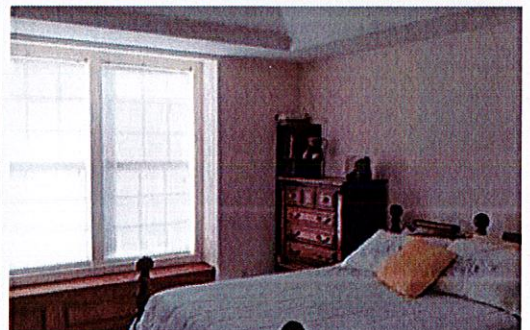
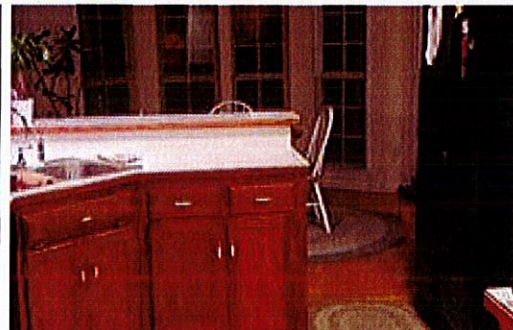
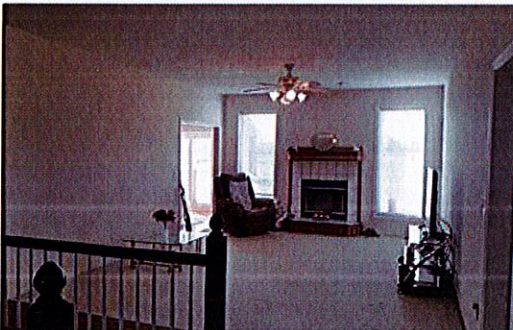
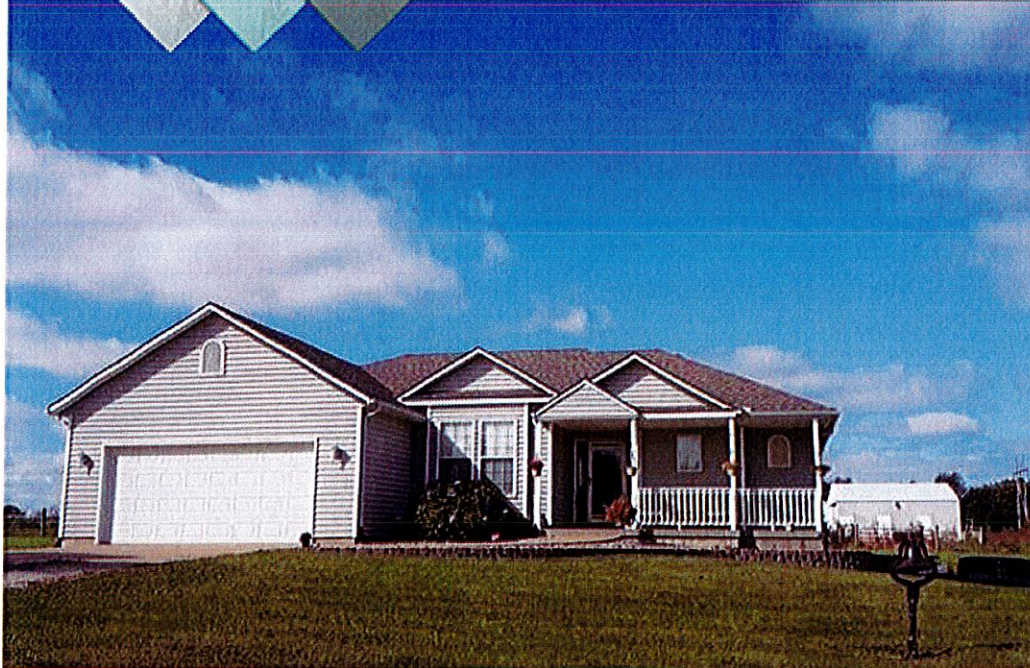


# Crown Realty Presents



*26080 Mission Bellview Road*  
*\$379,000*

Here it is!! 3 Bedroom ~ 3 Bath, Vinyl Sided Ranch Home on 20 Acres North of Louisburg! Outbuilding! Chip & Seal Road! Full unfinished Walk-Out Basement! Country Kitchen w/Hardwood Floor, Breakfast Bar, Pantry & Bayed Eating Area. Formal Dining Room. Nice sized Master Suite w/Cathedral Ceiling, Walk-in Closet, Separate Shower & Tub & Double Vanity. 2nd & 3rd Bedrooms and full Bath on the opposite end of the house! :) Living Room w/Wood burning Fireplace! Roof is a year old! Home Warranty!

◆ \$379,000 ~ MLS 2194928

◆ 30 x 30 Outbuilding/Loft

◆ Approx Sq. Ft.: 1,732

◆ 3 Bed ~ 3 Bath Ranch!

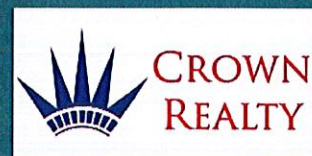
◆ Full, unfin Walk-out!

◆ NORTH of Town!!!



**Cathy Pemberton**  
**Crown Realty ~ Branch Manager Louisburg**  
 913-837-5155

cathypemberton@crownrealty.com  
<http://www.crownrealty.com>





## Residential Customer Full Plus

26080 Mission Bellevue Road Louisburg, Kansas 66053

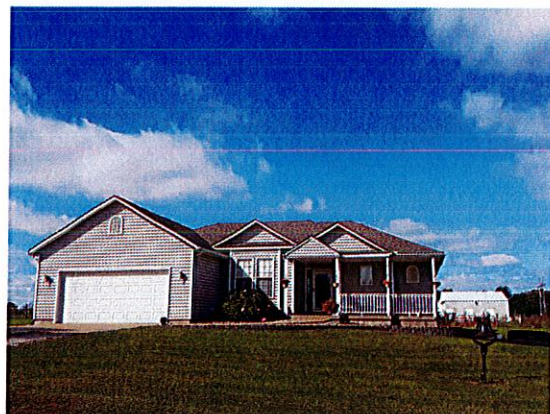
L Price: \$379,000

MLS #: 2194928

Status: Active

County: Miami

Area: 380 - Miami County KS



Sub: **Louisburg**  
 Type: **Single Family**  
 Bedrooms: **3** Full Bth: **3**  
 Above Grade Finished SF: **1732** Source: **Public Record**  
 Below Grade Finished SF: **0** Source: **Public Record**  
 Total Finished SF: **1732** Source:  
 Lot Size: **19.77 1288 x 670**  
 Acres: **19.77**  
 Elementary: **Rockville Elementary**  
 Middle: **Louisburg**  
 Senior: **Louisburg**  
 District: **Louisburg**  
 Terms:  
 Legal: **S2 NE4 SE4 ~ Less Co Rd Row ~**

Half Bth: **0**  
 Age: **16-20 Years**  
 Tax: **\$3,557**  
 FP: **Yes**  
 Bsmt: **Yes**  
 CA: **Yes**  
 Grg: **Yes**  
 HOA: **\$**  
 Yr Built: **1999**

Floor Plan: **Ranch**  
 Construct: **Frame**  
 Garage: **2/Attached, Front Entry**  
 Dining: **Country Kitchen, Formal Dining**  
 Lot Desc: **Acreage**  
 Fireplace: **1/Living Room, Wood Burning**  
 Oth Rms:

## General Information

Style: **Traditional**  
 Roof: **Composition**  
 Basement: **Concrete, Inside Entrance, Walk Out**  
 Lake:  
 Utility Rm: **Main Level, Laundry Room**

## Remarks &amp; Directions

Here it is!! 3 Bedroom ~ 3 Bath, Vinyl Sided Ranch Home on 20 Acres North of Louisburg! Outbuilding! Chip & Seal Road! Full unfinished Walk-Out Basement! Country Kitchen w/Hardwood Floor, Breakfast Bar, Pantry & Bayed Eating Area. Formal Dining Room. Nice sized Master Suite w/Cathedral Ceiling, Walk-in Closet, Separate Shower & Tub & Double Vanity. 2nd & 3rd Bedrooms and full Bath on the opposite end of the house! : ) Living Room w/Wood burning Fireplace! Roof is a year old! Seller providing a Home Warranty!

A Rmks: Great Location! Main Floor Laundry! Hardwood Floor from the Entry to the Kitchen! Bull-nose corners! Front Porch & Back Patio! Finish the Basement the way you want to! This home is waiting for you to put your finishing touches in it! 30 x 30 Outbuilding has a Loft. Measurements per Seller. fenced!

Dir: South 69 Hwy to 247th St, East to Metcalf, South to 263rd St, East to Mission Bellevue Rd, North to property on the West side of the road!

## Room Information

Rm. Size L Features  
 LIV 17X14 1 Carpet, Ceiling Fan, Fireplace

DIN 13X11 1 Carpet, Shades/Blinds

MBR 15X13 1 Carpet, Cathedral/Vaulted Ceiling, Ceiling Fan, Shades/Blinds

BR2 11X10 1 Carpet, Ceiling Fan, Shades/Blinds

BTF 1 Shower Over Tub, Vinyl

Rm. Size L Features  
 KIT 22X11 1 Ceiling Fan, Hardwood, Pantry, Shades/Blinds  
 LAU 9X6 1 Built Ins, Vinyl  
 MBT 19X14 1 Double Vanity, Separate Shower And Tub, Walk-In Closet, Whirlpool Tub  
 BR3 13X10 1 Built Ins, Carpet, Ceiling Fan, Shades/Blinds  
 BTF B Shower Only

## Additional Information

Warranty: Flood Pln: **Unknown** Exclude: Ownrshp: **Private**  
 Ceiling R: Walls R:  
 Heating: **Central Electric** Cooling: **Central Electric** Phone:  
 Water: **Rural** Sewer: **Septic**  
 City Limits: **No** Streets: **Pub Maint**  
 Interior: **Pantry, Partial Carpeting, Stained Cabinets, Vaulted Ceiling, Walk-In Closet, Whirlpool Tub, Wood Floor**  
 Exterior: **Fence- Other, Patio, Porch**  
 Equip: **Ceiling Fan(s), Dishwasher, Disposal, Gar Door Opener(s), Hood/Fan, Microwave, Rng/Oven- Electric, Refrigerator**

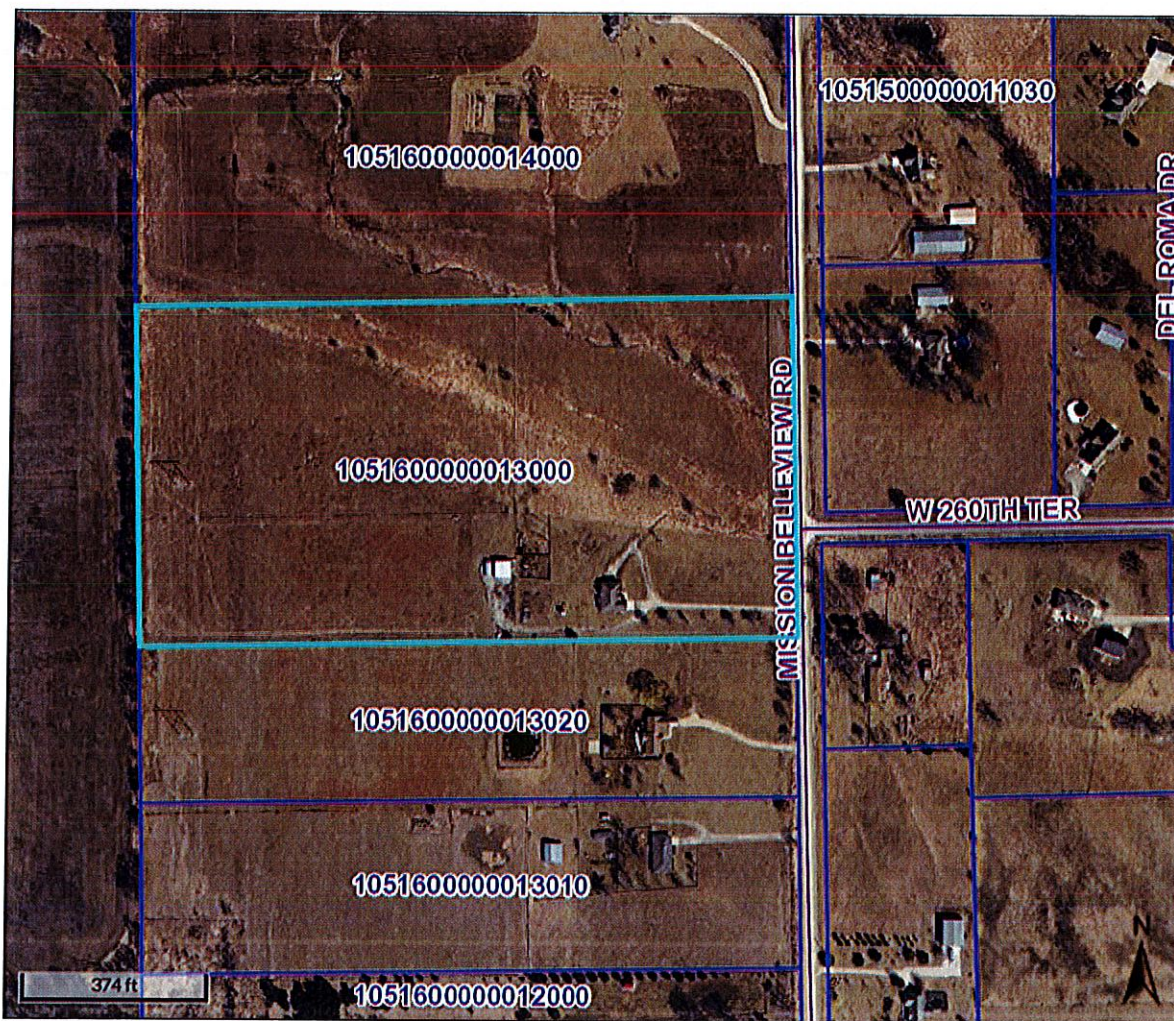
## Financial Information

Will Sell: **Cash, Conventional** HOA: **\$0**  
 Tax: **\$3,557** Spc Tax: **\$0** Total Tax: **\$3,557** Tax Com:

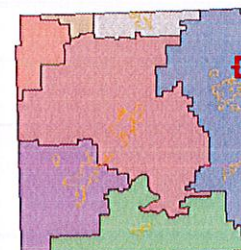
## Assessment &amp; Tax

| Assessment Year           | 2019     | 2018     | 2017     |
|---------------------------|----------|----------|----------|
| Assessed Value - Total    | \$31,242 | \$28,769 | \$27,207 |
| Assessed Value - Land     | \$5,861  | \$5,813  | \$5,010  |
| Assessed Value - Improved | \$25,381 | \$22,956 | \$22,197 |
| YOY Change (\$)           | \$2,473  | \$1,562  |          |





Overview



Legend

-  City Limits
-  Centerlines
-  Parcels
-  Lakes

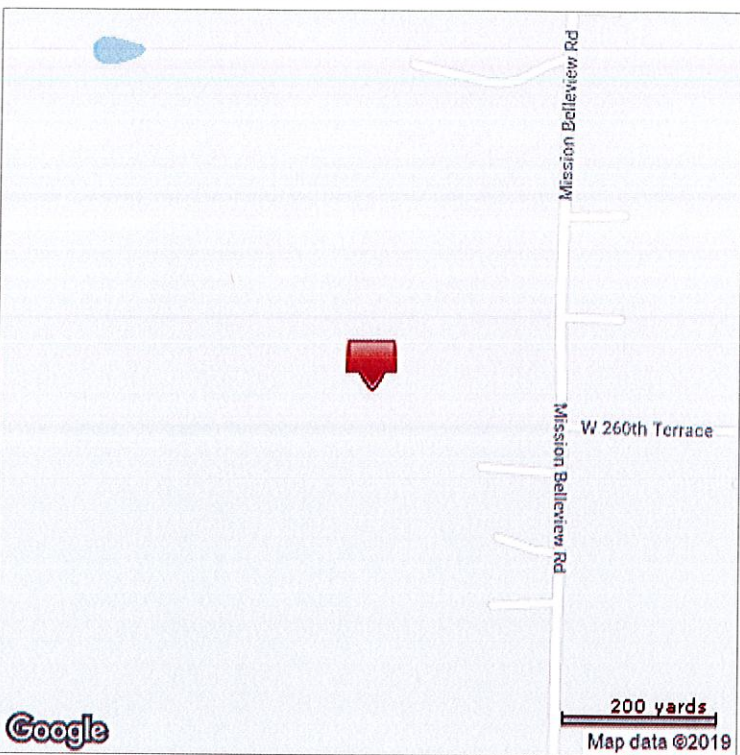
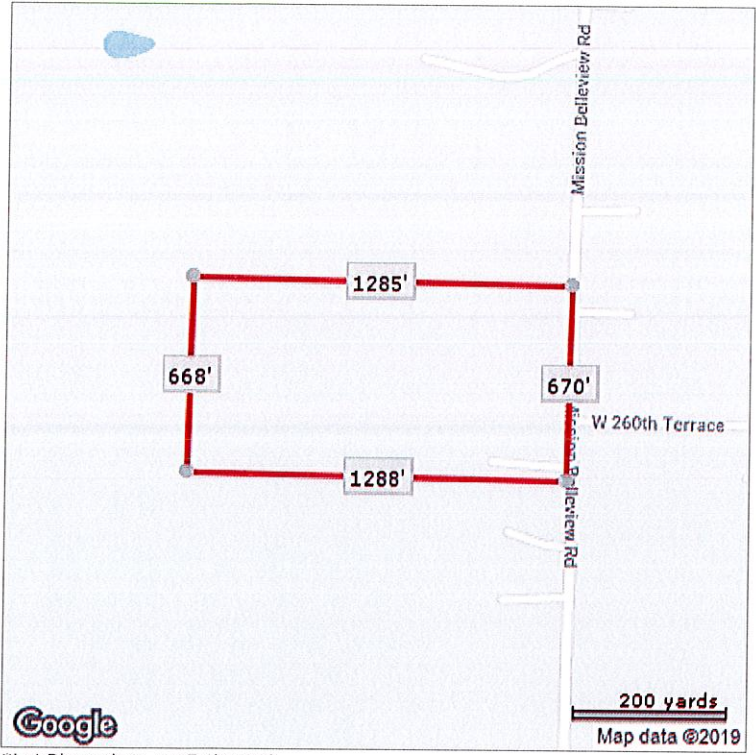
Parcel ID= 1051600000013000  
Acres= 19.772861150000001

Date created: 10/25/2019  
Last Data Uploaded: 10/25/2019 7:18:56 AM

Developed by  **Schneider**  
GEOSPATIAL

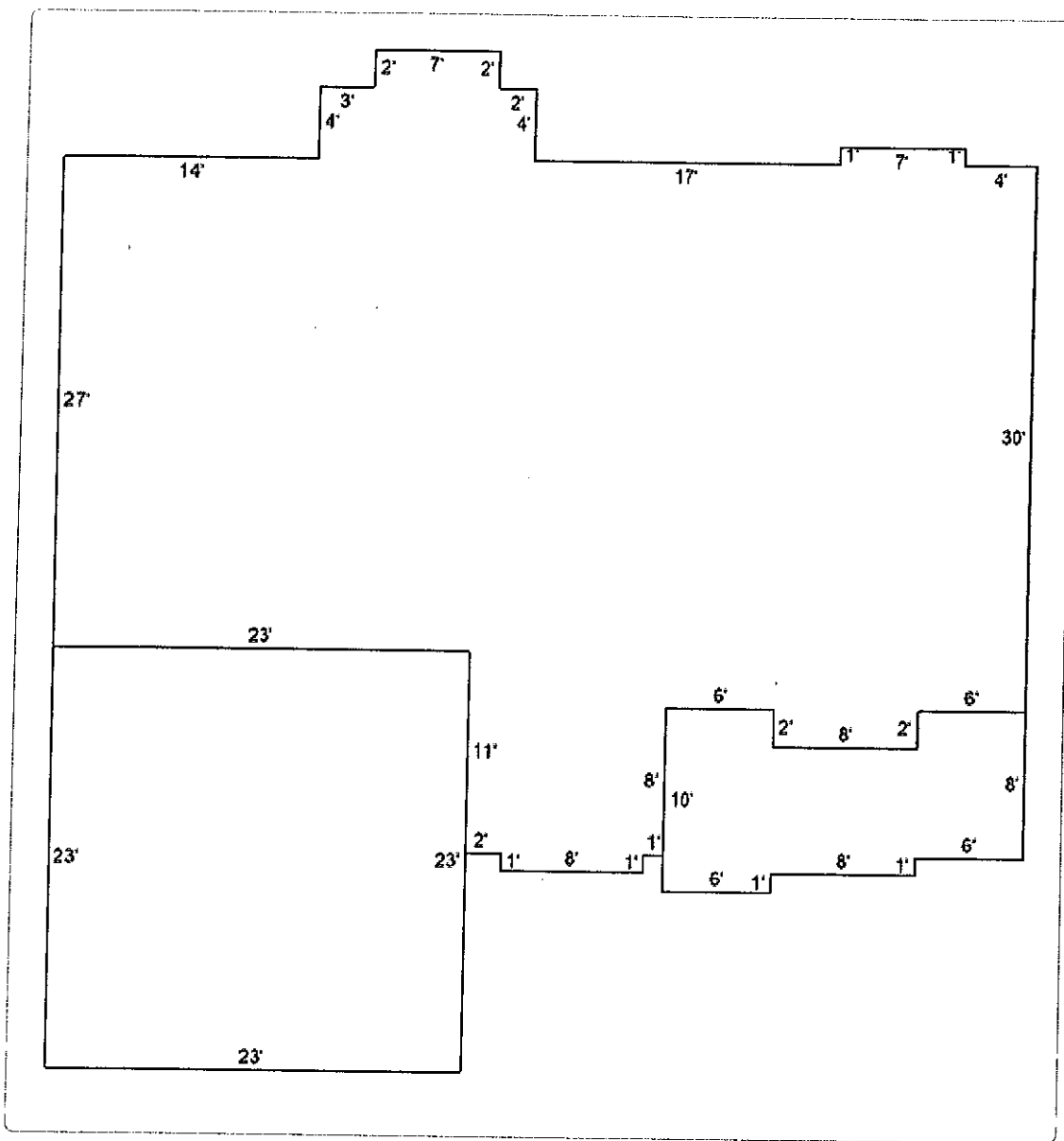


Property Map



\*Lot Dimensions are Estimated





### Summary

Parcel ID 1051600000013000  
 Quick Ref ID R5401  
 Property Address 26080 MISSION BELLEVIEW RD  
 Brief Tax Description S16, T16, R25, ACRES 19.77, S2NE4SE4 LESS CO RD ROW 19.86AC 19.22AC(C)  
 (Note: Not to be used on legal documents)  
 Taxing Unit Group 082 Wea Twp  
 Lot Size (SF) N/A  
 Acreage 19.77  
 Property Class Farm Homesite  
 Zoning CS  
 Lot Block Subdivision --  
 S-T-R 16-16-25  
 Deed Book & Page 0312 - 0425; 0341 - 0440; 2007 - 4199; 2009 - 00580;  
 Neighborhood 001.2



### Property Factors

Topography  
 Utilities  
 Access  
 Fronting  
 Location

Level - 1, Rolling - 4  
 Public Water - 3, Septic - 6  
 Semi Improved Road - 2  
 Secondary Street - 3  
 Neighborhood or Spot - 6

Parking Type  
 Parking Quantity  
 Parking Proximity  
 Parking Covered  
 Parking Uncovered

Parking Deck - 4  
 Adequate - 2  
 On Site - 3  
 0  
 0





# SELLER'S DISCLOSURE AND CONDITION OF PROPERTY ADDENDUM (Residential)

SELLER: Patricia L. Harris (ASP)

PROPERTY: 26080 Mission Belleview Rd., LOUISBURG, KS 66053

## 1. NOTICE TO SELLER.

Be as complete and accurate as possible when answering the questions in this disclosure. Attach additional sheets if space is insufficient for all applicable comments. SELLER understands that the law requires disclosure of any material defects, known to SELLER, in the Property to prospective Buyer(s) and that failure to do so may result in civil liability for damages. Non-occupant SELLERS are not relieved of this obligation. This disclosure statement is designed to assist SELLER in making these disclosures. Licensee(s), prospective buyers and buyers will rely on this information.

## 2. NOTICE TO BUYER.

This is a disclosure of SELLER'S knowledge of the Property as of the date signed by SELLER and is not a substitute for any inspections 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 Broker(s) or their licensees.

## 3. OCCUPANCY.

Approximate age of Property? 1999 How long have you owned? 18 yrs  
Does SELLER currently occupy the Property? Yes ☒ No ☐  
If "No", how long has it been since SELLER occupied the Property? \_\_\_\_\_ years/months

4. TYPE OF CONSTRUCTION. ☐ Manufactured ☐ Modular ☒ Conventional/Wood Frame  
☐ Mobile ☐ Other \_\_\_\_\_

## 5. LAND (SOILS, DRAINAGE AND BOUNDARIES). (IF RURAL OR VACANT LAND, ATTACH SELLER'S LAND DISCLOSURE ALSO.) ARE YOU AWARE OF:

- a. Any fill or expansive soil on the Property? Yes ☐ No ☒
- b. Any sliding, settling, earth movement, upheaval or earth stability problems on the Property? Yes ☐ No ☒
- c. The Property or any portion thereof being located in a flood zone, wetlands area or **proposed** to be located in such as designated by FEMA which requires flood insurance? Yes ☐ No ☒
- d. Any drainage or flood problems on the Property or adjacent properties? ? Yes ☐ No ☒
- e. Any flood insurance premiums that you pay? Yes ☐ No ☒
- f. Any need for flood insurance on the Property? Yes ☐ No ☒
- g. Any boundaries of the Property being marked in any way? Yes ☐ No ☒
- h. The Property having had a stake survey? Yes ☐ No ☒
- i. Any encroachments, boundary line disputes, or non-utility easements affecting the Property? Yes ☐ No ☒
- j. Any fencing on the Property? Yes ☒ No ☐  
If "Yes", does fencing belong to the Property? N/A ☐ Yes ☒ No ☐
- k. Any diseased, dead, or damaged trees or shrubs on the Property? Yes ☐ No ☒
- l. Any gas/oil wells, lines or storage facilities on Property or adjacent property? Yes ☒ No ☐
- m. Any oil/gas leases, mineral, or water rights tied to the Property? Yes ☒ No ☐

If any of the answers in this section are "Yes", explain in detail or attach other documentation:

PKH Gas well on property their north  
Neighbor south fence 6 ft inside property line  
5d. Had issues on back driveway - repaired

PKH Initials  
SELLER SELLER

Initials  
BUYER BUYER



6. ROOF.

- a. Approximate Age: 1 years ☐ Unknown Type: Shingles
- b. Have there been any problems with the roof, flashing or rain gutters? ..... Yes ☐ No ☒  
If "Yes", what was the date of the occurrence? .....
- c. Have there been any repairs to the roof, flashing or rain gutters? ..... Yes ☐ No ☒  
Date of and company performing such repairs 1 .....
- d. Has there been any roof replacement? ..... Yes ☒ No ☐  
If "Yes", was it: ☒ Complete or ☐ Partial
- e. What is the number of layers currently in place? 1 layers or ☐ Unknown.

If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other documentation:

Yes roof repaired last year

7. INFESTATION. ARE YOU AWARE OF:

- a. Any termites, wood destroying insects, or **other** pests on the Property? ..... Yes ☐ No ☒
- b. Any damage to the Property by termites, wood destroying insects or **other** pests? ..... Yes ☐ No ☒
- c. Any termite, wood destroying insects or **other** pest control treatments on the Property in the last five (5) years? ..... Yes ☐ No ☒  
If "Yes", list company, **when** and **where** treated .....
- d. Any current warranty, bait stations or other treatment coverage by a licensed pest control company on the Property? ..... Yes ☐ No ☒  
If "Yes", the annual cost of service renewal is \$ \_\_\_\_\_ and the time remaining on the service contract is \_\_\_\_\_.
- (Check one) ☐ The treatment system stays with the Property or ☐ the treatment system is subject to removal by the treatment company if annual service fee is not paid.

If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other documentation:

8. STRUCTURAL, BASEMENT/CRAWL SPACE, FIREPLACE AND EXTERIOR ITEMS. ARE YOU AWARE OF:

- a. Any movement, shifting, deterioration, or other problems with walls, foundations, crawl space or slab? ..... Yes ☐ No ☒
- b. Any cracks or flaws in the walls, ceilings, foundations, concrete slab, crawl space, basement floor or garage? ..... minor settlement ..... Yes ☐ No ☒
- c. Any corrective action taken including, but not limited to piercing or bracing? ..... Yes ☐ No ☒
- d. Any water leakage or dampness in the house, crawl space or basement? ..... Yes ☐ No ☒
- e. Any dry rot, wood rot or similar conditions on the wood of the Property? ..... Yes ☐ No ☒
- f. Any problems with driveways, patios, decks, fences or retaining walls on the Property? ..... ? ..... Yes ☐ No ☐
- g. Any problems with fireplace including, but not limited to firebox, chimney, chimney cap and/or gas line? ..... Yes ☐ No ☒  
Date of any repairs, inspection(s) or cleaning? No .....  
Date of last use? No .....
- h. Does the Property have a sump pump? ..... Yes ☒ No ☐  
If "Yes", location: .....
- i. Any repairs or other attempts to control the cause or effect of any problem described above? ..... Yes ☒ No ☐

If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other documentation:

Working on back driveway

PLH Initials  
SELLER | SELLER

Initials  
BUYER | BUYER



106 **9. ADDITIONS AND/OR REMODELING.**

- 107 a. Are you aware of any additions, structural changes, or other material alterations to  
108 the Property? ..... Yes ☐ No ☒  
109 If "Yes", explain in detail: \_\_\_\_\_  
110  
111 b. If "Yes", were all necessary permits and approvals obtained, and was all work in  
112 compliance with building codes? ..... N/A ☒ Yes ☐ No ☐  
113 If "No", explain in detail: \_\_\_\_\_  
114  
115

116 **10. PLUMBING RELATED ITEMS.**

- 117 a. What is the drinking water source? ☒ Public ☐ Private ☐ Well ☐ Cistern  
118 If well water, state type \_\_\_\_\_ depth \_\_\_\_\_  
119 diameter \_\_\_\_\_ age \_\_\_\_\_  
120 b. If the drinking water source is a well, when was the water last checked for  
121 safety and what was the result of the test? \_\_\_\_\_  
122 c. Is there a water softener on the Property? ..... Yes ☐ No ☒  
123 If "Yes", is it: ☐ Leased ☐ Owned?  
124 d. Is there a water purifier system? ..... Yes ☐ No ☒  
125 If "Yes", is it: ☐ Leased ☐ Owned?  
126 e. What type of sewage system serves the Property? ☐ Public Sewer ☐ Private Sewer  
127 ☒ Septic System ☐ Cesspool ☐ Lagoon ☐ Other \_\_\_\_\_  
128 f. The location of the sewer line clean out trap is: \_\_\_\_\_  
129 g. Is there a sewage pump on the septic system? ..... N/A ☐ Yes ☐ No ☒  
130 h. Is there a grinder pump system? ..... Yes ☒ No ☐  
131 i. If there is a privately owned system, when was the septic tank, cesspool, or sewage  
132 system last serviced? \_\_\_\_\_ By whom? \_\_\_\_\_  
133 j. Is there a sprinkler system? ..... Yes ☐ No ☒  
134 Does sprinkler system cover full yard and landscaped areas? ..... N/A ☒ Yes ☐ No ☐  
135 If "No", explain in detail: \_\_\_\_\_  
136 k. Are you aware of any leaks, backups, or other problems relating to any of the,  
137 plumbing, water, and sewage related systems? ..... Yes ☐ No ☒  
138 l. Type of plumbing material currently used in the Property:  
139 ☐ Copper ☐ Galvanized ☒ PVC ☒ PEX ☐ Other \_\_\_\_\_  
140 The location of the main water shut-off is: basement east wall  
141 m. Is there a back flow prevention device on the lawn sprinkling system,  
142 sewer or pool? ..... N/A ☐ Yes ☐ No ☒  
143

144 If your answer to (k) in this section is "Yes", explain in detail or attach available  
145 documentation:  
146  
147

148 PLH \_\_\_\_\_  
149 SELLER SELLER

Initials

Initials

\_\_\_\_\_  
BUYER BUYER



11. HEATING AND AIR CONDITIONING.

- a. Does the Property have air conditioning? ..... Yes ☒ No ☐  
☒ Central Electric ☐ Central Gas ☐ Heat Pump ☐ Window Unit(s)  
Unit Age of Unit Leased Owned Location Last Date Serviced/By Whom?  
1. 18 X Basement  
2.  
b. Does the Property have heating systems? ..... Yes ☒ No ☐  
☒ Electric ☐ Fuel Oil ☐ Natural Gas ☐ Heat Pump ☐ Propane  
☐ Fuel Tank ☐ Other  
Unit Age of Unit Leased Owned Location Last Date Serviced/By Whom?  
1. 18 X Basement  
2.  
c. Are there rooms without heat or air conditioning? ..... Yes ☐ No ☒  
If "Yes", which room(s)?  
d. Does the Property have a water heater? ..... Yes ☒ No ☐  
☒ Electric ☐ Gas ☐ Solar ☐ Tankless  
Unit Age of Unit Leased Owned Location Capacity Last Date Serviced/By Whom?  
1. 3 X Basement 50 gal  
2.  
e. Are you aware of any problems regarding these items? ..... Yes ☐ No ☒  
If "Yes", explain in detail:

12. ELECTRICAL SYSTEM.

- a. Type of material used: ☒ Copper ☐ Aluminum ☐ Unknown  
b. Type of electrical panel(s): ☒ Breaker ☐ Fuse  
Location of electrical panel(s): Basement  
Size of electrical panel (total amps), if known:  
c. Are you aware of any problem with the electrical system? ..... Yes ☐ No ☒  
If "Yes", explain in detail:

13. HAZARDOUS CONDITIONS. ARE YOU AWARE OF:

- a. Any underground tanks on the Property? ..... Yes ☐ No ☒  
b. Any landfill on the Property? ..... Yes ☐ No ☒  
c. Any toxic substances on the Property, (e.g. tires, batteries, etc.)? ..... Yes ☐ No ☒  
d. Any contamination with radioactive or other hazardous material? ..... Yes ☐ No ☒  
e. Any testing for any of the above-listed items on the Property? ..... Yes ☐ No ☒  
f. Any professional testing/mitigation for radon on the Property? ..... Yes ☐ No ☒  
g. Any professional testing/mitigation for mold on the Property? ..... Yes ☐ No ☒  
h. Any other environmental issues? ..... Yes ☐ No ☒  
i. Any controlled substances ever manufactured on the Property? ..... Yes ☐ No ☒  
j. Any methamphetamine ever manufactured on the Property? ..... Yes ☐ No ☒

(In Missouri, a separate disclosure is required if methamphetamine or other controlled substances have been produced on the Property, or if any resident of the Property has been convicted of the production of a controlled substance.)

If any of the answers in this section are "Yes", explain in detail or attach test results and other documentation:

PLH  
SELLER SELLER

Initials

Initials

BUYER BUYER



**14. NEIGHBORHOOD INFORMATION & HOMEOWNER'S ASSOCIATION. ARE YOU AWARE OF:**

- a. The Property located outside of city limits? ..... Yes ☒ No ☐
- b. Any current/pending bonds, assessments, or special taxes that apply to Property? ..... Yes ☐ No ☒  
If "Yes", what is the amount? \$ \_\_\_\_\_
- c. Any condition or proposed change in your neighborhood or surrounding area or having received any notice of such? ..... Yes ☐ No ☒
- d. Any defect, damage, proposed change or problem with any common elements or common areas? ..... Yes ☐ No ☒
- e. Any condition or claim which may result in any change to assessments or fees? ..... Yes ☐ No ☒
- f. Any streets that are privately owned? ..... Yes ☐ No ☒
- g. The Property being in a historic, conservation or special review district that requires any alterations or improvements to the Property be approved by a board or commission? ..... Yes ☐ No ☒
- h. The Property being subject to tax abatement? ..... Yes ☐ No ☒
- i. The Property being subject to a right of first refusal? ..... Yes ☐ No ☒  
If "Yes", number of days required for notice: \_\_\_\_\_
- j. The Property being subject to covenants, conditions, and restrictions of a Homeowner's Association or subdivision restrictions? ..... Yes ☐ No ☒
- k. Any violations of such covenants and restrictions? ..... N/A ☐ Yes ☐ No ☒
- l. The Homeowner's Association imposing its own transfer fee and/or initiation fee when the Property is sold? ..... N/A ☒ Yes ☐ No ☐  
If "Yes", what is the amount? \$ \_\_\_\_\_

Homeowner's Association dues are paid in full until \_\_\_\_\_ in the amount of \$ \_\_\_\_\_ payable ☐ yearly ☐ semi-annually ☐ monthly ☐ quarterly, sent to \_\_\_\_\_ and such includes: \_\_\_\_\_

Homeowner's Association/Management Company contact name, phone number, website, or email address: \_\_\_\_\_

If any of the answers in this section are "Yes" (except h and k), explain in detail or attach other documentation: \_\_\_\_\_

**15. PREVIOUS INSPECTION REPORTS.**

- Has Property been inspected in the last twelve (12) months? ..... Yes ☐ No ☒  
If "Yes", a copy of inspection report(s) are available upon request.

**16. OTHER MATTERS. ARE YOU AWARE OF:**

- a. Any of the following?  
☐ Party walls ☐ Common areas ☐ Easement Driveways ..... Yes ☐ No ☒
- b. Any fire damage to the Property? ..... Yes ☐ No ☒
- c. Any liens, other than mortgage(s)/deeds of trust currently on the Property? ..... Yes ☐ No ☒
- d. Any violations of laws or regulations affecting the Property? ..... Yes ☐ No ☒
- e. Any other conditions that may materially affect the value or desirability of the Property? ..... Yes ☐ No ☒
- f. Any other condition, including but not limited to financial, that may prevent you from completing the sale of the Property? ..... Yes ☐ No ☒
- g. Any general stains or pet stains to the carpet, the flooring or sub-flooring? ..... Yes ☐ No ☒
- h. Missing keys for any exterior doors, including garage doors to the Property? ..... Yes ☐ No ☒  
List locks without keys \_\_\_\_\_
- i. Any violations of zoning, setbacks or restrictions, or non-conforming uses? ..... Yes ☐ No ☒
- j. Any unrecorded interests affecting the Property? ..... Yes ☐ No ☒
- k. Anything that would interfere with giving clear title to the BUYER? ..... Yes ☐ No ☒

PLH Initials  
SELLER SELLER

Initials  
BUYER BUYER



- l. Any existing or threatened legal action pertaining to the Property? ..... Yes ☐ No ☒
- m. Any litigation or settlement pertaining to the Property? ..... Yes ☐ No ☒
- n. Any added insulation since you have owned the Property? ..... Yes ☐ No ☒
- o. Having replaced any appliances that remain with the Property in the past five (5) years? ..... Yes ☐ No ☒
- p. Any transferable warranties on the Property or any of its components? ..... Yes ☐ No ☒
- q. Having made any insurance or other claims pertaining to the Property in the past five (5) years? ..... Yes ☒ No ☐  
If "Yes", were repairs from claim(s) completed? ..... N/A ☐ Yes ☒ No ☐
- r. Any use of synthetic stucco on the Property? ..... Yes ☐ No ☒

If any of the answers in this section are "Yes", explain in detail:

*roof replaced*

**17. UTILITIES.** Identify the name and phone number for utilities listed below.

Electric Company Name: KCP&L Phone # \_\_\_\_\_

Gas Company Name: \_\_\_\_\_ Phone # \_\_\_\_\_

Water Company Name: RW # 2 Phone # \_\_\_\_\_

Trash Company Name: \_\_\_\_\_ Phone # \_\_\_\_\_

Other: \_\_\_\_\_ Phone # \_\_\_\_\_

Other: \_\_\_\_\_ Phone # \_\_\_\_\_

**18. FIXTURES, EQUIPMENT AND APPLIANCES (FILL IN ALL BLANKS).**

The Residential Real Estate Sale Contract, including this paragraph of the residential Seller's Disclosure and Condition of Property Addendum ("Seller's Disclosure"), not the MLS, or other promotional material, provides for what is included in the sale of the Property. Items listed in the "Additional Inclusions" or "Exclusions" in Subparagraphs 1a and 1b of the Contract supersede the Seller's Disclosure and the pre-printed list in Paragraph 1 of the Contract. If there are no "Additional Inclusions" or "Exclusions" listed, the Seller's Disclosure and the pre-printed list govern what is or is not included in this sale. If there are differences between the Seller's Disclosure and the Paragraph 1 list, the Seller's Disclosure governs. Unless modified by the Seller's Disclosure and/or the "Additional Inclusions" and/or the "Exclusions" in Paragraph 1a and/or 1b, all existing improvements on the Property (if any) and appurtenances, fixtures and equipment (which seller agrees to own free and clear), whether buried, nailed, bolted, screwed, glued or otherwise permanently attached to Property are expected to remain with Property, including, but not limited to:

|                                  |                                 |                                    |
|----------------------------------|---------------------------------|------------------------------------|
| Bathroom mirrors                 | Lighting and light fixtures     | Shelving, racks and towel bars     |
| Fences                           | Mounted entertainment brackets  | (if attached)                      |
| Fireplace grates, screens and/or | Other mirrors (if attached)     | Storm windows, doors & screens     |
| glass doors (if attached)        | Plumbing equipment and fixtures | Window blinds, curtains, coverings |
| Floor coverings (if attached)    |                                 | and mounting components            |

P214 \_\_\_\_\_  
SELLER SELLER Initials

Initials \_\_\_\_\_  
BUYER BUYER



301 **Fill in all blanks using one of the abbreviations listed below.**  
 302 "OS" = Operating and Staying with the Property (any item that is performing its intended function).  
 303 "EX" = Staying with the Property but Excluded from Mechanical Repairs; cannot be an Unacceptable  
 304 Condition.  
 305 "NA" = Not applicable (any item not present).  
 306 "NS" = Not staying with the Property (item should be identified as "NS" below.)  
 307

308  
 309 NA Air Conditioning Window Units, # \_\_\_\_\_  
 310 OS Air Conditioning Central System \_\_\_\_\_  
 311 NA Attic Fan \_\_\_\_\_  
 312 OS Ceiling Fan(s), # 6  
 313 NA Central Vac and Attachments \_\_\_\_\_  
 314 NA Closet Systems \_\_\_\_\_  
 315 OS Location \_\_\_\_\_  
 316 OS Doorbell \_\_\_\_\_  
 317 NA Electric Air Cleaner or Purifier \_\_\_\_\_  
 318 NA Electric Car Charging Equipment \_\_\_\_\_  
 319 OS Exhaust Fan(s) – Baths \_\_\_\_\_  
 320 OS Fences – Invisible & Controls \_\_\_\_\_  
 321 Fireplace(s), # 1 *Never used*  
 322 Location #1 \_\_\_\_\_ Location #2 \_\_\_\_\_  
 323 \_\_\_\_\_ Chimney \_\_\_\_\_ Chimney \_\_\_\_\_  
 324 \_\_\_\_\_ Gas Logs \_\_\_\_\_ Gas Logs \_\_\_\_\_  
 325 \_\_\_\_\_ Gas Starter \_\_\_\_\_ Gas Starter \_\_\_\_\_  
 326 \_\_\_\_\_ Heat Re-circulator \_\_\_\_\_ Heat Re-circulator \_\_\_\_\_  
 327 \_\_\_\_\_ Insert \_\_\_\_\_ Insert \_\_\_\_\_  
 328 \_\_\_\_\_ Wood Burning Stove \_\_\_\_\_ Wood Burning Stove \_\_\_\_\_  
 329 \_\_\_\_\_ Other \_\_\_\_\_ Other \_\_\_\_\_  
 330 NA Fountain(s) \_\_\_\_\_  
 331 OS Furnace/Heat Pump/Other Heating System \_\_\_\_\_  
 332 OS Garage Door Keyless Entry \_\_\_\_\_  
 333 OS Garage Door Opener(s), # 1  
 334 OS Garage Door Transmitter(s), # 2  
 335 NA Gas Yard Light \_\_\_\_\_  
 336 NA Humidifier \_\_\_\_\_  
 337 NA Intercom \_\_\_\_\_  
 338 OS Jetted Tub \_\_\_\_\_  
 339 **KITCHEN APPLIANCES**  
 340 Cooking Unit \_\_\_\_\_  
 341 OS Cooktop OS Elec. \_\_\_\_\_ Gas \_\_\_\_\_  
 342 OS Microwave Oven \_\_\_\_\_  
 343 OS Oven \_\_\_\_\_  
 344 OS Elec. \_\_\_\_\_ Gas \_\_\_\_\_ Convection \_\_\_\_\_  
 345 OS Stove/Range \_\_\_\_\_  
 346 OS Elec. \_\_\_\_\_ Gas \_\_\_\_\_ Convection \_\_\_\_\_  
 347 OS Dishwasher \_\_\_\_\_  
 348 OS Disposal \_\_\_\_\_  
 349 NA Freezer \_\_\_\_\_  
 350 Location \_\_\_\_\_  
 351 NA Ice maker \_\_\_\_\_  
 352 OS Refrigerator (#1) \_\_\_\_\_  
 353 Location Kitchen  
 354 NA Refrigerator (#2) \_\_\_\_\_  
 355 Location \_\_\_\_\_  
 356 NA Trash Compactor \_\_\_\_\_

NA Laundry - Washer  
NA Laundry - Dryer  
OS Elec. \_\_\_\_\_ Gas \_\_\_\_\_  
**MOUNTED ENTERTAINMENT EQUIPMENT**  
NA Item #1 \_\_\_\_\_  
 Location \_\_\_\_\_  
 Item #2 \_\_\_\_\_  
 Location \_\_\_\_\_  
 Item #3 \_\_\_\_\_  
 Location \_\_\_\_\_  
 Item #4 \_\_\_\_\_  
 Location \_\_\_\_\_  
 Item #5 \_\_\_\_\_  
 Location \_\_\_\_\_  
NA Outside Cooking Unit \_\_\_\_\_  
NA Propane Tank \_\_\_\_\_  
NS Owned \_\_\_\_\_ Leased \_\_\_\_\_  
NS Security System \_\_\_\_\_  
 Owned \_\_\_\_\_ Leased \_\_\_\_\_  
OS Smoke/Fire Detector(s), # \_\_\_\_\_  
NA Spa/Hot Tub \_\_\_\_\_  
NA Spa/Sauna \_\_\_\_\_  
NA Spa Equipment \_\_\_\_\_  
NA Sprinkler System Auto Timer \_\_\_\_\_  
NA Sprinkler System Back Flow Valve \_\_\_\_\_  
NA Sprinkler System (Components & Controls) \_\_\_\_\_  
NA Statuary/Yard Art \_\_\_\_\_  
OS Sump Pump \_\_\_\_\_  
NA Swimming Pool (Swimming Pool Rider Attached) \_\_\_\_\_  
NA Swimming Pool Heater \_\_\_\_\_  
NA Swimming Pool Equipment \_\_\_\_\_  
OS TV Antenna/Receiver/Satellite Dish \_\_\_\_\_  
 Owned \_\_\_\_\_ Leased \_\_\_\_\_  
OS Water Heater \_\_\_\_\_  
NA Water Softener and/or Purifier \_\_\_\_\_  
 Owned \_\_\_\_\_ Leased \_\_\_\_\_  
 Other \_\_\_\_\_  
 Other \_\_\_\_\_  
 Other \_\_\_\_\_  
 Other \_\_\_\_\_  
 Other \_\_\_\_\_  
 Other \_\_\_\_\_  
 Other \_\_\_\_\_  
 Other \_\_\_\_\_  
 Other \_\_\_\_\_  
 Other \_\_\_\_\_  
 Other \_\_\_\_\_

PLH Initials  
 SELLER SELLER Initials Initials  
 BUYER BUYER



357 Disclose any material information and describe any significant repairs, improvements or alterations to the Property not  
358 fully revealed above. If applicable, state who did the work. Attach to this disclosure any repair estimates, reports,  
359 invoices, notices or other documents describing or referring to the matters revealed herein:  
360

361  
362  
363

364 The undersigned SELLER represents, to the best of their knowledge, the information set forth in the foregoing  
365 Disclosure Statement is accurate and complete. SELLER does not intend this Disclosure Statement to be a warranty or  
366 guarantee of any kind. SELLER hereby authorizes the Licensee assisting SELLER to provide this information to  
367 prospective BUYER of the Property and to real estate brokers and salespeople. **SELLER will promptly notify**  
368 **Licensee assisting the SELLER, in writing, if any information in this disclosure changes prior to Closing, and**  
369 **Licensee assisting the SELLER will promptly notify Licensee assisting the BUYER, in writing, of such changes.**  
370 **(SELLER and BUYER initial and date any changes and/or attach a list of additional changes. If attached, #**  
371 **of pages).**  
372

373 CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS  
374 DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT.  
375 IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.  
376  
377

378  
379  
380 Patricia L. Harris 10-23-19  
381 SELLER DATE

382  
383  
384  
385  
386  
387  
388  
389  
390  
391  
392  
393  
394  
395  
396  
397  
398  
399

SELLER DATE

**BUYER ACKNOWLEDGEMENT AND AGREEMENT**

1. I understand and agree the information in this form is limited to information of which SELLER has actual knowledge and 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, Broker(s) or agents concerning the condition or value of the Property.
3. I agree to verify any of the above information, and any other important information provided by SELLER or Broker(s) (including any information obtained through the Multiple Listing Service) by an independent investigation of my own. I have been specifically advised to have Property examined by professional inspectors.
4. I acknowledge neither SELLER nor Broker(s) is an expert at detecting or repairing physical defects in Property.
5. I specifically represent there are no important representations concerning the condition or value of Property made by SELLER or Broker(s) on which I am relying except as may be fully set forth in writing and signed by them.

BUYER DATE

BUYER DATE

Approved by Legal Counsel of the Kansas City Regional Association of REALTORS® for exclusive use by its REALTOR® members. No warranty is made or implied as to the legal validity or adequacy of the Contract, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practices, and differing circumstances in each transaction may dictate that amendments to this Contract be made. Last revised August 2018. All previous versions of this document may no longer be valid. Copyright January 2019.





# SELLER'S DISCLOSURE AND CONDITION OF PROPERTY ADDENDUM

(Land)

(IF PROPERTY IS IMPROVED, USE IN CONJUNCTION WITH THE APPROPRIATE SELLER'S  
DISCLOSURE AND CONDITION OF PROPERTY ADDENDUM)

**SELLER:** Patricia L. Harris (ASP)

**LEGAL DESCRIPTION:** (As described in the attached Legal Description/Company Disclosure Addendum, or described below) S2 NE4 SE4 Less Co. Rd Row. S16- T16 R25 Miami County 19.77 Acres M/L

Approximate date SELLER purchased Property: 2000. Property is currently zoned as Residential.

## 1. NOTICE TO SELLER.

Be as complete and accurate as possible when answering the questions in this disclosure. Attach additional sheets if space is insufficient for all applicable comments. SELLER understands that the law requires disclosure of any material defects, known to SELLER, in the Property to prospective Buyer(s) and that failure to do so may result in civil liability for damages. This disclosure statement is designed to assist SELLER in making these disclosures. Licensee(s), prospective buyers and buyers will rely on this information.

## 2. NOTICE TO BUYER.

This is a disclosure of SELLER'S knowledge of the Property as of the date signed by SELLER and is not a substitute for any inspections 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 Broker(s) or their licensees.

## 3. WATER SOURCE.

- a. Is there a water source on or to the Property? Yes ☒ No ☐  
☒ Public ☐ Private ☐ Well ☐ Cistern ☐ Other ☐ None
- b. If well, state type \_\_\_\_\_ depth \_\_\_\_\_  
1. Diameter \_\_\_\_\_ age \_\_\_\_\_  
2. Has water ever been tested? Yes ☐ No ☒
- c. Other water systems & their condition: \_\_\_\_\_
- d. Is there a water meter on the Property? Yes ☒ No ☐
- e. Is there a rural water certificate? Yes ☐ No ☒
- f. Other applicable information: \_\_\_\_\_

If any of the answers in this section are "Yes", explain in detail or attach documentation:

## 4. GAS/ELECTRIC.

- a. Is there electric service on the Property? Yes ☒ No ☐  
If "Yes", is there a meter? N/A ☐ Yes ☒ No ☐
- b. Is there gas service on the Property? Yes ☐ No ☒  
If "Yes", what is the source? \_\_\_\_\_
- c. Are you aware of any additional costs to hook up utilities? Yes ☐ No ☒
- d. Other applicable information: \_\_\_\_\_

If any of the answers in this section are "Yes", explain in detail or attach documentation:

PLH Initials  
SELLER SELLER

Initials  
BUYER BUYER



5. LAND (SOILS, DRAINAGE AND BOUNDARIES). ARE YOU AWARE OF:

- a. The Property or any portion thereof being located in a flood zone, wetlands area or proposed to be located in such as designated by FEMA which requires flood insurance? Yes ☐ No ☒
- b. Any drainage or flood problems on the Property or adjacent properties? Yes ☐ No ☒
- c. Any neighbors complaining Property causes drainage problems? Yes ☐ No ☒
- d. The Property having had a stake survey? *ALH* Yes ☒ No ☒
- e. Any boundaries of the Property being marked in any way? Yes ☒ No ☒
- f. Having an Improvement Location Certificate (ILC) for the Property? Yes ☐ No ☒
- g. Any fencing/gates on the Property? Yes ☒ No ☒  
If "Yes", does fencing/gates belong to the Property? Yes ☒ No ☒
- h. Any encroachments, boundary line disputes, or non-utility easements affecting the Property? Yes ☐ No ☒
- i. Any expansive soil, fill dirt, sliding, settling, earth movement, upheaval, or earth stability problems that have occurred on the Property or in the immediate vicinity? Yes ☐ No ☒
- j. Any diseased, dead, or damaged trees or shrubs on the Property? Yes ☐ No ☒
- k. Other applicable information: \_\_\_\_\_

If any of the answers in this section are "Yes" (except g), explain in detail or attach all warranty information and other documentation:

*North and west fencing is property line. I think so on survey*

6. SEWAGE.

- a. Does the Property have any sewage facilities on or connected to it? Yes ☒ No ☐  
If "Yes", are they:  
☐ Public Sewer ☐ Private Sewer ☒ Septic System ☐ Cesspool  
☐ Lagoon ☒ Grinder Pump ☐ Other \_\_\_\_\_  
If applicable, when last serviced? *Within last 5 years*  
By whom? *Bill Septic*
- b. Has Property had any surface or subsurface soil testing related to installation of sewage facility? N/A ☐ Yes ☐ No ☒
- c. Are you aware of any problems relating to the sewage facilities? Yes ☐ No ☒

If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other documentation:

7. LEASEHOLD AND TENANT'S RIGHTS, INTERESTS, INCLUDING GAS AND OIL LEASES.  
(Check and complete applicable box(es))

- a. Are there leasehold interests in the Property? Yes ☒ No ☐  
If "Yes", complete the following:  
Lessee is: *Osborn Energy hasn't been*  
Contact number is: *active for a few years*  
Seller is responsible for: *913-533-9900 or 913-2690977*  
Lessee is responsible for: \_\_\_\_\_  
Split or Rent is: \_\_\_\_\_  
Agreement between Seller and Lessee shall end on or before: \_\_\_\_\_  
☐ Copy of Lease is attached.

*Kansas pipe line operating Co.  
Pipe line across back of property*

*PLH* Initials SELLER SELLER Initials BUYER BUYER



- b. Are there tenant's rights in the property? ..... Yes ☐ No ☐  
If "Yes", complete the following:  
Tenant/Tenant Farmer is: \_\_\_\_\_  
Contact number is: \_\_\_\_\_  
Seller is responsible for: \_\_\_\_\_  
Tenant/Tenant Farmer is responsible for: \_\_\_\_\_  
Split or Rent is: \_\_\_\_\_  
Agreement between Seller and Tenant shall end on or before: \_\_\_\_\_  
☐ Copy of Agreement is attached.
- c. Do additional leasehold interests or tenant's rights exist? ..... Yes ☐ No ☐  
If "Yes", explain: checking on this now

8. MINERAL RIGHTS (unless superseded by local, state or federal laws).

- ☐ Pass unencumbered with the land to the Buyer.  
☐ Remain with the Seller.  
☒ Have been previously assigned as follows: Osborn energy

9. WATER RIGHTS (unless superseded by local, state or federal laws).

- ☒ Pass unencumbered with the land to the Buyer.  
☐ Remain with the Seller.  
☐ Have been previously assigned as follows: \_\_\_\_\_

10. CROPS (planted at time of sale).

- ☒ Pass with the land to the Buyer.  
☐ Remain with the Seller.  
☐ Have been previously assigned as follows: \_\_\_\_\_

11. GOVERNMENT PROGRAMS.

- a. Are you currently participating, or do you intend to participate, in any government farm program? ..... Yes ☐ No ☒  
b. Are you aware of any interest in all or part of the Property that has been reserved by previous owner or government action to benefit any other property? ..... Yes ☐ No ☒

If any of the answers in this section are "Yes", explain in detail or attach documentation:

12. HAZARDOUS CONDITIONS. ARE YOU AWARE OF:

- a. Any underground storage tanks on or near Property? ..... Yes ☐ No ☒  
b. Any previous or current existence of hazardous conditions (e.g., storage tanks, oil tanks, oil spills, tires, batteries, or other hazardous conditions)? ..... Yes ☐ No ☒  
If "Yes", what is the location? \_\_\_\_\_  
c. Any previous environmental reports. (e.g., Phase 1 Environmental reports)? ..... Yes ☐ No ☒  
d. Any disposal of any hazardous waste products, chemicals, polychlorinated biphenyl's (PCB's), hydraulic fluids, solvents, paint, illegal or other drugs or insulation on the Property or adjacent property? ..... Yes ☐ No ☒  
e. Environmental matters (e.g. discoloration of soil or vegetation or oil sheers in wet areas)? ..... Yes ☐ No ☒  
f. Any existing hazardous conditions on the Property or adjacent properties (e.g. methane gas, radon gas, radioactive material, landfill, toxic materials)? ..... Yes ☐ No ☒

PLH  
SELLER | SELLER

Initials

Initials

BUYER | BUYER



- g. Gas/oil wells, lines or storage facilities on the Property or adjacent property? ..... Yes ☒ No ☐  
h. Any other environmental conditions on the Property or adjacent properties? ..... Yes ☐ No ☒  
i. Any tests conducted on the Property? ..... Yes ☐ No ☒

If any of the answers in this section are "Yes" (except b), explain in detail or attach documentation:

*Osborn energy + Kansas pipeline opening Co*

**13. OTHER MATTERS. ARE YOU AWARE OF:**

- a. Any violation of zoning, setbacks or restrictions, or non-conforming use? ..... Yes ☐ No ☒  
b. Any violation of laws or regulations affecting the Property? ..... Yes ☐ No ☒  
c. Any existing or threatened legal action pertaining to the Property? ..... Yes ☐ No ☒  
d. Any litigation or settlement pertaining to the Property? ..... Yes ☐ No ☒  
e. Any current or future special assessments to the Property? ..... Yes ☐ No ☒  
f. Any other conditions that may materially and adversely affect the value or desirability of the Property? ..... Yes ☐ No ☒  
g. Any other condition that may prevent you from completing the sale of the Property? ..... Yes ☐ No ☒  
h. Any burial grounds on the Property? ..... Yes ☐ No ☒  
i. Any abandoned wells on the Property? ..... Yes ☐ No ☒  
j. Any public authority contemplating condemnation proceedings? ..... Yes ☐ No ☒  
k. Any government rule limiting the future use of the Property other than existing zoning and subdivision regulations? ..... Yes ☐ No ☒  
l. Any government plans or discussion of public projects that could lead to special benefit assessment against the Property or any part thereof? ..... Yes ☐ No ☒  
m. Any unrecorded interests affecting the Property? ..... Yes ☐ No ☒  
n. Anything that would interfere with passing clear title to the Buyer? ..... Yes ☐ No ☒  
o. The Property being subject to a right of first refusal? ..... Yes ☐ No ☒  
If "Yes", number of days required for notice: \_\_\_\_\_

If any of the answers in this section are "Yes", explain in detail or attach documentation:

**14. UTILITIES.** Identify the name and phone number for utilities listed below.

Electric Company Name: *KCP&L* Phone # \_\_\_\_\_  
Gas Company Name: *NON* Phone # \_\_\_\_\_  
Water Company Name: *Rural Route #2* Phone # \_\_\_\_\_

The undersigned SELLER represents, to the best of their knowledge, the information set forth in the foregoing Disclosure Statement is accurate and complete. SELLER does not intend this Disclosure Statement to be a warranty or guarantee of any kind. SELLER hereby authorizes Licensee assisting SELLER to provide this information to prospective BUYER of the Property and to real estate brokers and salespeople. **SELLER will promptly notify Licensee assisting the SELLER, in writing, if any information in this disclosure changes prior to Closing, and Licensee assisting the SELLER will promptly notify Licensee assisting the BUYER, in writing, of such changes. (SELLER and BUYER initial and date any changes and/or any list of additional changes. If attached, # \_\_\_\_\_ of pages).**

*PLH* ☐ Initials  
SELLER | SELLER

**SELLER and BUYER acknowledge they have read this page**

☐ ☐ Initials  
BUYER | BUYER



CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.

|                           |                 |        |      |
|---------------------------|-----------------|--------|------|
| <i>Patricia L. Harris</i> | <i>10/31/19</i> |        |      |
| SELLER                    | DATE            | SELLER | DATE |

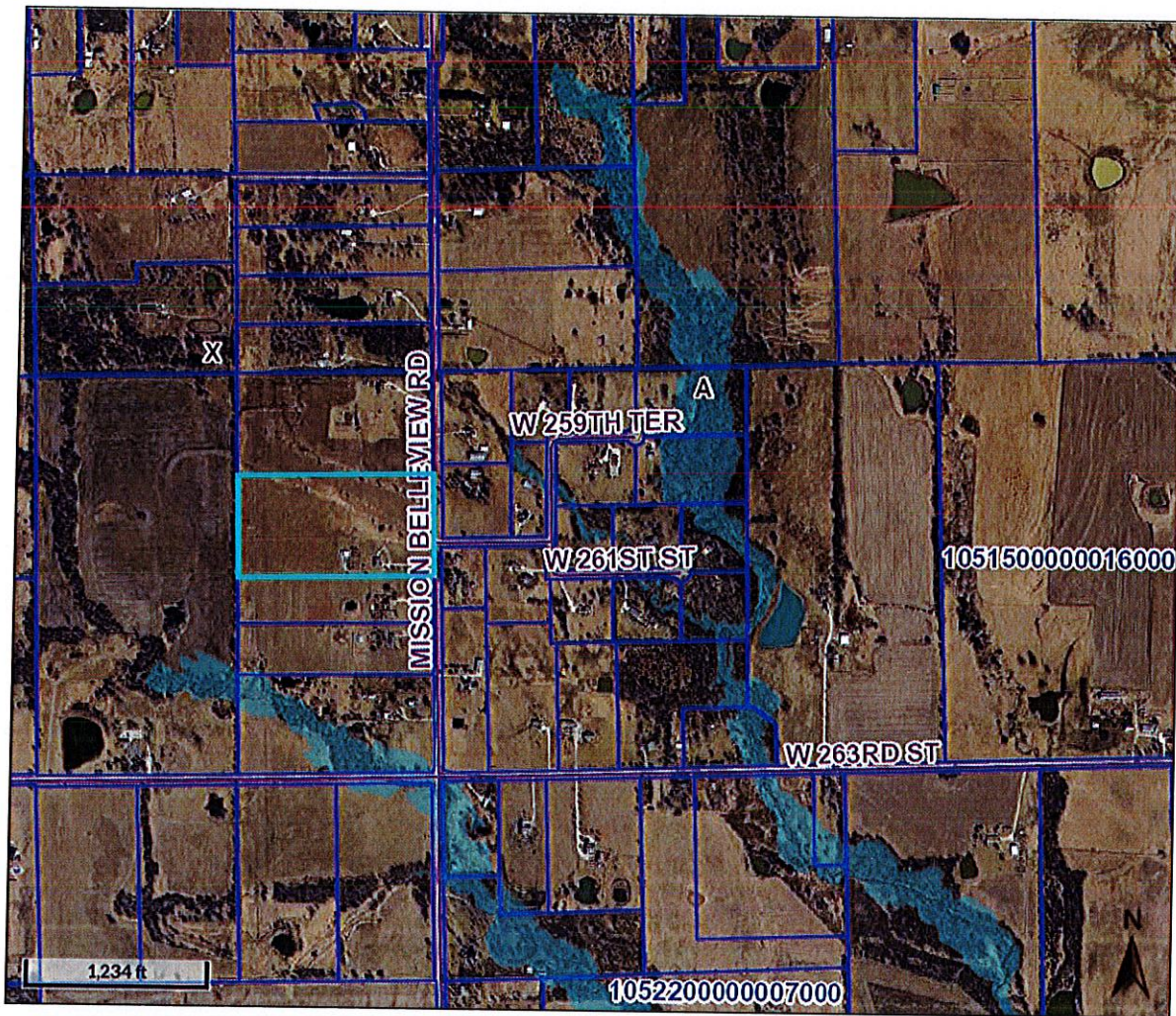
**BUYER ACKNOWLEDGEMENT AND AGREEMENT**

1. I understand and agree the information in this form is limited to information of which SELLER has actual knowledge and 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, Broker(s) or agents concerning the condition or value of the Property.
3. I agree to verify any of the above information, and any other important information provided by SELLER or Broker(s) (including any information obtained through the Multiple Listing Service) by an independent investigation of my own. I have been specifically advised to have the property examined by professional inspectors. Buyer assumes responsibility Property is suitable for their intended use.
4. I acknowledge neither SELLER nor Broker(s) is an expert at detecting or repairing physical defects in the Property.
5. I specifically represent there are no important representations concerning the condition or value of the Property made by SELLER or Broker(s) on which I am relying except as may be fully set forth in writing and signed by them.

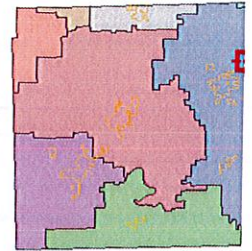
|       |      |       |      |
|-------|------|-------|------|
|       |      |       |      |
| BUYER | DATE | BUYER | DATE |

Approved by Legal Counsel of the Kansas City Regional Association of REALTORS® for exclusive use by its REALTOR® members. No warranty is made or implied as to the legal validity or adequacy of this Contract, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practices, and differing circumstances in each transaction may dictate that amendments to this Contract be made. Last revised 09/17. All previous versions of this document may no longer be valid. Copyright January 2019.












Overview



Legend

-  City Limits
-  Centerlines
-  Parcels
-  Lakes
- Flood Zones**
  -  0.2 PCT ANNUAL CHANCE FLOOD HAZARD
  -  A
  -  AE

Parcel ID= 1051600000013000  
Acres= 19.772861150000001

Date created: 10/24/2019  
Last Data Uploaded: 10/24/2019 9:05:11 AM

Developed by  **Schneider**  
GEOSPATIAL