



## Farm or Vacant Land or Lot Disclosure Statement

*This document has legal consequences. If you do not understand it, consult your attorney.*

1 The following is a disclosure statement made by Seller concerning the following property (the "Property"):

2 3898 Christy Mine Road Bourbon MO 65441 Crawford  
3 Street Address City Zip Code County

4 10/38N/2W 09-2.0-10-0-00-002.000 115  
5 Section Township Range Parcel No(s). Farm No(s) # of Acres (more or less)

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

10 **SELLER:** Please complete the following form, including past history and known problems. Do not leave any spaces  
11 blank. If the condition is not applicable to your Property (or unknown), mark "N/A" (or "Unknown") in the blank. The  
12 following statements are made by Seller and NOT by any real estate licensee. Complete and truthful disclosure of  
13 the history and condition of the Property gives you the best protection against potential charges that you violated a  
14 legal disclosure obligation to a Buyer. Your answers (or the answers you fail to provide, either way) may have legal  
15 consequences, even after closing a transaction. This form should help you meet your disclosure obligations, but it  
16 may not cover all aspects of the Property. If you know of or suspect some condition which may negatively affect  
17 the value of the Property or impair the health or safety of future occupants (e.g., environmental hazards, physical  
18 condition or material defects in the Property or title thereto), then you should describe that condition and attach  
19 additional pages if more space is required.

20 **BUYER:** Since these disclosures are based on Seller's actual knowledge, you cannot be sure that there are, in  
21 fact, no problems with the Property simply because Seller is not aware of them. The statements made by Seller  
22 are limited to the Property and are not warranties of its condition. You should condition your offer on a professional  
23 inspection(s) of the Property or any off-site conditions as you deem necessary. Conditions of the Property that you  
24 can see on a reasonable inspection and/or that are disclosed herein should either be taken into account in setting  
25 the purchase price, or you should make correction of these conditions by Seller a requirement of the sale contract.

26 **IF YOU SIGN A SALE CONTRACT TO PURCHASE THE PROPERTY, THAT CONTRACT, AND NOT THIS**  
27 **DISCLOSURE STATEMENT, WILL PROVIDE FOR WHAT IS TO BE INCLUDED IN THE SALE. IF YOU EXPECT**  
28 **CERTAIN ITEMS OR EQUIPMENT TO BE INCLUDED THEY MUST BE SPECIFIED AS INCLUDED IN THE**  
29 **SALE CONTRACT.**

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

31 A. When did you purchase the Property? Brother Died in April 23 left to us

32 B. Has the Property been surveyed? ..... ☐ Yes ☒ No  
33 Year surveyed \_\_\_\_\_

34 C. What company or person performed the survey?

35 Name \_\_\_\_\_ Phone \_\_\_\_\_

36 D. If this is platted land, has a certificate of survey been completed? ..... ☐ Yes ☐ No  
37 If "Yes," by whom? \_\_\_\_\_ When? \_\_\_\_\_

38 E. Has the plat been recorded in the land records? ..... ☐ Yes ☐ No  
39 If "Yes," Plat Book # \_\_\_\_\_ Page # \_\_\_\_\_

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

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

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

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

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

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

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

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

48 ☐ (check box if additional pages are attached) \_\_\_\_\_

49 \_\_\_\_\_

50 \_\_\_\_\_

51 \_\_\_\_\_

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

53 **A.** Do any of the following exist regarding the Property:

54 (1) Subdivision or other recorded indentures, covenants, conditions or restrictions?.....☐ Yes ☒ No

55 (2) A right of first refusal to purchase?.....☐ Yes ☒ No

56 (3) Variances, special use permits or other zoning restrictions specific to this Property?.....☐ Yes ☒ No

57 (4) Have any mineral rights been severed or transferred?.....☐ Yes ☒ No

58 **B.** Have you ever received notice from any person or authority of a breach of any of the above? ☐ Yes ☒ No

59 **C.** Are there any farming or crop-share agreement rights in the Property?.....☐ Yes ☒ No

60 **D.** Are there any animal feeding operations ("AFO") or concentrated animal feeding operations ("CAFO") at  
61 the Property? (if "Yes", please identify Class size and any permits issued below).....☐ Yes ☒ No

62 **E.** Are there any gas & oil leases or other severed or transferred mineral rights (clay, etc.)?.....☐ Yes ☒ No

63 **F.** Are there any leasehold interests or tenant rights in the Property? .....☐ Yes ☒ No

64 **G.** If any of the above questions are answered "Yes," briefly describe the details.

65 ☐ (check box if additional pages are attached) \_\_\_\_\_

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

72 **A.** Are there any structures, improvements or personal property available for sale? .....☐ Yes ☒ No

73 Are there any problems or defects with any of these items? .....☐ Yes ☒ No

74 **B.** Are there any operating or abandoned oil wells or buried storage tanks on the Property?.....☐ Yes ☒ No

75 **C.** Is there any hazardous or toxic substance in or on the Property?  
76 (including but not limited to lead in the soils)? .....☐ Yes ☒ No

77 **D.** Are there any Phase I or other environmental reports regarding the Property?.....☐ Yes ☒ No

78 **E.** Is there a solid waste disposal site or demolition landfill on the Property(whether permitted or  
79 unpermitted)? .....☐ Yes ☒ No

80 **Note: if "Yes", §260.213 RSMo requires Seller to disclose the location of the site, and**  
81 **Buyer should be aware that Buyer may be held liable to the State for remedial action.**

82 **F.** Have any soil tests been performed?.....☐ Yes ☒ No

83 **G.** Does the Property have any fill?.....☐ Yes ☒ No

84 **H.** Are there any settling or soil movement problems on this Property?.....☐ Yes ☒ No

85 **I.** Is there any infestation, rot or disease in the trees on the Property?.....☐ Yes ☒ No

86 **J.** Is any part of the Property located in a "wetlands area" designated by the Natural Resources Conservation  
87 Service ("NRCS") or Farm Service Authority ("FSA")?.....☐ Yes ☒ No

88 **K.** If any of the above questions are answered "Yes," briefly describe the details.

89 ☐ (check box if additional pages are attached) \_\_\_\_\_

94 **4. UTILITIES.** To the best of your knowledge:

95 **A.** Have any soil analysis tests for sanitary systems been performed? .....☐ Yes ☒ No

96 If "Yes," When? \_\_\_\_\_ By Whom? \_\_\_\_\_

97 Results: \_\_\_\_\_

98 **B.** Do any of the following exist within the Property?

99 (1) Connection to public water? ☐ Yes ☒ No (5) Connection to shared sewer?.....☐ Yes ☒ No

100 (2) Connection to public sewer? ☐ Yes ☒ No (6) Private Sewer/Septic tank/Lagoon?.....☒ Yes ☐ No

101 (3) Connection to private water system off Property?.....☐ Yes ☒ No (7) Connection to electric utility?.....☒ Yes ☐ No

102 (4) Connection to shared water? ☐ Yes ☒ No (8) Connection to natural gas service?.....☐ Yes ☒ No

103 (9) A water well?.....☒ Yes ☐ No

104 **C.** Are any of the following existing at the boundary of the Property?

105 (1) Public water system access? ☐ Yes ☒ No (5) Electric Service Access?.....☒ Yes ☐ No

106 (2) Public sewer system access? ☐ Yes ☒ No (6) Natural gas access?.....☐ Yes ☒ No

107 (3) Shared water system access ☐ Yes ☒ No (7) Telephone system access?.....☐ Yes ☒ No

108 (4) Shared sewer system access ☐ Yes ☒ No (8) Other: \_\_\_\_\_

109 **D.** Have any utility access charges been paid? .....☐ Yes ☒ No

110 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:  
\_\_\_\_\_ total acres put in CRP \_\_\_\_\_ last year of participation  
\_\_\_\_\_ per acre bid in \_\_\_\_\_ enrollment year \_\_\_\_\_ 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): \_\_\_\_\_

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) \_\_\_\_\_

**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.

Donald J. Harper  
Seller \_\_\_\_\_ Date \_\_\_\_\_  
Print Name: Joni L Harper

Donald J. Harper  
Seller \_\_\_\_\_ Date \_\_\_\_\_  
Print Name: James B Harper Joan C Harper

**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 \_\_\_\_\_  
Print Name: \_\_\_\_\_

Buyer \_\_\_\_\_ Date \_\_\_\_\_  
Print Name: \_\_\_\_\_

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**Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards****1 Lead Warning Statement**

2 Every purchaser of any interest in residential real property on which a residential dwelling was built prior to  
3 1978 is notified that such property may present exposure to lead from lead-based paint that may place  
4 young children at risk of developing lead poisoning. Lead poisoning in young children may produce  
5 permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral  
6 problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The  
7 seller of any interest in residential real property is required to provide the buyer with any information on lead-  
8 based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of  
9 any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint  
10 hazards is recommended prior to purchase.

**11 Seller's Disclosure**

12 (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

13 (i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing.  
14 (explain)  
15

16 (ii) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the  
17 housing.

18 (b) Records and reports available to the seller (check (i) or (ii) below):

19 (i) ☐ Seller has provided the purchaser with all available records and reports pertaining to lead-  
20 based paint and/or lead-based paint hazards in the housing (list documents below).  
21

22 (ii) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint  
23 hazards in the housing.

**24 Purchaser's Acknowledgment (initial)**

25 (c) \_\_\_\_\_ Purchaser has received copies of all information listed above.

26 (d) \_\_\_\_\_ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

27 (e) Purchaser has (check (i) or (ii) below):

28 (i) \_\_\_\_\_ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk  
29 assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

30 (ii) \_\_\_\_\_ waived the opportunity to conduct a risk assessment or inspection for the presence of  
31 lead-based paint and/or lead-based paint hazards.

**32 Agent or Transaction Broker's Acknowledgment (initial)**

33 (f)  Agent or Transaction Broker has informed the seller of the seller's obligations under 42 U.S.C.  
34 4852d and is aware of his/her responsibility to ensure compliance.


**35 Certification of Accuracy**

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

38  8/5/24  
Date

39  8/5/24  
Date

40  8/5/24  
Date

41  8/5/24  
Date

42  8/5/24  
Date

43  8/5/24  
Date

44  8/5/24  
Date

45  8/5/24  
Date

Purchaser \_\_\_\_\_ Date \_\_\_\_\_

Purchaser \_\_\_\_\_ Date \_\_\_\_\_

Agent or Transaction Broker \_\_\_\_\_ Date \_\_\_\_\_

44 Property Address: 3898 Christy Mine Road, Bourbon, MO 65441

45 Listing No.: \_\_\_\_\_