



## Farm or Vacant Land or Lot Disclosure Statement

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

The following is a disclosure statement made by Seller concerning the following property (the "Property"):

Serenity Cove Lots Blue Eye MO 65616 Stone  
**Street Address** **City** **Zip Code** **County**  
1-22-22 Attached to Listing Attached to Listing  
**Section Township Range** **Parcel No(s).** **Farm No(s)** **# of Acres (more or less)**

**This Disclosure Statement may assist a Buyer in evaluating the Property, but it is not a warranty of any kind by Seller or any real estate licensee involved in this transaction, and is not a substitute for any inspection or warranty a Buyer may wish to obtain. Real estate licensees involved in this transaction do not inspect the Property for defects or guarantee the accuracy of any information provided herein.**

**SELLER:** Please complete the following form, including past history and known problems. Do not leave any spaces blank. If the condition is not applicable to your Property (or unknown), mark "N/A" (or "Unknown") in the blank. The following statements are made by Seller and NOT by any real estate licensee. Complete and truthful disclosure of the history and condition of the Property gives you the best protection against potential charges that you violated a legal disclosure obligation to a Buyer. Your answers (or the answers you fail to provide, either way) may have legal consequences, even after closing a transaction. This form should help you meet your disclosure obligations, but it may not cover all aspects of the Property. If you know of or suspect some condition which may negatively affect the value of the Property or impair the health or safety of future occupants (e.g., environmental hazards, physical condition or material defects in the Property or title thereto), then you should describe that condition and attach additional pages if more space is required.

**BUYER:** Since these disclosures are based on Seller's actual knowledge, you cannot be sure that there are, in fact, no problems with the Property simply because Seller is not aware of them. The statements made by Seller are limited to the Property and are not warranties of its condition. You should condition your offer on a professional inspection(s) of the Property or any off-site conditions as you deem necessary. Conditions of the Property that you can see on a reasonable inspection and/or that are disclosed herein should either be taken into account in setting the purchase price, or you should make correction of these conditions by Seller a requirement of the sale contract. **IF YOU SIGN A SALE CONTRACT TO PURCHASE THE PROPERTY, THAT CONTRACT, AND NOT THIS DISCLOSURE STATEMENT, WILL PROVIDE FOR WHAT IS TO BE INCLUDED IN THE SALE. IF YOU EXPECT CERTAIN ITEMS OR EQUIPMENT TO BE INCLUDED THEY MUST BE SPECIFIED AS INCLUDED IN THE SALE CONTRACT.**

### 1. SURVEY, EASEMENTS, FLOODING. To the best of your knowledge:

- A. When did you purchase the Property? 1990's
- B. Has the Property been surveyed? ☒ Yes ☐ No  
Year surveyed 2020
- C. What company or person performed the survey?  
Name WOLFE SURVEYING Phone 334-8820
- D. If this is platted land, has a certificate of survey been completed? ☒ Yes ☐ No  
If "Yes," by whom? WOLFE SURVEYING When? 2020
- E. Has the plat been recorded in the land records? NOT YET ☐ Yes ☒ No  
If "Yes," Plat Book # \_\_\_\_\_ Page # \_\_\_\_\_
- F. Are there any encroachments or boundary line disputes? ☐ Yes ☒ No
- G. Are there any easements other than utility or drainage easements? ☐ Yes ☒ No
- H. Is the Property in a designated flood plain or floodway of any kind? ☐ Yes ☒ No
- I. Do you have a Flood Certificate regarding the Property? ☐ Yes ☒ No
- J. Has there ever been a flood at the Property? ☐ Yes ☒ No
- K. Have there ever been drainage problems affecting the Property? ☐ Yes ☒ No
- L. Have you ever purchased flood insurance? ☐ Yes ☒ No
- M. If any of questions 1.F through 1.L are answered "Yes," briefly describe the details.  
☐ (check box if additional pages are attached) \_\_\_\_\_



52 **2. USE RIGHTS AND OTHER RESTRICTIONS.** To the best of your knowledge:

53 **A.** Do any of the following exist regarding the Property:

54 (1) Subdivision or other recorded indentures, covenants, conditions or restrictions?.....☒Yes ☐No

55 (2) A right of first refusal to purchase?.....☐Yes ☒No

56 (3) Variances, special use permits or other zoning restrictions specific to this Property?.....☐Yes ☒No

57 (4) Have any mineral rights been severed or transferred?.....☐Yes ☒No

58 **B.** Have you ever received notice from any person or authority of a breach of any of the above? ☐Yes ☒No

59 **C.** Are there any farming or crop-share agreement rights in the Property?.....☐Yes ☒No

60 **D.** Are there any animal feeding operations ("AFO") or concentrated animal feeding operations ("CAFO") at  
61 the Property? (if "Yes", please identify Class size and any permits issued below)..... ☐Yes ☒No

62 **E.** Are there any gas & oil leases or other severed or transferred mineral rights (clay, etc.)?..... ☐Yes ☒No

63 **F.** Are there any leasehold interests or tenant rights in the Property? .....☐Yes ☒No

64 **G.** If any of the above questions are answered "Yes," briefly describe the details.

65 ☐ (check box if additional pages are attached) \_\_\_\_\_

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67  
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70  
71 **3. CONDITION OF THE PROPERTY.** To the best of your knowledge:

72 **A.** Are there any structures, improvements or personal property available for sale? .....☐Yes ☒No

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

74 **B.** Are there any operating or abandoned oil wells or buried storage tanks on the Property?.....☐Yes ☒No

75 **C.** Is there any hazardous or toxic substance in or on the Property?

76 (including but not limited to lead in the soils)? .....☐Yes ☒No

77 **D.** Are there any Phase I or other environmental reports regarding the Property?.....☐Yes ☒No

78 **E.** Is there a solid waste disposal site or demolition landfill on the Property (whether permitted or  
79 unpermitted)?

80 **Note: if "Yes", §260.213 RSMo requires Seller to disclose the location of the site, and Buyer should**  
81 **be aware that Buyer may be held liable to the State for remedial action.**.....☐Yes ☒No

82 **F.** Have any soil tests been performed?..... ☐Yes ☒No

83 **G.** Does the Property have any fill?.....☐Yes ☒No

84 **H.** Are there any settling or soil movement problems on this Property?.....☐Yes ☒No

85 **I.** Is there any infestation, rot or disease in the trees on the Property?.....☐Yes ☒No

86 **J.** Is any part of the Property located in a "wetlands area" designated by the Natural Resources Conservation  
87 Service ("NRCS") or Farm Service Authority ("FSA")?..... ☐Yes ☒No

88 **K.** If any of the above questions are answered "Yes," briefly describe the details.

89 ☐ (check box if additional pages are attached) \_\_\_\_\_

90  
91  
92  
93  
94 **4. UTILITIES.** To the best of your knowledge:

95 **A.** Have any soil analysis tests for sanitary systems been performed? .....☐Yes ☒No

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

97 Results: \_\_\_\_\_

98 **B.** Do any of the following exist within the Property?

99 (1) Connection to public water? ☐Yes ☒No (5) Connection to shared sewer?.....☐Yes ☒No

100 (2) Connection to public sewer? ☐Yes ☒No (6) Private Sewer/Septic tank/Lagoon?.....☐Yes ☒No

101 (3) Connection to private water system off Property?.....☐Yes ☒No (7) Connection to electric utility?.....☒Yes ☐No

102 (4) Connection to shared water? ☐Yes ☒No (8) Connection to natural gas service?.....☐Yes ☒No

103 (9) A water well?..... *PROVIDED* ☒Yes ☐No

104 **C.** Are any of the following existing at the boundary of the Property?

105 (1) Public water system access? ☐Yes ☒No (5) Electric Service Access?.....☒Yes ☐No

106 (2) Public sewer system access? ☐Yes ☒No (6) Natural gas access?.....☐Yes ☒No

107 (3) Shared water system access ☐Yes ☒No (7) Telephone system access?.....☒Yes ☐No

108 (4) Shared sewer system access ☐Yes ☒No (8) Other: \_\_\_\_\_

109 **D.** Have any utility access charges been paid? .....☐Yes ☒No

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

5. **FEDERAL/STATE/LOCAL FARM PROGRAMS.** To the best of your knowledge:

A. Is Property enrolled in CRP (Conservation Reserve Program)? ..... ☐ Yes ☒ No

If "Yes," complete the following:

\_\_\_\_\_ total acres put in CRP \_\_\_\_\_ last year of participation  
\_\_\_\_\_ per acre bid in \_\_\_\_\_ enrollment year \_\_\_\_\_ annual payment

B. Is Property enrolled in WRP (Wetlands Reserve Program)? ..... ☐ Yes ☒ No

If "Yes," complete the following:

\_\_\_\_\_ total acres put in WRP \_\_\_\_\_ last year of participation  
\_\_\_\_\_ per acre bid in \_\_\_\_\_ enrollment year \_\_\_\_\_ annual payment

C. Other Programs (identify any other federal, state or local farm loan, price support or subsidy programs in which the Property currently participates): \_\_\_\_\_

6. **OTHER MATTERS.** To the best of your knowledge:

A. Is or was the Property 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," §441.236 RSMo requires disclosure to potential lessees and §442.606 RSMo requires disclosure to purchasers of real estate. MR Form DSC-5000 ("Disclosure of Information Regarding Methamphetamine/Controlled Substances") may be filled out in conjunction with these matters.

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

If "Yes," briefly describe the details. ☐ (check box if additional pages are attached) \_\_\_\_\_

**SELLER'S ACKNOWLEDGMENT**

Seller represents that the information set forth in this Disclosure Statement is accurate and complete to the best of Seller's knowledge as of the date of Seller's signature below. Seller does not intend this Disclosure Statement to be a warranty or guarantee of any kind. Seller authorizes the listing broker to provide this information to prospective buyers of the Property and to real estate licensees representing such buyers.

Seller

Date

Seller

Date

Print Name: Neil Angerman, President

Print Name: Judy Angerman, Vice President

**BUYER'S ACKNOWLEDGEMENT**

1. I understand and agree that the information in this form is limited to information of which Seller has actual knowledge and that Seller can 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 real estate licensee concerning the Property.
3. I understand I have the right to independently investigate the Property. I have been specifically advised to have the Property and any other conditions examined by professional inspectors as I deem fit.
4. I acknowledge that neither Seller nor any real estate licensee is an expert at detecting or repairing physical defects in the Property.
5. I acknowledge that there are no representations concerning the Property made by Seller or any real estate licensee on which I am relying except as may be fully set forth in writing and signed by them.

Buyer

Date

Buyer

Date

Print Name: \_\_\_\_\_

Print Name: \_\_\_\_\_

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# Water Well/Sewage System Disclosure Rider

*This document has legal consequences. If you do not understand it, consult your attorney. It should be attached to and made part of DSC-8000 ("Seller's Disclosure Statement for Residential Property").*

This Disclosure Rider is made by the undersigned Seller concerning the following property (the "Property"):

Serenity Cove

Blue Eye

MO 65611

Stone

**Street Address**

**City**

**Zip Code**

**County**

**Note: Seller may not frequently use the Water Well/Sewage System. If underutilized, it may falsely appear to be problem free. Even if heavily utilized, problems may surface that were previously not known or detectable.**

**Does the Property include or is it served by a Water Well?:** ☐ Yes ☒ No (If "Yes", complete all of the following)

- (1) Specify type and depth A SHARED WELL WILL BE PROVIDED AFTER CLOSING
- (2) Age of well \_\_\_\_\_ Installed/Drilled by \_\_\_\_\_
- (3) Has the well been tested? ☐ Yes ☒ No
- (4) Is any part of the well located on a neighbor's property or community lot? ☒ Yes ☐ No
- (5) Is the well shared with any other property(ies)? ☒ Yes ☐ No  
If "Yes", is there a recorded agreement? ☐ Yes ☐ No will be
- (6) Have you been notified or cited by any authority for any problem related to the water well system? ☐ Yes ☒ No
- (7) Is there a current maintenance service agreement covering the water well system? ☐ Yes ☒ No  
If "Yes", what is the annual cost and who is the current provider? \_\_\_\_\_
- (8) Are you aware of any plan to bring public water (e.g., City/Water District) to the Property? ☐ Yes ☒ No
- (9) **Are you aware of any problem or repair needed for any part of the water well system?** ☐ Yes ☒ No  
Please explain any "Yes" answer above. Include all available test reports and repair history (attach additional pages if needed): \_\_\_\_\_

**Does the Property include or is it served by a "Sewage System"?** (meaning a private, shared or community sewer, septic, lateral, lagoon, cistern or other similar system): ☐ Yes ☒ No (If "Yes", complete all of the following)

- (1) Check all that apply: ☐ septic ☐ lateral ☐ lagoon ☐ cistern ☐ lift station ☐ Other \_\_\_\_\_
- (2) Do you have a diagram of the Sewage System? ☐ Yes ☒ No
- (3) If a lagoon, is there a fence? ☐ Yes ☒ No
- (4) If a septic tank, is it readily accessible from the surface? ☐ Yes ☐ No Are clean-outs present? ☐ Yes ☐ No  
Of what is the tank constructed? ☐ Steel ☐ Concrete ☐ Other: \_\_\_\_\_  
Does it discharge into a lateral or lagoon? ☐ Yes ☐ No
- (5) Does any other property owner(s) share the Sewage System? ☐ Yes ☐ No If "Yes", how many? \_\_\_\_\_
- (6) Is any part of the Sewage System located on a neighbor's property or community lot? ☐ Yes ☐ No
- (7) Is there a well within 50 feet of the Sewage System? ☐ Yes ☐ No ☐ Unknown
- (8) Does the Sewage System have an aerator? ☐ Yes ☐ No
- (9) Does any plumbing (e.g., sink, tub or shower) disperse outside of the Sewage System? ☐ Yes ☐ No
- (10) Is there any untreated seepage or discharge (effluence) from the Sewage System? ☐ Yes ☐ No
- (11) Does any effluence from a neighbor's system disperse onto your Property? ☐ Yes ☐ No
- (12) Have you noticed any unusual odors from the Sewage System? ☐ Yes ☐ No
- (13) Have you experienced slow drainage or drain backups? ☐ Yes ☐ No
- (14) Is there a current maintenance service agreement covering the Sewage System? ☐ Yes ☐ No  
If "Yes", what is the annual cost and who is the current provider? \_\_\_\_\_
- (15) Does any government authority require a maintenance service agreement for the Sewage System? ☐ Yes ☐ No
- (16) Have you been notified or cited by any authority for any problem related to the Sewage System? ☐ Yes ☐ No
- (17) Have you expanded, updated or modified the Sewage System? ☐ Yes ☐ No
- (18) Have you cleaned, pumped or serviced the Sewage System during your ownership of the Property? ☐ Yes ☐ No
- Are you aware of any problem or repair needed for any part of the Sewage System?** ☐ Yes ☒ No  
Please explain any "Yes" answer above. Include all available permits, test reports and repair history (attach additional pages if needed): \_\_\_\_\_

SELLER'S

Buyer's Initials SWA

6/1/20 (date)

BUYER'S

Seller's Initials \_\_\_\_\_

\_\_\_\_ (date)

Approved by legal counsel for use exclusively by current members of Missouri REALTORS®, Columbia, Missouri. No warranty is made or implied as to the legal validity or adequacy of this Rider, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practice, and differing circumstances in each transaction, may each dictate that amendments to this Rider be made.

Last Revised 12/31/18

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## Lakes & Ponds/Waterfront Property Disclosure Rider

This document has legal consequences. If you do not understand it, consult your attorney. It should be attached to and made part of DSC-8000 ("Seller's Disclosure Statement for Residential Property").

This Disclosure Rider is made by the undersigned Seller concerning the following property (the "Property"):

Serenity Cove  
Street Address

Blue Eye  
City

MO 65611  
Zip Code

Stone  
County

**BOAT DOCK, SLIP OR LIFT:** (Indicate if any information is approximate)

- (1) Does the Property include or is there available to it a private boat dock, slip, lift or similar feature? ☐ Yes ☒ No <sup>PROVIDED IN THE FUTURE</sup>
- If "Yes", check and complete all that apply:

- |  |  |
|--|--|
| <input type="checkbox"/> Dock (permit # _____ if any)      | <input type="checkbox"/> Lift (permit # _____ if any)                |
| <input type="checkbox"/> Boat Slip (permit # _____ if any) | <input type="checkbox"/> Water pump (permit # _____ if any)          |
| <input type="checkbox"/> PWC Slip (permit # _____ if any)  | <input type="checkbox"/> Accessory Structure (permit # _____ if any) |
| <input type="checkbox"/> Seawall (permit # _____ if any)   | <input type="checkbox"/> Boat House (permit # _____ if any)          |
| <input type="checkbox"/> Boat Ramp (permit # _____ if any) | <input type="checkbox"/> Other _____                                 |

(2) Community Owned: If any of the above are available to the Property, but not privately owned by Seller (e.g., Community Dock, Slip), please further specify if it or they are leased or otherwise transferable, and provide a copy of the lease or other such written agreement, if available. Also identify the name and available contact information for the actual owner, landlord or transferor, and the permit number(s) of any and all such Dock(s) and Slip(s) (etc.).

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- (3) General Assessment/Dues \$ \_\_\_\_\_ per ☐ month ☐ quarter ☐ half-year ☐ year

- (4) General Assessment/Dues include (check all that apply):

☐ permits/license fees ☐ storage ☐ maintenance ☐ insurance ☐ other: (explain): \_\_\_\_\_

- |  |   |
|--|---|
| (5) Are you aware of any special assessment?   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| (6) Are you aware of any encroachment, easement or other agreement regarding any matter above?       | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| (7) Are you aware of any violation or alleged violation of any such agreement by you or anyone else? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| (8) Are you aware of any condition or claim which may cause an increase in assessments or fees?      | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| (9) Do any of the above items have electrical service?   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| If "Yes", does it meet current code(s)?  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| (10) Has any modification or repair been made during your ownership of any item above?               | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| (11) Are you aware if any permit does not match the current specifications of any permitted item?    | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

Are you aware of any defect or other problem or repair needed for any item above? ☐ Yes ☒ No

Please explain any "Yes" answer above. Include copies of any available agreement, citation, claim, and repair/maintenance history (attach additional pages if needed):

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**PONDS & LAKES:** *(Indicate if any information is approximate)*

(1) Does the Property include or is there available to it a lake or pond? ☒ Yes ☐ No

# TABLE ROCK LAKE

If "Yes", (2) Is the lake or pond "Private" or "Public"? ☐ Private ☒ Public

***"Private"*** means ponds or lakes for which access and use is exclusively restricted to adjoining landowner(s) or particular persons (i.e., not publicly maintained or accessible).

**"Public"** means ponds or lakes accessible to the public generally.

If **"Private"**, please complete the following:

(3) Number of Ponds/Lakes \_\_\_\_ Age \_\_\_\_ Depth \_\_\_\_ Approx. Size (e.g. dimensions, acres) \_\_\_\_

(4) Type ☐ Natural ☐ Artificial

(5) Water source.

(6) Does any sewage run into any Pond/Lake? ☐ Yes ☐ No

(7) Is any Pond/Lake shared with anyone else? ☐ Yes ☐ No

(8) Is any Pond/Lake stocked? ☐ Yes ☐ No

(9) Pond service provider \_\_\_\_\_ Last serviced \_\_\_\_\_ (date)

(10) Is there a pump(s)/aerator(s)? ☐ Yes ☐ No If "Yes", age of pump \_\_\_\_\_

(11) Have any chemicals been added? ☐ Yes ☐ No

(12) Is there a filtration system? ☐ Yes ☐ No If "Yes", age of filter\_\_\_\_\_

(13) Is there an overflow system? ☐ Yes ☐ No

(14) Does overflow run onto any adjoining property? ☐ Yes ☐ No

(15) Is there a fountain(s)? ☐ Yes ☐ No

(16) Has any modification or repair been made during your ownership of any item above? ☐ Yes ☐ No

Are you aware of any leak, defect or other problem or repair needed for any item above? ☐ Yes ☒ No

Please explain any "Yes" answer above. Include copies of any available agreement, citation, claim, and repair /maintenance history (attach additional pages if needed):

SELLER'S

**Buyer's Initials**

5/11/20

6/6/21 (date)

BUYERS

**Seller's Initials**

mbia, Missou

**(date)**

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**Last Revised 12/31/18**

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