



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)

1 SELLER: Kayla L.

2
3 LEGAL DESCRIPTION: (As described in the attached Legal Description/Company Disclosure Addendum, or
4 described below)
5
6
7

8 Approximate date SELLER purchased Property: _____ Property is
9 currently zoned as _____
10

11 1. NOTICE TO SELLER.

12 Be as complete and accurate as possible when answering the questions in this disclosure. Attach additional sheets
13 if space is insufficient for all applicable comments. SELLER understands that the law requires disclosure of any
14 material defects, known to SELLER, in the Property to prospective Buyer(s) and that failure to do so may result in
15 civil liability for damages. This disclosure statement is designed to assist SELLER in making these disclosures.
16 Licensee(s), prospective buyers and buyers will rely on this information.
17

18 2. NOTICE TO BUYER.

19 This is a disclosure of SELLER'S knowledge of the Property as of the date signed by SELLER and is not a
20 substitute for any inspections or warranties that BUYER may wish to obtain. It is not a warranty of any kind by
21 SELLER or a warranty or representation by the Broker(s) or their licensees.
22

23 3. WATER SOURCE.

24 a. Is there a water source on or to the Property? Yes ☒ No ☐
25 ☒ Public ☐ Private ☐ Well ☐ Cistern ☐ Other ☐ None

26 b. If well, state type _____ depth _____
27 1. Diameter _____ age _____

28 2. Has water ever been tested? Yes ☐ No ☐

29 c. Other water systems & their condition: _____

30 d. Is there a water meter on the Property? Yes ☒ No ☐

31 e. Is there a rural water certificate? Yes ☐ No ☐

32 f. Other applicable information: _____ ux

33 If any of the answers in this section are "Yes", explain in detail or attach documentation: _____
34 Miami County RWD #2 services property
35

36 4. GAS/ELECTRIC.

37 a. Is there electric service on the Property? Yes ☒ No ☐

38 If "Yes", is there a meter? N/A ☐ Yes ☒ No ☐

39 b. Is there gas service on the Property? Yes ☐ No ☒

40 If "Yes", what is the source? _____

41 c. Are you aware of any additional costs to hook up utilities? Yes ☐ No ☒

42 d. Other applicable information: _____

43 If any of the answers in this section are "Yes", explain in detail or attach documentation: _____
44 Energy is the electric service
45

46 ELL Initials
47 SELLER SELLER

48 Initials _____
49 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? 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: Some trees may have problems.

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? UK
By whom? _____
- 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: _____
Contact number is: _____
Seller is responsible for: _____
Lessee is responsible for: _____
Split or Rent is: _____
Agreement between Seller and Lessee shall end on or before: _____
☐ Copy of Lease is attached.

SELLER/SELLER

Initials

Initials

BUYER | BUYER

- 99
100
101
102
103
104
105
106
107
108
109
110
111
- 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: _____

112
113
114
115
116
117

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

- ☒ Pass unencumbered with the land to the Buyer. *UNAWARE of any min. rights.*
☐ Remain with the Seller.
☐ Have been previously assigned as follows: _____

118
119
120
121
122
123

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: _____

124
125
126
127
128
129

10. CROPS (planted at time of sale).

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

130
131
132
133
134
135
136
137

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: _____

138
139
140
141
142
143
144
145

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 ☒

146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200

Initials

Initials

BUYER | BUYER

- 153 g. Gas/oil wells, lines or storage facilities on the Property or adjacent property? Yes ☐ No ☒
154 h. Any other environmental conditions on the Property or adjacent properties? Yes ☐ No ☒
155 i. Any tests conducted on the Property? Yes ☐ No ☒
156

157 If any of the answers in this section are "Yes" (except b), explain in detail or attach documentation: _____
158
159
160

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

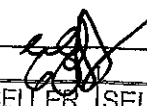
- 162 a. Any violation of zoning, setbacks or restrictions, or non-conforming use? Yes ☐ No ☒
163 b. Any violation of laws or regulations affecting the Property? Yes ☐ No ☒
164 c. Any existing or threatened legal action pertaining to the Property? Yes ☐ No ☒
165 d. Any litigation or settlement pertaining to the Property? Yes ☐ No ☒
166 e. Any current or future special assessments to the Property? Yes ☐ No ☒
167 f. Any other conditions that may materially and adversely affect the value or
168 desirability of the Property? Yes ☐ No ☒
169 g. Any other condition that may prevent you from completing the
170 sale of the Property? Yes ☐ No ☒
171 h. Any burial grounds on the Property? Yes ☐ No ☒
172 i. Any abandoned wells on the Property? Yes ☐ No ☒
173 j. Any public authority contemplating condemnation proceedings? Yes ☐ No ☒
174 k. Any government rule limiting the future use of the Property other than existing
175 zoning and subdivision regulations? Yes ☐ No ☒
176 l. Any government plans or discussion of public projects that could lead to special
177 benefit assessment against the Property or any part thereof? Yes ☐ No ☒
178 m. Any unrecorded interests affecting the Property? Yes ☐ No ☒
179 n. Anything that would interfere with passing clear title to the Buyer? Yes ☐ No ☒
180 o. The Property being subject to a right of first refusal? Yes ☐ No ☒
181 If "Yes", number of days required for notice: _____
182

183 If any of the answers in this section are "Yes", explain in detail or attach documentation: _____
184
185
186

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

188 Electric Company Name: Evergy Phone # _____
189 Gas Company Name: NA Phone # _____
190 Water Company Name: Mico RWD # 2 Phone # _____

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

199  Initials _____ SELLER and BUYER acknowledge they have read this page Initials _____
200 SELLER | SELLER 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.

Edward E. Dawson P.O.A. 8-11-20
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 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 in 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 2018.