





**GREATER LANSING ASSOCIATION OF REALTORS®  
SELLER'S DISCLOSURE STATEMENT  
VACANT LAND - Page 2 of 2**



23. Any settling, flooding, drainage, structural or grading problems now or in the past?  
 24. Any damage to the property from fire, wind, floods or landslides?  
 25. Any underground storage tanks?  
 26. Any environmental concerns such as proximity to a landfill, airport, shooting range, etc.

*Visible from*

YES	NO	UNK	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*Gun Club 1/2 mile*

If the answer to any of these questions is yes, please explain. Attach additional sheets, if necessary.

Seller's prior known use of the property is Agriculture & Recreation. The Seller has owned the property since 1940's (date) and makes representation only since that date. The Seller has indicated above the history and condition of all items based on that information known to the Seller. If any changes occur in these disclosures from the date of this form to the date of closing, Seller will immediately disclose the changes to Buyer. In no event shall the parties hold the Broker liable for any representations not directly made by the Broker or Broker's Agent.

BUYER IS ADVISED THAT CERTAIN INFORMATION PURSUANT TO THE SEX OFFENDERS ACT, 1994 PA 295, MCL 28.732 IS AVAILABLE TO THE PUBLIC. BUYERS SEEKING SUCH INFORMATION SHOULD CONTACT THE APPROPRIATE LOCAL LAW ENFORCEMENT AGENCY OR SHERIFF'S DEPARTMENT DIRECTLY.

BUYER IS ALSO ADVISED THAT THE STATE EQUALIZED VALUE OF THE PROPERTY, HOMESTEAD EXEMPTION INFORMATION, AND OTHER REAL PROPERTY TAX INFORMATION IS AVAILABLE FROM THE APPROPRIATE LOCAL ASSESSORS OFFICE. BUYER SHOULD NOT ASSUME THAT BUYER'S FUTURE TAX BILLS ON THE PROPERTY WILL BE THE SAME AS THE SELLER'S PRESENT TAX BILLS. UNDER MICHIGAN LAW, REAL PROPERTY TAX OBLIGATIONS CHANGE SIGNIFICANTLY WHEN PROPERTY IS TRANSFERRED.

Seller certifies that the information in this statement is true and correct to the best of the Seller's knowledge as of the date of Seller's signature.

BUYER SHOULD OBTAIN PROFESSIONAL ADVICE AND TESTS OF THE PROPERTY TO MORE FULLY DETERMINE THE SUITABILITY OF THE PROPERTY FOR BUYERS INTENDED USE.

Seller Joan J Kaiser, Trust 9-21-16

Authentication

Retha Frazley

9/22/2016 4:20:37 PM EDT

Seller Arthur H Ward 9-22-16

Buyer has read and acknowledges receipt of this statement.

Buyer \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_

Buyer \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_

Seller reaffirms as of \_\_\_\_\_, the date of closing, that all disclosures made herein, or subsequently, remain true and in effect, EXCEPT:

Seller \_\_\_\_\_ Date \_\_\_\_\_

Seller \_\_\_\_\_ Date \_\_\_\_\_

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

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

Disclaimer: This form is provided by the Greater Lansing Association of REALTORS® solely for the use of its Members. Those who use this form are expected to review both the form and the details of the particular transaction to ensure that each section is appropriate for the transaction. The Greater Lansing Association of REALTORS® is not responsible for use or misuse of the form, for misrepresentation, or for warranties made in connection with the form.

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#139b

Instanet FORMS

**Property Description:** 3 parcels: 080-017-300-091-00  
080-017-400-003-00  
080-017-300-044-00  
Total acreage of 135.28 acres ±

**Property Address:** Vacant land - Woodstock Hwy, Diamond Lake, Mich. 48821

**Purpose of Statement:** (1) This statement is a disclosure of the condition and information concerning the property, known by the Seller. Unless otherwise advised the Seller does not possess any expertise in construction, architecture, engineering or any other specific area related to the construction or condition of any improvements on the property or the land. Also unless otherwise advised, the Seller has not conducted any special tests or studies on the property. This statement is not a warranty of any kind by the Seller or by any Agent representing Seller in this transaction and is not a substitute for any inspections or warranties the Buyer may wish to obtain.

**Seller's Disclosure:** The seller discloses the following information with the knowledge that even though this is not a warranty, the Seller specifically makes the following representations based on the Seller's knowledge at the signing of this document. Upon receiving this statement from the Seller, the Seller's Agent will provide a copy to the Buyer or the Agent of the Buyer. The Seller authorizes its Agent(s) to provide a copy of this statement to any prospective Buyer in connection with any actual or anticipated sale of property. This information is a disclosure only and is not intended to be part of any contract between Buyer and Seller.

**Instructions to the Seller:** (1) Answer all questions. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if additional space is required. (4) Complete this form yourself. (5) If some items do not apply to your property, check N/A (nonapplicable). If you do not know the facts, check UNKNOWN.

- |   | YES                                 | NO                                  | UNK                                 | N/A                        |
|---|-------------------------------------|-------------------------------------|-------------------------------------|----------------------------|
| 1. What is the present zoning of the property?  |                                     |                                     |                                     | <u>Not Known by seller</u> |
| 2. Type, age and water condition of well, if any?   |                                     |                                     |                                     | <u>see attachment</u>      |
| 3. Type and condition of septic, if any?  |                                     |                                     |                                     | <u>N/A</u>                 |
| 4. Is there a perk test on file? Date:  |                                     |                                     | <input checked="" type="checkbox"/> |                            |
| 5. Will this property require a nonconventional septic?   |                                     |                                     | <input checked="" type="checkbox"/> |                            |
| 6. Are there any improvement assessments on the property?   |                                     | <input checked="" type="checkbox"/> |                                     |                            |
| 7. Are there any variances or special use permits currently in effect?  |                                     | <input checked="" type="checkbox"/> |                                     |                            |
| 8. Are there any building or use restrictions that might affect construction on this property?  |                                     | <input checked="" type="checkbox"/> |                                     |                            |
| 9. Is the property located within a Historic area or district?  |                                     | <input checked="" type="checkbox"/> |                                     |                            |
| 10. Is the property located within a designated floodplain?   |                                     | <input checked="" type="checkbox"/> |                                     |                            |
| 11. Is the property located within a designated wetland?  |                                     | <input checked="" type="checkbox"/> |                                     | <u>see attachment</u>      |
| 12. Are there any legal restrictions on subdividing this property?  |                                     | <input checked="" type="checkbox"/> |                                     | <u>see attachment</u>      |
| 13. When was the last split under 10 acres? Date:   |                                     | <input checked="" type="checkbox"/> |                                     |                            |
| 14. Is there a recent survey or mortgage report of the property?  |                                     | <input checked="" type="checkbox"/> |                                     |                            |
| 15. Is the property enrolled in PA 116? If so, attach details.  | <input checked="" type="checkbox"/> |                                     |                                     |                            |
| 16. Are there any other agricultural production or set-aside agreements?  |                                     |                                     |                                     |                            |
| 17. Has the property been or is it now subject to any leases, encumbrances, or reservations such as: gem, oil, minerals, fluorocarbons, hydrocarbons, timber, crops, or other surface rights?   | <input checked="" type="checkbox"/> |                                     |                                     |                            |
| 18. Are there any substances, materials or products which may be an environmental hazard such as, but not limited to, asbestos, radon gas, formaldehyde, lead-based paint, fuel or chemical storage tanks or contaminated soil on the property? |                                     |                                     |                                     | <u>see attachment</u>      |
| 19. Are any features of the property shared in common with adjoining landowners such as walls, fences, roads, driveways or other features whose use or responsibility for maintenance may have an effect on the property?                       | <input checked="" type="checkbox"/> |                                     |                                     |                            |
| 20. Are there any encroachments, easements, zoning violations or nonconforming uses?  | <input checked="" type="checkbox"/> |                                     |                                     |                            |
| 21. Are there any "common areas" (facilities like pool, tennis courts, walkways, or other areas co-owned with others) or a homeowners/condo association which has any authority over the property?  |                                     | <input checked="" type="checkbox"/> |                                     |                            |
| 22. Are there any structural improvements, modifications, alterations or repairs made without necessary permits or licenses?  |                                     | <input checked="" type="checkbox"/> |                                     |                            |

SW Seller's Initials 9-3-16 Date \_\_\_\_\_ Buyer's Initials \_\_\_\_\_ Date #139a  
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SELLER'S DISCLOSURE STATEMENT  
VACANT LAND - Page 2 of 2



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26. Any environmental concerns such as proximity to a landfill, airport, shooting range, etc.

YES	NO	UNK	N/A
<input checked="" type="checkbox"/>	see attachment		
<input checked="" type="checkbox"/>	see attachment		
<input checked="" type="checkbox"/>	see attachment		

If the answer to any of these questions is yes, please explain. Attach additional sheets, if necessary.

See attachments

Seller's prior known use of the property is up & Rec. The Seller has owned the property since see attachment (date) and makes representation only since that date. The Seller has indicated above the history and condition of all items based on that information known to the Seller. If any changes occur in these disclosures from the date of this form to the date of closing, Seller will immediately disclose the changes to Buyer. In no event shall the parties hold the Broker liable for any representations not directly made by the Broker or Broker's Agent.

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BUYER SHOULD OBTAIN PROFESSIONAL ADVICE AND TESTS OF THE PROPERTY TO MORE FULLY DETERMINE THE SUITABILITY OF THE PROPERTY FOR BUYERS INTENDED USE.

Stanley T. Wood \* 9-3-16  
Seller \_\_\_\_\_ Date \_\_\_\_\_

Seller \_\_\_\_\_ Date \_\_\_\_\_

Buyer has read and acknowledges receipt of this statement.

Buyer \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_

Buyer \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_

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Seller \_\_\_\_\_ Date \_\_\_\_\_

Seller \_\_\_\_\_ Date \_\_\_\_\_

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

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

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#129b  
InstantFormS

**\*ATTACHMENT TO GREATER LANSING ASSOCIATION OF REALTORS SELLER'S DISCLOSURE  
STATEMENT VACANT 3668 LAND**

2. There may be an unsealed, abandoned well on the 37.74 acre tract and a free flowing artesian spring cistern well too. I do not know if Michigan Law requires sealing of inactive wells prior to transfer of property to new owner(s).

6. The Old Maid Re-laid, Harris and Whaley Drainage Ditch flows through the 37.74 acre tract. I think all the property lies within the "benefitted area" of the aforementioned drainage ditch.

13. I assume this question applies to each tract individually. The last split under ten acres of the remaining 37.74 acres (originally 40+/- acres) is when the farmstead building site sold to Lloyd Merchant in February of 2004. The last split on the 0.87 acres would have been when the State of Michigan purchased the 1.0 acre lot and residence from Richard Middaugh in the early 1990's, utilized 0.13 acres for re-alignment of Windsor Highway during construction of Interstate 69 and eventually sold the remaining 0.87 acres to Mother (Kathleen F. Wood) in late 1995 or early 1996. The last split of the remaining 96.71 acres (originally was 105.68+/- acres) was 8.97 acres on April 4, 1995.

16. Current tenant for cropland is participating in USDA-FSA administered programs. USDA-FSA/USDA-NRCS designated protected wetlands on the property.

17. Expired lease for gas/oil/mineral exploration. Expired timber harvest agreement in the early 1960s. Current cropland cash rental agreement.

18. Two old farm dump sites on the property. One on the 37.74 acres' tract and one on the 96.71 acres' tract. Farm dump sites were common practice during the time period prior to and during ownership of the farm by my parents. I recall both sites being used when growing up on the farm to dispose of some farm, shop and home generated waste. It is probably unrealistic to believe that one or more hazardous substance, by today's standards, were not disposed in the dumps at some time in the past.

19. There are numerous boundary fences that have not received any maintenance for decades.

20. There were three incidents of what I considered encroachment three years ago on the boundary; one or more may still persist yet today. I have not walked the boundaries recently. Perhaps a boundary survey prior to sale of the property would clarify these issues.

23. The construction of Interstate Highway past the property including realignment of Windsor Highway and Nixon Road resulted in what appears to be additional runoff drainage across the property causing loss of tillable cropland.