



## Farm or Vacant Land or Lot Disclosure Statement

*This document has legal consequences. If you do not understand it, consult your attorney.*

**Property Address:** \_\_\_\_\_

The following is a disclosure statement made by the Seller regarding the above property.

**NOTICE TO SELLER:** Each seller is obligated to disclose to a buyer all "adverse material facts" related to the physical condition of the property being sold that are not readily ascertainable or known to a party and which negatively affects the value of the property. This disclosure statement is designed to assist Seller in complying with disclosure requirements and to assist Buyer in evaluating the property being considered. The listing real estate broker, the selling real estate broker and their respective agents will rely upon this information when they evaluate, market and present Seller's property to prospective buyers.

**NOTICE TO BUYER:** This is a disclosure of Seller's knowledge of the condition of the property as of the date signed by Seller and is not a substitute for inspections, tests or other investigation or warranties that Buyer may wish to obtain. It is not a warranty of any kind by Seller or a warranty or representation by the listing broker, the selling broker, or their agents and is not a substitute for any inspection or warranty the Buyer may wish to obtain.

### A. SURVEY, EASEMENTS, FLOODING

(1) When did you purchase the land? 2005

(2) Has the land been surveyed? ☒ Yes ☐ No

Year surveyed 2005

(3) What company or person performed the survey?

Name Anderson Survey Phone 318-7600

Address Versailles, MO

(4) If this is platted land, has a certificate of survey been completed? ☒ Yes ☐ No

If "Yes," by whom? Jim Anderson When? \_\_\_\_\_

(5) Has the plat been recorded in the land records? ☐ Yes ☐ No

If "Yes," Plat Book # ? Page # ?

### To the best of your knowledge:

(6) Are there any encroachments or boundary line disputes? ☐ Yes ☒ No

(7) Are there any easements other than utility or drainage easements? ☐ Yes ☒ No

(8) Is the property in a designated 100 year flood plain or wetlands area? ☐ Yes ☒ No

(9) Has there ever been a flood or other disaster at the property? ☐ Yes ☒ No

(10) Have there ever been drainage problems affecting the property

or adjacent properties? ☐ Yes ☒ No

(11) Give the details if any of questions 6 through 9 are answered "Yes."

### B. USE RESTRICTIONS. To the best of your knowledge:

(1) Do any of the following types of covenants, conditions, or restrictions affect the land:

a. Subdivision or other recorded covenants, conditions, or restrictions? ☐ Yes ☒ No

b. A right of first refusal to purchase? ☐ Yes ☒ No

c. Variances, special use permits, or other zoning restrictions specific

to this property? ☐ Yes ☒ No

(2) If any of the above questions (B1) are answered "Yes," do you have written copies of these covenants, conditions or restrictions? ☐ Yes ☒ No

If "Yes," describe: \_\_\_\_\_

Reference \_\_\_\_\_

- 42 (3) Have you ever received notice from any person or authority as to any breach of any of  
43 these covenants, conditions or restrictions? ..... ☐ Yes ☒ No

44 If "Yes," describe: \_\_\_\_\_

45 **C. CONDITION OF THE PROPERTY. To the best of your knowledge:**

- 46 (1) Are there any structures, improvements, or personal property included in the sale ..... ☒ Yes ☐ No

47 If "Yes," list all items: 2 Brooms

- 48 Are there any problems or defects with any of these items? ..... ☐ Yes ☒ No

49 If "Yes," describe all problems or defects: \_\_\_\_\_

- 50 (2) Are there any operating or abandoned oil wells, buried storage tanks, or buried debris or  
51 waste on the property? ..... ☐ Yes ☒ No

52 If "Yes," give details: \_\_\_\_\_

- 53 (3) Is there any hazardous or toxic substance in or on this property or any adjacent property  
54 (including but not limited to mold or lead in the soils)? ..... ☐ Yes ☒ No

55 If "Yes," give details: \_\_\_\_\_

- 56 (4) Have any soil tests been performed? ..... ☐ Yes ☒ No

57 If "Yes," When? \_\_\_\_\_ By Whom? \_\_\_\_\_

58 Results: \_\_\_\_\_

- 59 (5) Does the property have any fill or uncompacted soils? ..... ☐ Yes ☒ No

60 If "Yes," describe location and depth: \_\_\_\_\_

- 61 (6) Are there any settling or soil movement problems on this property or any adjacent property?... ☐ Yes ☒ No

62 If "Yes," give details: \_\_\_\_\_

- 63 (7) Is there a large-scale infestation, rot or disease in the trees on the property? ..... ☐ Yes ☒ No

64 If "Yes," give details: \_\_\_\_\_

65 **D. UTILITIES. To the best of your knowledge:**

- 66 (1) Have any percolation tests been performed? ..... ☐ Yes ☒ No

67 If "Yes," When? \_\_\_\_\_ By Whom? \_\_\_\_\_

68 Results: \_\_\_\_\_

- 69 (2) Are any of the following presently existing within the property?

70 a. Connection to public water? ..... ☐ Yes ☒ No d. A water well? ..... ☐ Yes ☐ No

71 b. Connection to public sewer? ..... ☐ Yes ☒ No e. Septic tank? ..... ☐ Yes ☐ No

72 c. Connection to private water system off property? ..... ☐ Yes ☒ No f. Connection to electric utility? ..... ☐ Yes ☐ No

73 g. Connection to natural gas service? .... ☐ Yes ☐ No

- 74 (3) Are any of the following existing at the boundary of the property?

75 a. Public water system access? ..... ☐ Yes ☒ No d. Natural gas access? ..... ☐ Yes ☒ No

76 b. Private water system access? ..... ☐ Yes ☒ No e. Telephone system access? ..... ☒ Yes ☐ No

77 c. Electric service access? ..... ☒ Yes ☐ No

- 78 (4) Have any utility access charges been paid? ☐ Yes ☒ No

79 If "Yes," which charges have been paid? \_\_\_\_\_

80 **E. FEDERAL/STATE/LOCAL FARM PROGRAMS**

- 81 (1) CRP (Conservation Reserve Program) Was property enrolled in CRP? ..... ☐ Yes ☐ No

82 If "Yes," complete the following:

83 2 total acres put in CRP 9/2004 last year of participation  
84            per acre bid in            enrollment year            annual payment

- 85 (2) WRP (Wetlands Reserve Program) was property enrolled in WRP? ..... ☐ Yes ☐ No

86 If "Yes," complete the following:

87            total acres put in WRP            last year of participation  
88            per acre bid in            enrollment year            annual payment

Reference \_\_\_\_\_

(3) DCP (Direct and Counter-cyclical Payment Program).

Was property enrolled in DCP? ..... ☐ Yes ☒ No

If "Yes," what is the annual payment? \$ 1000

(4) CSP (Cost Share Program) (usually a 10-year program).

Is the property currently participating in any CSP? ..... ☐ Yes ☒ No

If "Yes," check applicable boxes:

☒ Soil/Water ☒ Terracing ☒ Seeding

(Cost Share Program must be maintained or the original owner can be fined.)

(5) Other Programs (please identify any other federal, state or local farm loan, price support or subsidy programs in which the property currently participates):

F. OTHER MATTERS

(1) Are you aware that the property is or was used as a site for methamphetamine production or the place of residence of a person convicted of a crime involving any controlled substance related thereto? ..... ☐ Yes ☒ No

If "Yes," MAR Form DSC-5000 must be filled out in conjunction with this form.

(2) Is there anything else that may materially and adversely affect the value or desirability of property, e.g., pending claims or litigation, notice from any governmental authority of violation of any law or regulation, proposed zoning changes, street changes, threat of condemnation, or neighborhood noise or nuisance? ..... ☐ Yes ☒ No

If "Yes," give details: \_\_\_\_\_

G. SELLER'S STATEMENT (to be signed at time of listing)

The undersigned Seller represents that the information set forth in the foregoing disclosure statement is accurate and complete to the best of Seller's knowledge. Seller does not intend this disclosure statement to be a warranty or guarantee of any kind. Seller hereby authorizes the listing Broker to provide this information to prospective buyers of the property and to real estate brokers and sales people representing such buyers. Seller will fully and promptly disclose in writing to Buyer any new information pertaining to the Property that is discovered by or made known to Seller at any time prior to closing or settlement and constitutes an adverse material fact or would make any existing information set forth herein false or materially misleading.

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

BUYER'S ACKNOWLEDGEMENT AND AGREEMENT

1. I understand and agree that the information in this form is limited to information of which Seller has actual knowledge and that Seller need only make an honest effort at fully revealing the information requested.
2. This property is being sold to me without warranties or guaranties of any kind by Seller or any Broker concerning the condition or value of the property.
3. I understand I have the right to make an independent investigation of my own. I have been specifically advised to have the property examined by professional inspectors.
4. I acknowledge that neither Seller nor any Broker is an expert at detecting or repairing physical defects in the property.
5. I specifically represent that there are no important representations concerning the condition or value of the property made by Seller or any Broker on which I am relying except as may be fully set forth in writing and signed by either of them.

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

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