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Sellers Land Disclosure Statement

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: 15288 So. 57th St. Date 8/24/13
City Opillion State NE Zip 68133
Legal Description: Lot 6 Lapkes 2nd addition
Property Zoning: _____
Seller Owns: ☒ Mineral Rights ☒ Crops ☐ Water Rights

A. General Information:

- When did you acquire the property? 10/30/2003
- 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: Water & Road
- 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?
 - Subdivision or other recorded covenants, conditions or restrictions? ☒ Yes ☐ No
 - Association requirements or restrictions? ☐ Yes ☒ No
 - A right of first refusal to purchase? ☐ Yes ☒ No
 - Department of Natural Resources? ☐ Yes ☒ No
 - Watershed? ☐ Yes ☒ No
 - Municipality? ☐ Yes ☒ 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?
 - Connection to a public water system? ☐ Yes ☒ No
 - Connection to a public sewer? ☐ Yes ☒ No
 - Connection to a private water system off property? ☒ Yes ☐ No
 - Connection to electric utility? ☒ Yes ☐ No
 - Connection to a septic system? ☐ Yes ☒ No

- f. Connection to a private well system? ☒ Yes ☐ No
 If "Yes", how deep is the well? 3 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? Leased

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; _____
 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 Michael R. Webb Date 8/24/13 Seller David Webb Date 8-24-13

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 _____