

# UNIMPROVED PROPERTY DISCLOSURE STATEMENT

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CR 107

Oxford, MS 38655

Property Description/Address

74 ACRES - CR 107 Oxford, MS - Lafayette County

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? \_\_\_\_\_  
c. By whom was the determination requested? (seller or Agent and name) \_\_\_\_\_  
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.

11/25/24

2. Is a survey of the property available? Yes ☒ No ☐ If yes, indicate the date of the survey. \_\_\_\_\_

3. Is an environmental audit available? Yes ☐ No ☒ If yes, indicate the date of the audit. \_\_\_\_\_

4. Are you aware of the existence of any of the following?

|               |                              |  |                                  |                  |                              |  |                                  |
|---------------|------------------------------|--|----------------------------------|------------------|------------------------------|--|----------------------------------|
| Encroachments | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Unknown <input type="checkbox"/> | Standing water   | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Unknown <input type="checkbox"/> |
| Easements     | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Unknown <input type="checkbox"/> | Bluff/Erosion    | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Unknown <input type="checkbox"/> |
| Soil Problems | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Unknown <input type="checkbox"/> | Subsoil problems | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Unknown <input type="checkbox"/> |
| Flood Zone    | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Unknown <input type="checkbox"/> | Land Fill        | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Unknown <input type="checkbox"/> |

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: \_\_\_\_\_

9. Is there any existing or threatening legal action affecting the property? Yes ☐ No ☒ Unknown ☐  
If yes, explain: \_\_\_\_\_

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

Signed by: Will Reynolds Date: 11/25/24  
Owner/Seller Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Owner/Seller Signature: \_\_\_\_\_ Date: \_\_\_\_\_

We acknowledge receipt of a copy hereof:

Buyer Signature \_\_\_\_\_ Date \_\_\_\_\_ Buyer Signature \_\_\_\_\_ Date \_\_\_\_\_

