



## Sellers Land Disclosure Statement

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### Real Estate Inc.

**Instructions To Seller:** Complete this form yourself. Consult prior disclosure statement(s) and/or inspection report(s) if any, when completing this form. Describe conditions affecting the Property to the best of your knowledge. Attach any additional pages needed with your signature if additional space is needed. Answer all questions. If any items do not apply, write "NA" (not applicable)

### The Information Disclosed is Given To The Best Of Seller's Knowledge

Property Address: S. 31st STREET Date \_\_\_\_\_  
City PAPIO (Ne) State NEBRASKA Zip 68133  
Legal Description: SE 1/4 SE 1/4 20-13-13 39.10 ACRES  
Property Zoning: \_\_\_\_\_  
Seller Owns: ☒ Mineral Rights ☒ Crops ☒ Water Rights

#### A. General Information:

- When did you acquire the property? 2008
- Type of Title evidence? ☒ Title Insurance ☐ Abstract ☐ Other \_\_\_\_\_
- Has the land been surveyed? ☒ Yes ☐ No If "Yes", do you have a copy of the survey? ☐ Yes ☐ No
- Are you aware of any property markers on the property? ☒ Yes ☐ No
- Is there any fencing on the property? ☒ Yes ☐ No If Yes, does the fencing belong to the property? ☒ Yes ☐ No
- Are you aware of any encroachments, boundary line disputes, or unrecorded easements? ☐ Yes ☐ No
- Are there any easements such as utility, watershed, drainage, other? ☒ Yes ☐ No  
If marked "Yes", explain easements: ELEC
- Is the property located in a flood zone? ☐ Yes ☒ No If Yes, what type of designation? \_\_\_\_\_
- Has there ever been a flood or disaster on the property? ☐ Yes ☒ No
- Is the property enrolled in any Federal or State program contracts pertaining to the Property? ☐ Yes ☒ No  
Such programs may include but are not limited to Wetlands Reserve Program (WRP),  
Conservation Reserve Program (CRP), etc. Current contract programs enrolled in: \_\_\_\_\_  
Expiration Date(s) \_\_\_\_\_

#### B. Use Restrictions And Financing:

- Do any of the following types of covenants, reservations or restrictions affect the land?
 

a. Subdivision or other recorded covenants, conditions or restrictions?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
b. Association requirements or restrictions?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
c. A right of first refusal to purchase?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
d. Department of Natural Resources?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
e. Watershed?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
f. Municipality?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
- If any of the above questions (B1) are answered "Yes", list which written copies of these covenants, conditions, or restrictions you have: \_\_\_\_\_
- Have you ever received notice from any persons or authority as to any breach of any of these covenants, conditions, or restrictions? ☐ Yes ☒ No  
If "Yes", describe: \_\_\_\_\_

#### C. Utilities:

- Have any percolation tests been performed? ☐ Yes ☒ No  
When? \_\_\_\_\_ By whom? \_\_\_\_\_  
Results? \_\_\_\_\_
- Are any of the following presently existing within the property?
 

a. Connection to a public water system?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
b. Connection to a public sewer?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
c. Connection to a private water system off property?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
d. Connection to electric utility?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
e. Connection to a septic system?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

- f. Connection to a private well system? ☐ Yes ☒ No  
 If "Yes", how deep is the well? \_\_\_\_\_ Is the well operational? ☐ Yes ☒ No
- g. Connection to natural gas ☐ Yes ☒ No
- h. Connection to propane tank ☐ Yes ☒ No  
 If "Yes", is the tank leased or owned? \_\_\_\_\_

**D. Soils And Vegetation:**

1. Have any soil tests been performed? ☐ Yes ☐ No ☒ Unknown  
 If "Yes", give details; \_\_\_\_\_
2. Are there any settling or soil movement problems on or affecting the property? ☐ Yes ☐ No ☒ Unknown  
 If "Yes", give details; \_\_\_\_\_
3. Are there any buried storage tanks or buried debris or waste on the property? ☒ Yes ☐ No ☐ Unknown  
 If "Yes", give details; Cement in Ravine
4. Are there any diseased trees on the property? ☐ Yes ☐ No ☒ Unknown
5. Are there any insect, animal, pest infestations? ☐ Yes ☐ No ☒ Unknown
6. Are there any hazardous or toxic substances or wastes in, or on the property? ☐ Yes ☒ No ☐ Unknown  
 If "Yes", give details; \_\_\_\_\_
7. Are there any landfills or waste disposal sites within two (2) miles of the property? ☐ Yes ☒ No ☐ Unknown
8. Any gas/oil wells on the property or adjacent property? ☐ Yes ☒ No ☐ Unknown
9. Are there any drainage problems on property or adjacent property? ☐ Yes ☒ No ☐ Unknown

**E. Miscellaneous:**

1. Any proposed or pending zoning changes on this or adjacent to the property? ☐ Yes ☐ No ☒ Unknown
2. Any current special assessments or knowledge of any future assessments? ☐ Yes ☒ No ☐ Unknown
3. Any existing legal or threatened legal action affecting the property? ☐ Yes ☒ No ☐ Unknown
4. Whether present use of the property is a non-conforming use? ☐ Yes ☒ No ☐ Unknown
5. Property located in an area where condemnation proceedings are contemplated? ☐ Yes ☒ No ☐ Unknown

**Comments:** \_\_\_\_\_

Seller(s) acknowledge that: The information contained in this statement is accurate, true and complete to the best of Seller's knowledge, information and belief. Seller (s) has provided all the information contained in this Seller's Land Disclosure Statement, and that the Broker / Agent has not prepared, nor assisted in the preparation of this Statement. Seller (s) hereby authorizes the Listing Broker / Agent to provide copies of this Statement to other real estate Brokers and Agents and prospective Buyers of the property.

Seller Larry R. Lee Date 12-10-13 Seller \_\_\_\_\_ Date \_\_\_\_\_

or

Seller(s) certify that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by Seller(s). I/we have not occupied this property in \_\_\_\_\_ years or ever and am not familiar with all conditions represented by this Statement.

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

Buyer (s) agrees to verify any of the above information that is important to him/her by an independent investigation. Buyer(s) has been advised to have the property examined by a professional inspector. Buyer(s) acknowledges that neither Seller(s) nor any Broker / Agent involved in this transaction hold themselves out to be an expert at detecting or repairing physical defects in the property. Buyer(s) states that no important representations concerning the condition of the property are being relied upon except as disclosed above or as fully set forth as follows:

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