

UNIMPROVED PROPERTY DISCLOSURE STATEMENT

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Hwy 61 - Blues Highway
Tunica, MS 38676

Property Description/Address
3.01 AC - parcel #5113 05010 0004412

1. Has any part of the property been classified as wetlands by the U.S. Army Corps of Engineers under Section 404 of the Clean Water Act? Yes ☐ No ☒ Unknown ☐
a. Is a determination pending? Yes ☐ No ☒ Unknown ☐
b. If pending, what was the date the determination was requested? N/A
c. By whom was the determination requested? (seller or Agent and name) N/A
The U.S. Army Corps of Engineers has commenced active enforcement of Section 404 of the Clean Water Act. Under this federal law, designed to protect the wetlands of the United States, certain permit requirements must be met for altering or building or filling property that is determined to be wetlands as defined by the Corps. BUYER or SELLER may be charged by the Corps for making the determination. A determination that the property is wetlands will result in additional fees and charges associated with a Section 404 permit.
2. Is a survey of the property available? Yes ☒ No ☐ If yes, indicate the date of the survey. 5/20/2020
3. Is an environmental audit available? Yes ☐ No ☒ If yes, indicate the date of the audit. N/A
4. Are you aware of the existence of any of the following?
- | | | | | | | | |
|---------------|------------------------------|--|----------------------------------|------------------|------------------------------|--|----------------------------------|
| Encroachments | Yes ☐ | No ☒ | Unknown ☐ | Standing water | Yes ☐ | No ☒ | Unknown ☐ |
| Easements | Yes ☐ | No ☒ | Unknown ☐ | Bluff/Erosion | Yes ☐ | No ☒ | Unknown ☐ |
| Soil Problems | Yes ☐ | No ☒ | Unknown ☐ | Subsoil problems | Yes ☐ | No ☒ | Unknown ☐ |
| Flood Zone | Yes ☐ | No ☒ | Unknown ☐ | Land Fill | Yes ☐ | No ☒ | Unknown ☐ |
5. Are there any specific problems that make the subject property a non-conforming use such as proper lot size, set backs, zoning etc. Yes ☐ No ☒ If yes, please explain:
6. Has the property ever flooded? Yes ☐ No ☒ Unknown ☐ Is Flood Elevation known? Yes ☐ No ☐
*Flood Zones are subject to change at any time by the U.S. Army Corps of Engineers.
7. Are there any right of way easements, etc. that affect your ownership interest in the property? Yes ☐ No ☒
8. Is the subject situated on Leasehold or Sixteenth Section Land? Yes ☐ No ☒ Unknown ☐
If yes, explain: N/A
9. Is there any existing or threatening legal action affecting the property? Yes ☐ No ☒ Unknown ☐
If yes, explain: N/A

I/we attest that these statements are true and correct to the best of my/our knowledge.

Owner/Seller Signature Michael Shane Sexton 07/26/2024
Michael Shane Sexton 7/26/2024 Date

Owner/Seller Signature _____ Date _____

We acknowledge receipt of a copy hereof:

Buyer Signature _____ Date _____ Buyer Signature _____ Date _____

