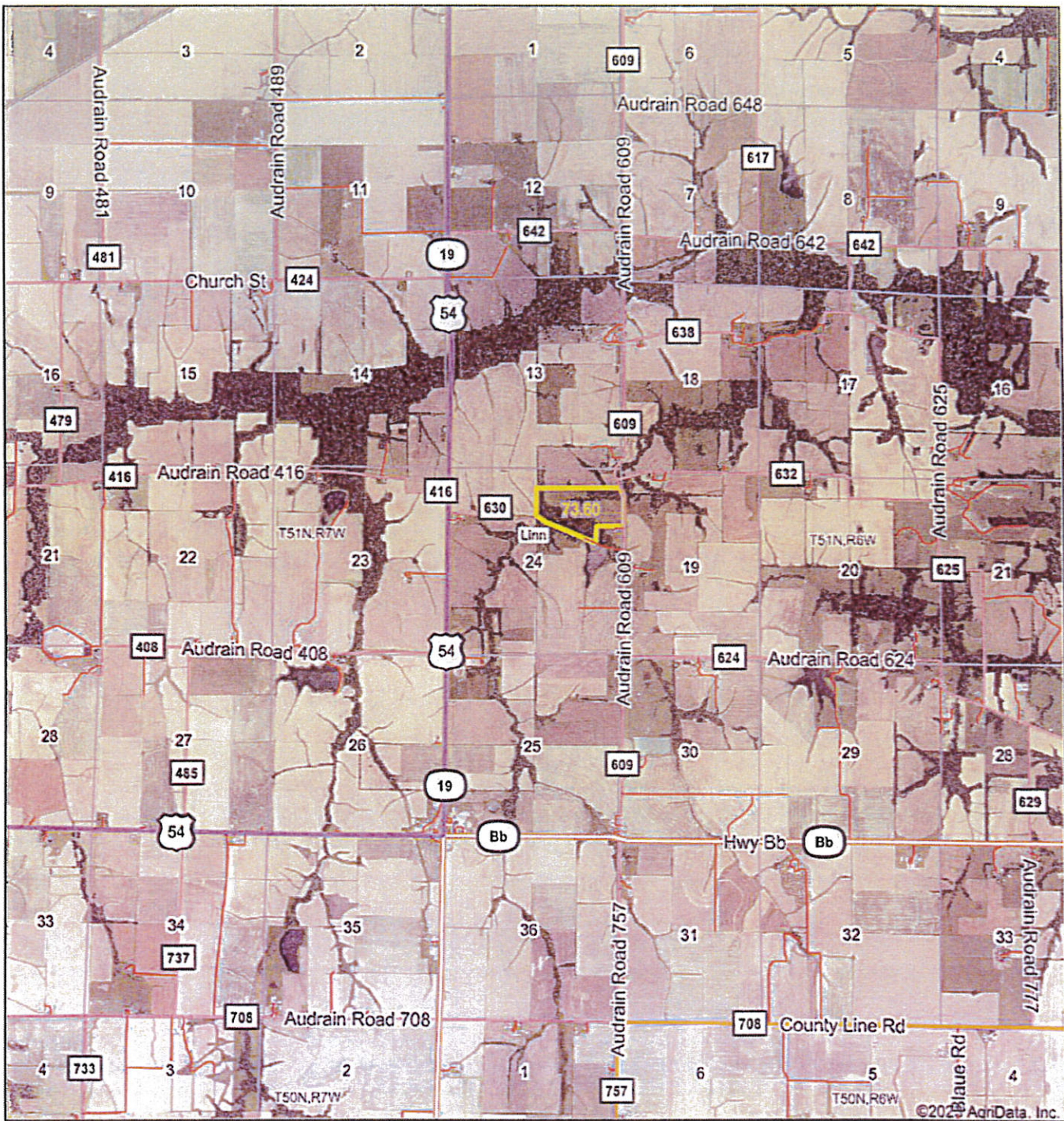


24-51N-7W
Audrain County
Missouri

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Aerial Map



Map Center: 39° 11' 5.15, -91° 38' 16.01

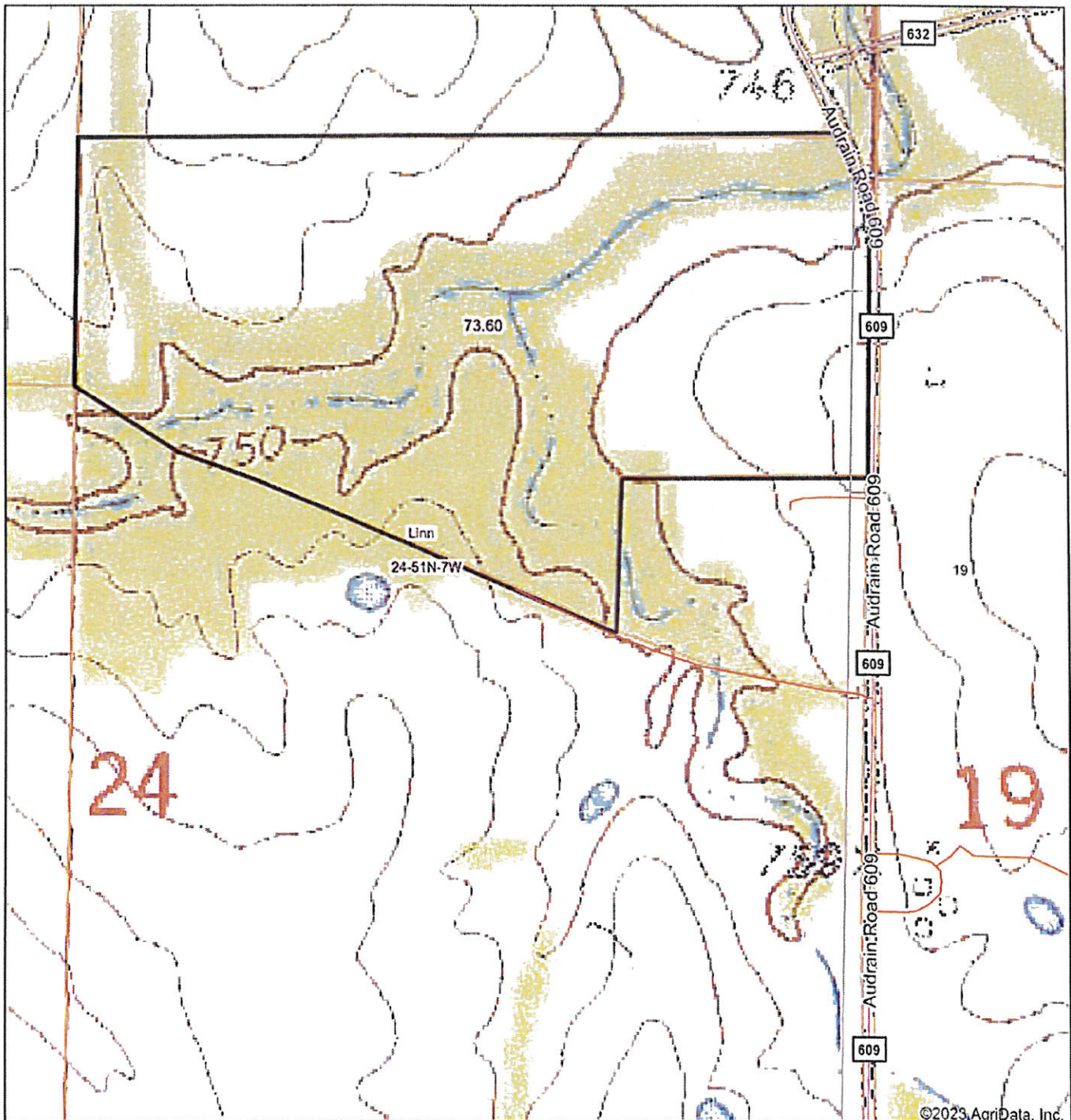
A horizontal number line with four tick marks. The first tick mark is labeled "0ft". The second tick mark is labeled "4629ft". The third tick mark is unlabeled. The fourth tick mark is labeled "9257ft". The distance between the first and second tick marks is equal to the distance between the second and third tick marks, which is equal to the distance between the third and fourth tick marks.

24-51N-7W
Audrain County
Missouri



4/6/2023

Topography Map



map center: 39° 11' 12.32, -91° 37' 55.1

0ft 514ft 1029ft

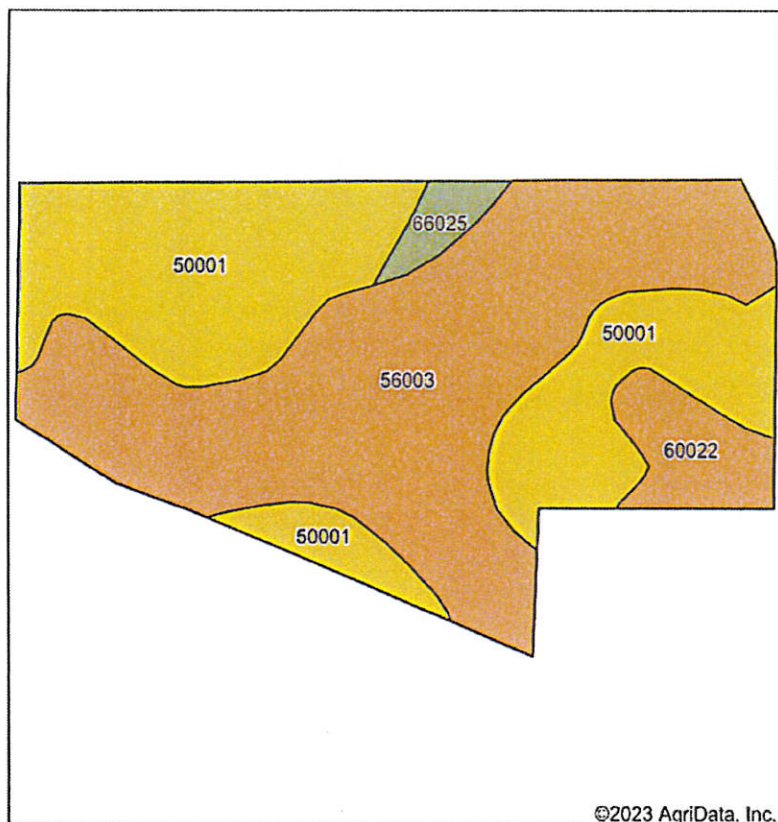
MEYER & COMPANY
REAL ESTATE AUCTIONS

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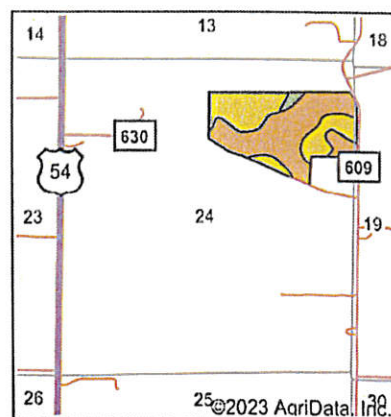
24-51N-7W
Audrain County
Missouri



Soils Map



Soils data provided by USDA and NRCS.



State: Missouri
 County: Audrain
 Location: 24-51N-7W
 Township: Linn
 Acres: 73.6
 Date: 4/6/2023

MEYER & COMPANY
 REAL ESTATE AUCTIONS

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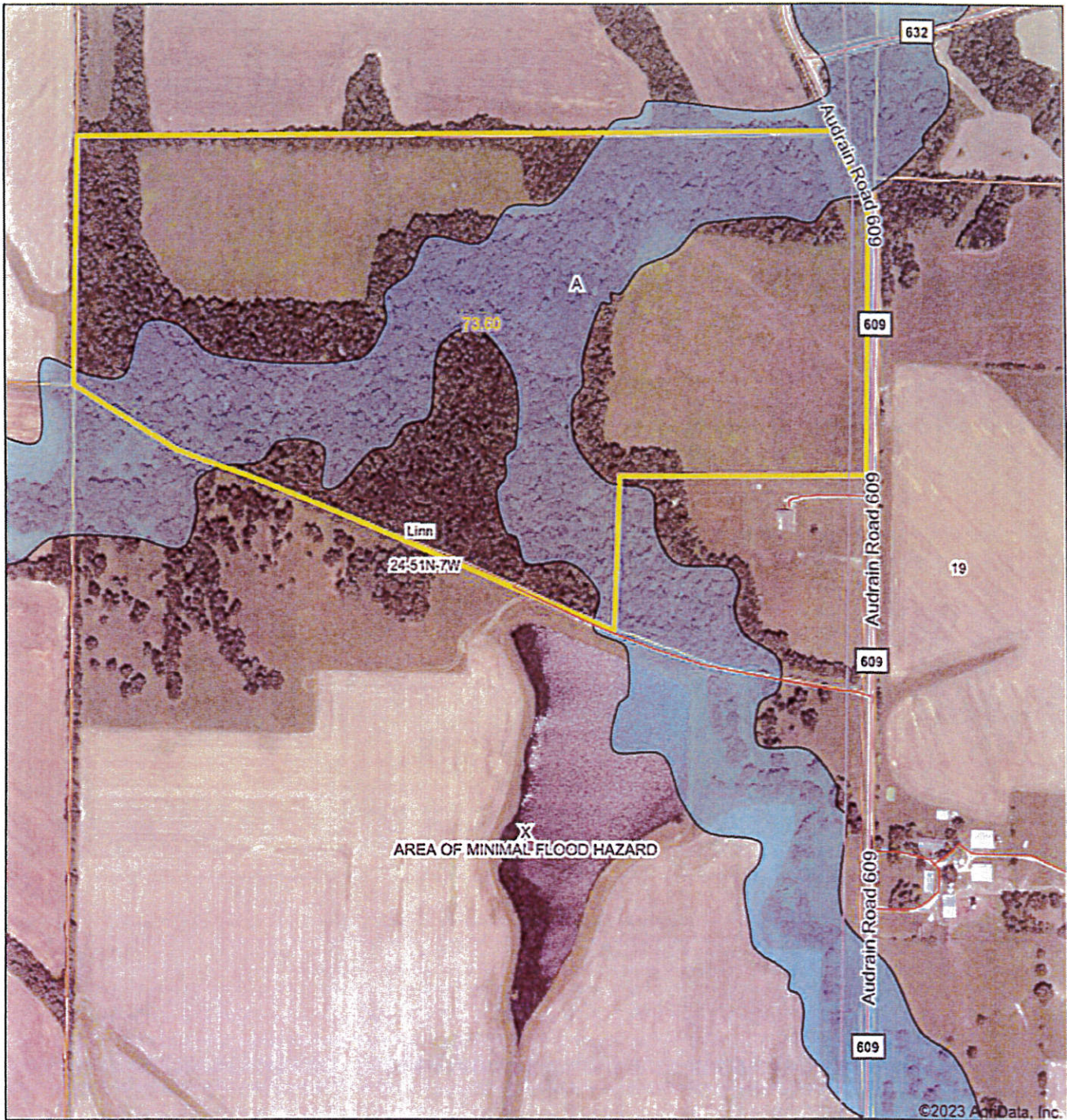


Area Symbol: MO007, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Orchardgrass red clover Tons	Tall fescue Tons	Warm season grasses Tons
56003	Twomile silt loam, 0 to 2 percent slopes, occasionally flooded	37.48	50.9%		Illw						
50001	Armstrong loam, 5 to 9 percent slopes, eroded	30.08	40.9%		IVe						
60022	Leonard silt loam, 1 to 6 percent slopes, eroded	4.38	6.0%		IIle						
66025	Jemerson silt loam, 0 to 3 percent slopes, rarely flooded	1.66	2.3%		Iw	5	8	7	6	6	8
Weighted Average					3.36	0.1	0.2	0.2	0.1	0.1	0.2

*c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

Aerial Map



Map Center: 39° 11' 12.32, -91° 37' 55.1

0ft 514ft 1029ft

24-51N-7W
Audrain County
Missouri



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Flood related information provided by FEMA



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"):

Audrain Rd 609 Ladonia MO 63352 Audrain
Street Address City Zip Code County
24 51 7 17-6-24-0-000-003.001 5434 73.6
Section Township Range Parcel No(s) Farm No(s) # of Acres (more or less)

This Disclosure Statement may assist a Buyer in evaluating the Property, but it is not a warranty of any kind by Seller or any real estate licensee involved in this transaction, and is not a substitute for any inspection or warranty a Buyer may wish to obtain. Real estate licensees involved in this transaction do not inspect the Property for defects or guarantee the accuracy of any information provided herein.

SELLER: Please complete the following form, including past history and known problems. 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 statements are made by Seller and NOT by any real estate licensee. Complete and truthful disclosure of the history and condition of the Property gives you the best protection against potential 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 closing a transaction. This form 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 should describe that condition and attach additional pages if more space is required.

BUYER: Since these disclosures are based on Seller's actual knowledge, you cannot be sure that there are, in fact, no problems with the Property simply because Seller is not aware of them. The statements made by Seller are limited to the Property and are not warranties of its condition. You should condition your offer on a professional inspection(s) of the Property or any off-site conditions as you deem necessary. 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 setting the purchase price, or you should make correction of these conditions by 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.**

1. SURVEY, EASEMENTS, FLOODING. To the best of your knowledge:

A. When did you purchase the Property? 6/20/2011

B. Has the Property been surveyed? Yes ☒ Yes ☐ No
Year surveyed 2011

C. What company or person performed the survey?

Name Janes Surveying, Inc. Phone 513-769-7020

D. If this is platted land, has a certificate of survey been completed? ☐ Yes ☒ No
If "Yes," by whom? _____ When? _____

E. Has the plat been recorded in the land records? ☒ Yes ☐ No
If "Yes," Plat Book # 2021 Page # 81

F. Are there any encroachments or boundary line disputes? ☐ Yes ☒ No

G. Are there any easements other than utility or drainage easements? ☐ Yes ☒ No

H. Is the Property in a designated flood plain or floodway of any kind? ☐ Yes ☒ No

I. Do you have a Flood Certificate regarding the Property? ☐ Yes ☒ No

J. Has there ever been a flood at the Property? ☐ Yes ☒ No

K. Have there ever been drainage problems affecting the Property? ☐ Yes ☒ No

L. Have you ever purchased flood insurance? ☐ Yes ☒ No

M. If any of questions 1.F through 1.L are answered "Yes," briefly describe the details.

☐ (check box if additional pages are attached) N/A

2. USE RIGHTS AND OTHER RESTRICTIONS. To the best of your knowledge:

- A. Do any of the following exist regarding the Property:
- (1) Subdivision or other recorded indentures, covenants, conditions or restrictions? ☐ Yes ☒ No
- (2) A right of first refusal to purchase? ☐ Yes ☒ No
- (3) Variances, special use permits or other zoning restrictions specific to this Property? ☐ Yes ☒ No
- (4) Have any mineral rights been severed or transferred? ☐ Yes ☒ No
- B. Have you ever received notice from any person or authority of a breach of any of the above? ☐ Yes ☒ No
- C. Are there any farming or crop-share agreement rights in the Property? ☒ Yes ☐ No
- D. Are there any animal feeding operations ("AFO") or concentrated animal feeding operations ("CAFO") at the Property? (if "Yes", please identify Class size and any permits issued below) ☐ Yes ☒ No
- E. Are there any gas & oil leases or other severed or transferred mineral rights (clay, etc.)? ☐ Yes ☒ No
- F. Are there any leasehold interests or tenant rights in the Property? ☐ Yes ☒ No
- G. If any of the above questions are answered "Yes," briefly describe the details.

☐ (check box if additional pages are attached)

C. The open land is currently in the CRP program

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

- A. Are there any structures, improvements or personal property available for sale? ☐ Yes ☒ No
- Are there any problems or defects with any of these items? ☐ Yes ☒ No
- B. Are there any operating or abandoned oil wells or buried storage tanks on the Property? ☐ Yes ☒ No
- C. Is there any hazardous or toxic substance in or on the Property? (including but not limited to lead in the soils)? ☐ Yes ☒ No
- D. Are there any Phase I or other environmental reports regarding the Property? ☐ Yes ☒ No
- E. Is there a solid waste disposal site or demolition landfill on the Property (whether permitted or unpermitted)? ☐ Yes ☒ No
- Note: If "Yes", §260.213 RSMo requires Seller to disclose the location of the site, and Buyer should be aware that Buyer may be held liable to the State for remedial action.**
- F. Have any soil tests been performed? ☐ Yes ☒ No
- G. Does the Property have any fill? ☐ Yes ☒ No
- H. Are there any settling or soil movement problems on this Property? ☐ Yes ☒ No
- I. Is there any infestation, rot or disease in the trees on the Property? ☐ Yes ☒ No
- J. Is any part of the Property located in a "wetlands area" designated by the Natural Resources Conservation Service ("NRCS") or Farm Service Authority ("FSA")? ☐ Yes ☒ No
- K. If any of the above questions are answered "Yes," briefly describe the details.
- ☐ (check box if additional pages are attached)

4. UTILITIES. To the best of your knowledge:

- A. Have any soil analysis tests for sanitary systems been performed? ☐ Yes ☒ No
- If "Yes," When? _____ By Whom? _____
- Results: _____
- B. Do any of the following exist within the Property?
- | | |
|--|--|
| (1) Connection to public water? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | (5) Connection to shared sewer? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| (2) Connection to public sewer? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | (6) Private Sewer/Septic tank/Lagoon? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| (3) Connection to private water system off Property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | (7) Connection to electric utility? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| (4) Connection to shared water? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | (8) Connection to natural gas service? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| | (9) A water well? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
- C. Are any of the following existing at the boundary of the Property?
- | | |
|---|--|
| (1) Public water system access? <input type="checkbox"/> Yes <input type="checkbox"/> No | (5) Electric Service Access? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| (2) Public sewer system access? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | (6) Natural gas access? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| (3) Shared water system access? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | (7) Telephone system access? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| (4) Shared sewer system access? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | (8) Other: <i>N/A</i> |
- D. Have any utility access charges been paid? ☐ Yes ☒ No
- If "Yes," which charges have been paid? _____

5. **FEDERAL/STATE/LOCAL FARM PROGRAMS.** To the best of your knowledge:
- A. Is Property enrolled in CRP (Conservation Reserve Program)? ☒ Yes ☐ No
- If "Yes," complete the following:
- 28.22 total acres put in CRP 2028 last year of participation
- \$153.73 per acre bid in 2017 enrollment year \$4,338.00 annual payment
- B. Is Property enrolled in WRP (Wetlands Reserve Program)? ☐ Yes ☒ No
- If "Yes," complete the following:
- _____ total acres put in WRP _____ last year of participation
- _____ per acre bid in _____ enrollment year _____ annual payment
- C. Other Programs (identify any other federal, state or local farm loan, price support or subsidy programs in which the Property currently participates): N/A

6. **OTHER MATTERS.** To the best of your knowledge:
- A. Is or was the Property 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," \$441,236 RSMo requires disclosure to potential lessees and \$442,606 RSMo requires disclosure to purchasers of real estate. MR Form DSC-5000 ("Disclosure of Information Regarding Methamphetamine/Controlled Substances") may be filled out in conjunction with these matters.
- B. Is there anything else that may materially and adversely affect the Property (e.g., pending claims, litigation, notice from a governmental authority of violation of a law or regulation, proposed zoning changes, street changes, threat of condemnation, neighborhood noise or nuisance)? ☐ Yes ☒ No
- If "Yes," briefly describe the details. ☐ (check box if additional pages are attached) N/A

SELLER'S ACKNOWLEDGMENT

Seller represents that the information set forth in this Disclosure Statement is accurate and complete to the best of Seller's knowledge as of the date of Seller's signature below. Seller does not intend this Disclosure Statement to be a warranty or guarantee of any kind. Seller authorizes the listing broker to provide this information to prospective buyers of the Property and to real estate licensees representing such buyers.

Seller

Date

Seller

Date

Print Name: Mark Korman

Print Name: _____

BUYER'S ACKNOWLEDGEMENT

1. I understand and agree that the information in this form is limited to information of which Seller has actual knowledge and that Seller can 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 real estate licensee concerning the Property.
3. I understand I have the right to independently investigate the Property. I have been specifically advised to have the Property and any other conditions examined by professional inspectors as I deem fit.
4. I acknowledge that neither Seller nor any real estate licensee is an expert at detecting or repairing physical defects in the Property.
5. I acknowledge that there are no representations concerning the Property made by Seller or any real estate licensee on which I am relying except as may be fully set forth in writing and signed by them.

Buyer

Date

Buyer

Date

Print Name: _____

Print Name: _____

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