



# 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): Kim E. Morris  
2  
3 Victoria J. Morris  
4

5 LEGAL DESCRIPTION: (As described in the attached Legal Description/Company Disclosure Addendum, or  
6 described below)  
7  
8  
9

10 Approximate date SELLER purchased Property: 1988. Property is  
11 currently zoned as 206 -210 AC - SE 30th Rd, Lamar, MO 64759  
12

### 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.  
19

### 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.  
24

### 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 DRILLED depth \_\_\_\_\_ diameter \_\_\_\_\_ age \_\_\_\_\_
- 29 Has water been tested? ..... Yes  No
- 30 b. Other water systems and their condition: \_\_\_\_\_
- 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: \_\_\_\_\_
- 34
- 35

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

### 37 4. GAS/ELECTRIC.

- 38 a. Is there electric service on the Property? ..... Yes  No
- 39 If "Yes", is there a meter? ..... N/A  Yes  No
- 40 b. Is there gas service on the Property? ..... Yes  No
- 41 If "Yes", what is the source? \_\_\_\_\_
- 42 c. Are you aware of any additional costs to hook up utilities? ..... Yes  No
- 43 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: \_\_\_\_\_

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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? ..... 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? ..... Yes  No
- 67 k. Other applicable information: \_\_\_\_\_
- 68 \_\_\_\_\_

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

70 **other documentation:** \_\_\_\_\_ *There is close to 100 acres of forest/orchard on the property.*

71 \_\_\_\_\_

72 \_\_\_\_\_

73 \_\_\_\_\_

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? \_\_\_\_\_
- 80 By whom? \_\_\_\_\_
- 81 Approximate location of septic tank and/or absorption field: \_\_\_\_\_
- 82 \_\_\_\_\_
- 83 Has Property had any surface or subsurface soil testing related to installation
- 84 of sewage facility? ..... N/A  Yes  No
- 85 b. Are you aware of any problems relating to the sewage facilities? ..... Yes  No
- 86

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

88 **other documentation:** \_\_\_\_\_

89 \_\_\_\_\_

90 \_\_\_\_\_

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.**



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- 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

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

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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? ..... 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:** \_\_\_\_\_

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

194 Electric Company Name: Barton County Electric Phone # \_\_\_\_\_

195 Gas Company Name: Affordable propane Phone # \_\_\_\_\_

196 Water Company Name: Barton county rural water district 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: We have an internet receiver that relays the signal to the house for wifi

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).**

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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  Oct 29, 2024  Oct 29, 2024  
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 \_\_\_\_\_  
240 **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 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 10/21. All previous versions of this document may no longer be valid. Copyright January 2024.

# PACKAGE CERTIFICATE



## RESIDENTIAL SELLERS DISCLOSURE (IF APPLICABLE)

13 pages

Sellers Disclosure Addendum-Residential.pdf

8 pages

Sellers Disclosure Addendum-Land.pdf

5 pages

## E-SIGN INFO



Status:

SIGNED

Originator:

Kyla Halsey  
khalsey@trophy.com  
IP: 141.193.175.222  
Domain: trophy.brokermint.com  
Date: Oct 29, 2024 08:52 AM

Package ID:

72CE1E295F9B6F03E39D40F45BCB0A9A

Time zone:

CDT (UTC-5)

Signers:

KE	Kim E. Morris Seller #1	kemorris@ipa.net IP: 38.130.51.221	Signed	Oct 29, 2024 10:27 PM id: ae0b49a40bab1566c93cb292324b13f0	
VJ	Victoria J. Morris Seller #2	kemorris@ipa.net IP: 38.130.51.221	Signed	Oct 29, 2024 10:29 PM id: 1e285a226f7c15d75b09a219ce4638d9	

## HISTORY

Oct 29, 2024	09:13 PM	VJ	Victoria J. Morris	kemorris@ipa.net	IP: 38.130.51.221	Viewed
Oct 29, 2024	09:15 PM	KE	Kim E. Morris	kemorris@ipa.net	IP: 38.130.51.221	Viewed
Oct 29, 2024	10:27 PM	KE	Kim E. Morris	kemorris@ipa.net	IP: 38.130.51.221	Signed
Oct 29, 2024	10:29 PM	VJ	Victoria J. Morris	kemorris@ipa.net	IP: 38.130.51.221	Signed
Oct 29, 2024	10:29 PM		Package has been fully signed and sealed			Completed