



REALTORS® ASSOCIATION OF NEW MEXICO SELLER'S PROPERTY DISCLOSURE – FARM AND RANCH – 2020

THIS DISCLOSURE SHOULD BE COMPLETED BY THE SELLER, NOT THE BROKER

Seller states that the information contained in this Disclosure is correct to Seller's ACTUAL KNOWLEDGE as of the date set forth below. Any changes to the information provided in this Disclosure of which seller becomes aware will be disclosed by Seller to Buyer promptly after discovery. If the Property is part of a Common Interest Community, this Disclosure is limited to the Property or Unit itself. Seller hereby authorizes Broker to deliver a copy of this Disclosure to any and all prospective buyers.

NOTE: If an item is not present at the Property, or it an item is not to be included in the sale, mark the "N/A" column. The Purchase Agreement, not this Disclosure form, determines whether an item is included in or excluded from the sale.

August 12, 2020

Date

38	Bar Ranch	Quemado	NM	87829
Property Address		State	Zip Code	
See Exhibit A				
Legal Description				

Or see metes and bounds description attached as Exhibit _____, **Catron** County, New Mexico.

Alline F. Kranzer	
Seller's Name (Print)	Seller's Name (Print)

OCCUPANCY: Does the Seller currently occupy the Property? ☐ Yes ☒ No If "Yes", _____ years/months Seller occupied. If "No", _____ years/months since Seller occupied. ☒ Never Occupied Property.

Property manager is present

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A	USE, ZONING & LEGAL ISSUES Do any of the following conditions exist	YES	NO	DO NOT KNOW	N/A	COMMENTS
1	Zoning violation, variance, conditional use, violation of an enforceable PUD or non-conforming use		✓			
2	Any proposed bonds, assessments, or impact fee's against the property		✓			
3	Notice or threat of condemnation proceedings		✓			
4	Notice of any adverse conditions from any governmental or quasi-governmental agency that have not been resolved		✓			
5	Violation of restrictive covenants or owners' association rules or Regulations		✓			
6	Any building or improvements constructed without approval by the owners' association or the designated approving body, if required		✓			
7	Notice of zoning action related to the Property		✓			
8	Other legal action		✓			
Additional Comments: _____						

B	ENVIRONMENTAL CONDITIONS Do any of the following conditions currently exist or have they ever existed:	YES	NO	DO NOT KNOW	N/A	COMMENTS
1	Hazardous materials on the Property, such as radioactive, toxic, or bio-hazardous materials, asbestos, pesticides, herbicides, wastewater sludge, radon, methane, mill tailings, solvents or petroleum products		✓			
2	Storage tanks ✓ Above Ground □ Under Ground	✓				Propane Tank
4	Underground transmission lines		✓			
5	Animals kept in the residence		✓			
6	Property used as, situated on, or adjoining a dump, land fill or municipal solid waste land fill		✓			
7	Monitoring wells or test equipment		✓			



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B	ENVIRONMENTAL CONDITIONS Do any of the following conditions currently exist or have they ever existed:	YES	NO	DO NOT KNOW	N/A	COMMENTS
8	Sliding, settling, upheaval, movement or instability of earth or expansive soils on the Property					Rural property. Soil characteristics are customary for this geographical area
9	Land on the Property that has been filled in?		✓			
10	Mine shafts, tunnels or abandoned wells or cisterns		✓			
11	Within governmentally designated flood plain or wetland area		✓			
12	Dead, diseased or infested trees or shrubs		✓			
13	Environmental assessments, studies or reports done involving the physical condition of the Property		✓			
14	Noticeable continuous or periodic odors		✓			
15	Property used for any mining, graveling, or other natural resource extraction operations such as oil and gas wells		✓			
16	Wood infestation, insects, pests, rodents or tree root problems		✓			
17	Flooding on any portion of the property					See Additional Comments section at bottom of page
18	History of mold conditions or treatment for mold Please explain: _____		✓			
19	Other environmental problems		✓			
SEE RANM FORM 2309 – INFORMATION SHEET MOLD						
Additional Comments: The summer rains common in New Mexico cause natural water flows throughout the property. Seasonal water flows create ever changing gullies and channels around the main residence and adjoining buildings. _____ _____						

C	ACREAGE & DISTANCE Do any of the following conditions currently exist or have they ever existed:	YES	NO	DO NOT KNOW	N/A	COMMENTS
1	Total Acres <u>3,560</u> Deeded <u>1,360</u> State Lease _____ BLM <u>2,200</u> Forest Permits _____ Private Lease _____ Oil & Gas Lease _____ Wind Energy Lease _____ Other _____			✓		
2	Transmission Lines		✓			
3	Hunting Lease		✓			
4	Usage Easement(s)					
5	Cracks, heaving or settling problems				✓	



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C ACREAGE & DISTANCE	
6	Nearest Town: <u>Quemado, New Mexico</u> Approx. Distance: <u>3 miles West on Highway 60</u>
7	Grade School: _____ Distance: _____ Middle School: <u>Quemado Middle School</u> Distance: <u>3 miles West on Highway 60</u> High School: <u>Quemado High School</u> Distance: <u>3 miles West on Highway 60</u>
Attach all Applicable Lease Agreements	
Additional Comments: _____ _____ _____	

D	MINERAL RIGHTS Do any of the following conditions now exist:	YES	NO	DO NOT KNOW	N/A	COMMENTS
1	Mineral Rights Types: _____ % Owned _____ Mineral Rights Types: _____ % Owned _____					Owner has mineral rights
2	Does seller own all mineral rights to the property?	✓				Owner has mineral rights
3	If no, what mineral rights does seller NOT own? ☐ Oil ☐ Gas ☐ Hard-rock minerals (Gold, silver, copper & other metals) ☐ Other					Owner has mineral rights
4	If "no", what is the reason that Seller does not own all mineral rights? a. ☐ United States (US) patent did not convey some/all mineral rights, and therefore, no owner in the chain of title since the US patent ever owned all mineral rights; OR b. ☐ Mineral rights were severed by Seller or a former owner of the Property (other than the United States government) and ☐ SOLD or ☐ LEASED to a third-party. If applicable, Seller shall attach all applicable sales and/or lease agreements within Seller's possession.					
5	If applicable and if not otherwise identified in the sales and/or lease agreements attached, identify and add contact information for third-party or parties who/which currently hold mineral rights to the Property: _____ _____ _____					
Additional Comments: _____ _____ _____						



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E	WATER Do any of the following conditions now exist:	YES	NO	DO NOT KNOW	N/A	COMMENTS
1	Stock Water		✓			
2	Streams		✓			
3	Number Domestic Wells: _____ Depth: _____ GPM: _____ Type of Power Used: _____ Number Irrigation Wells: _____ Depth: _____ GPM: _____ Type of Power Used: _____ Number Stock Wells: _____ Depth: _____ GPM: _____ Type of Power Used: _____					See Additional Comments at bottom of page
4	Reservoirs: ☐ Natural ☐ Manmade		✓			
5	Storage Tanks Type: _____ No. _____					See Additional Comments at bottom of page
6	State Permit Numbers for each Well: _____ _____ _____					

Additional Comments: There are 4 wells on the deeded land and 1 well on BLM lease. Well 1 (main residence) is 110V electric. Well 2 (mobile home to the right of the entrance of the property) is 110V electric. Well 3 (at gate entrance of the property) is DC solar powered and services livestock. Well 4 (about ¼ mile east of main residence) is wind powered and services livestock. Well 5 (on BLM lease) is gas engine powered and is in need of service. Well 1 and 2 have a pressure tank.

F	IRRIGATION RIGHTS – If Applicable
1	Water Assessments: _____ Conservancy District Name: _____
2	Acre / Ft Available
3	Included in the Sale If included with the Property, Irrigation Equipment Type: _____ _____ _____ If "Yes", attach description as Exhibit with Purchase Agreement if Applicable



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F	IRRIGATION RIGHTS – If Applicable	
4	Irrigation Source ☐ Ditch (Acequia) ☐ Well Ditch Name: _____ Majordomo Name: _____ Water Association Name: _____	
5	Related Fees: \$ _____ Current \$ _____ Transfer Fees (if any) Amounts \$ _____	
6	Type of Ditches: ☐ Earthen: condition: _____ ☐ Concrete: condition: _____ ☐ Underground: condition: _____	
SEE RANM FORM 2307 – INFORMATION SHEET WATER RIGHTS		
Additional Comments: _____ _____ _____		

G	CROPS AND PASTURES – If Applicable	
1	Acres: ☐ Cultivated _____ ☐ Irrigated _____ ☐ Non-Irrigated _____ _____ ☐ Sub-Irrigated _____ Crops: ☐ Planted _____ ☐ Native _____ Total Tons _____ Pasture Acres _____ Current Crops _____ _____	
Additional Comments: No livestock currently on property _____ _____ _____		



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H STOCK – If Applicable	
1	Number: _____ Type: _____ Number: _____ Type: _____ Number: _____ Type: _____
	Carrying Capacity: _____ _____ _____

Additional Comments: No livestock currently on property

I BUILDINGS AND OTHER STRUCTURES	
1	☒ Residential Home is included in the sale ☐ Attached is the Seller's Property Disclosure – Residential (RANM Form 2301)
2	Main House # of Rooms <u>See description on right</u> ☐ Roof _____ ☐ Foundation _____ ☐ Basement _____ ☐ Gas ☒ Electricity ☐ Other Utilities _____ # Bathrooms _____ Water System _____ Heat Other Living Quarters _____
3	Approximate age of ☐ Dwellings _____ ☐ Barns _____ ☐ Outbuildings _____
4	Livestock scales _____
5	Fences Type: <u>Variable</u> Miles: <u>Unknown</u> Condition of Fence ☐ Good ☒ Fair ☐ Poor
6	Silos: <u>None</u> Augers: <u>None</u>
7	Condition of Improvement <u>Construction of the dwellings commenced in 1972 and was completed several years later.</u> _____ _____

Additional Comments: _____

Does the Property include an On-Site Liquid Waste System? ☒ Yes No If "Yes", the transfer of the Property is subject to Regulations of the New Mexico Environment Department governing On-Site Liquid Waste Systems, which require inspection and possible repair. Contact the New Mexico Environment Department for information regarding appropriate inspection forms and requirements. See also RANM Form 2308 Septic System Information Sheet.



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J	LESSEE INFORMATION – If Applicable			
1	N/A			
	Name of Tenant			
	Address		City	State Zip Code
	Term of Lease		Crop or Share Rent	
	Number of Acres		Number of Grazing Units	
	Name of Tenant			
	Address		City	State Zip Code
	Term of Lease		Crop or Share Rent	
	Number of Acres		Number of Grazing Units	
	Additional Comments:			

K. LEAD BASED PAINT - DISCLOSURE AND INFORMATION REQUIREMENT: If there is a residence on the Property that was constructed prior to 1978, Federal Law and Regulations create specific disclosure and information requirements, which are set forth in RANM Form 5112, Lead-Based Paint Addendum to Purchase Agreement. RANM Form 5112 must be attached to the Purchase Agreement. **The Seller is not permitted to accept a Buyer's offer prior to making the required disclosures and providing the required information.**

Seller and Buyer understand that the real estate brokers do not warrant or guarantee the above information on the Property.

THE BUYER IS ADVISED TO EXERCISE ALL HIS RIGHTS UNDER AND IN ACCORDANCE WITH THE PURCHASE AGREEMENT TO INVESTIGATE AND INSPECT THE PROPERTY.

This form is **not** intended as a substitute for an inspection of the Property.

ADVISORY TO SELLER: Seller has a legal duty to disclose material defects in the Property to Buyer. The information contained in this Disclosure has been furnished by Seller, who certifies to the truth thereof based on Seller's ACTUAL KNOWLEDGE.

PLEASE NOTE: THIS IS NOT A CONTRACT

SELLER

Allene F. Kranger

August 12, 2020

Seller _____ Date _____ Seller _____ Date _____

BUYER

Buyer _____ Date _____ Buyer _____ Date _____