

PROPERTY CONDITION STATEMENT
ADDENDUM TO LISTING CONTRACT
(Farm-Ranch & Vacant Land)
(Non-Household)

Property Address: **Riverton, WY 82501-9756**
or
Legal Description: **See Attached Exhibit 'A'**

The undersigned Seller, having entered into a listing contract with
Home Source Realty Inc

As Broker, completes and executes this Addendum to such listing contract in order to comply with Seller's obligation to reasonably discover and fully disclose to all parties any and all information regarding the condition of such property, does hereby make the following statement and representation concerning the present description and condition of subject property. **(If condition or code compliance is unknown, it is recommended that Seller have a third party inspection performed and provide a copy to prospective purchasers): This disclosure is intended to satisfy the Seller's obligation to disclose certain items when selling vacant land as described by Wyoming Statute 34-1-151. Paragraph A, B & C must be completed to satisfy this disclosure.**

A. SITE ANALYSIS

(Initial appropriate blank)
Yes No Unknown

1. Current zoning is: _____
2. Is the present use allowed in such zone? _____
3. Are there restrictive covenants/deed restrictions in effect? JPM
4. Are there recorded easements on the property? JPM
5. Are there unrecorded easements, known to Seller, on the property? JPM
6. Do you have a survey? JPM
7. Are there any encroachments? JPM
8. Is this property in violation of applicable subdivision, zoning and/or public health laws? JPM
9. Is the property fenced? JPM
10. Is the property part of an owners association? JPM
11. Is the property in a platted subdivision? JPM
12. Has the property been inspected for Radon Gas? JPM
13. Explain what is currently in crop production on the property Alfalfa Hay, Grass / Alfalfa mix horse hay
14. Will the Buyer need to continue with a farming program to control weeds? JPM
15. List any Leaseholds (farm, grazing, wind, mineral, etc.) _____
16. If Yes to 3, 4, 5 and/or 7 please see the attached description and or documents.
17. Has the fee ownership of the wind estate or mineral estate been in anyway severed in the chain of title from the surface? JPM
If yes, explain _____

B. UTILITIES

1. Is there electrical service on the property? JPM
If yes, answer the following:
 - a. Is the electricity overhead or underground? (Check one) JPM
 - b. Is the electricity distributable to property? _____
 - c. Is the electrical service single phase or 3 phase? (Check one) _____
 - d. Name of entity providing electricity High Plains Power
- e. Buyer is hereby advised to contact entity, providing electricity prior to purchasing this property.
2. Is there natural gas distributed to the property? If yes, answer the following: NO
 - a. Name of entity that provides the natural gas _____
- b. Buyer is hereby advised to contact the entity providing natural gas prior to purchasing this property.
3. Is there domestic water in production and delivered to property? JPM
If yes, answer the following:
 - a. Is the property serviced by a municipal water system? JPM
 - b. Is the property serviced by a private water system? JPM
 - c. Is the water right permitted and in good order with the State Engineers Office? JPM
If Yes, see attached State Engineer's Report.
 - d. Well location East of Cabin

- e. Depth of well 676 ft.
- f. Age of well Drilled 9-14-2001
- g. Wyoming registration number L.W. 138278
- h. Distance to septic tank from domestic well _____
- i. Date of potability test and results _____
- j. Condition and type of pump, motor, pipe, and related well equipment 5" Plastic casing
- k. Are there any abandoned or inoperable wells on the property? old well close proximity to JPM
drum well house
4. Heating fuel type/source Wood, Pellet, Electric Base board
- If propane, do you own the tanks? _____ JPM _____
- Name of entity that owns tank Amerigas
5. Is there sewer system in place on the property? _____ JPM _____
- If yes, answer the following:
- a. Is the property served by municipal or private sewer system? (Check one)
- b. Is the sewer system properly permitted and completed? _____ JPM _____
- c. Describe the size, age, location, and type of septic tank and leaching system _____
6. Is there cable television service established on the property? _____ JPM _____
- If yes, answer the following:
- a. What entity provides the cable television service? _____
- b. Buyer is hereby advised to contact this entity prior to purchasing this property.
7. Is there established telephone service to the property? _____ JPM _____
- If yes, answer the following:
- a. How many phone lines are in place? _____
- b. Is DSL, Digital Subscriber Line, available? _____ JPM _____
- c. Name of entity providing telephone service? Wyoming.com
- d. Buyer is hereby advised to contact entity prior to purchasing this property.
8. Is the property served by garbage/waste service? _____ JPM _____
- If yes, answer the following:
- a. Name of entity providing service _____
- b. Buyer is hereby advised to contact entity providing service prior to purchasing this property.
9. Is the property covered by a fire protection district? _____ JPM _____
- If yes, the Fire District is Missouri Valley
10. Is the location of the public utilities on the property or off site? (Check one) _____

C. ROADS & ACCESS

(Initial appropriate blank)

Yes No Unknown

1. Is there a maintained road that provides legal and insurable access to the property? _____ JPM _____
- If yes, answer the following:
- a. Is the road dedicated as private or public? (Check one) Both
- b. If private road answer these questions: Private from the corner of Lynch residence
- (i) Does the road have direct legal access to and from a completed, dedicated and accepted public road? _____ JPM _____
- (ii) The road surface is constructed of pavement, gravel, dirt, track trail, none? (Check one)
- (iii) The entity that maintains the road and level of maintenance available Private Section to be maintained by owner
- (iv) Is the access drive (approach) from the public road properly permitted, constructed, and approved? _____ JPM _____
- c. If public road, answer the following: Weatherwane Loop is Public
- (i) Is the access drive (approach) properly permitted, constructed, and accepted by public road entity? _____ JPM _____
- If no, the following requirements are lacking: _____
- (ii) The road surface is constructed of pavement, gravel, dirt? (Check one)
- (iii) The entity that maintains the road and level of maintenance available _____

D. IRRIGATION WATER

1. Does the property have irrigation water rights? _____ JPM _____
- If yes, answer the following:
- a. Are the water rights of record and in good standing with the Wyoming State Engineer Office? _____ JPM _____
- b. Surface and/or ground water? (Check applicable) _____ JPM _____
- c. Does the property share a ditch, well, or other delivery system? _____ JPM _____
- Is the water delivered under an irrigation district, company, or private flow? (Check applicable)

- d. The number of irrigation water rights of record 83.7
e. Annual assessments \$ 2,023⁰⁰
f. Name of District/Company Midvale
g. Buyer is hereby advised to contact District/Company that delivers the water and/or the Wyoming State Engineers Office prior to purchasing this property.

E. FUEL TANKS

1. Describe the size, use, location, age and type of any above ground or underground fuel tanks. 250 gallon fuel tank in back pasture, has not been used in 20 years
2. Have there been spills or leaks from such tanks? NO
3. Have any such tanks been removed? NO When? _____

F. AGRICULTURAL CHEMICALS Have not used pesticides

1. Have general and restricted use pesticides and other agricultural chemicals been applied in accordance with label and registration guidelines? Yes
2. Have residual pesticides and agricultural chemicals and their containers been disposed of as required by applicable law? Yes
3. Have restricted use pesticides been applied by or under the direct supervision of certified applicators, as required by law? Have not used pesticides
4. List the primary fertilizers, pesticides and agricultural chemicals that have been used on the property. Seasonal yard fertilizer (Scotts), 2-4-D, Weedmaster, Muddy (Roundup Variants), Milestone
5. Are fertilizers, pesticides and agricultural chemicals being stored as prescribed by law? Yes
6. Are there use and application records available for inspection with respect to the items listed under F4, above? Weed and pest would have purchase records for herbicides

G. WEEDS & PESTS

1. Describe any noxious and/or poisonous weed or rye on property Small patches of Russian Knapweed, curly dock thistle and sticky sweet gum
2. Describe any existing problem with pests. (i.e., prairie dogs, snakes, etc.) Prairie dogs in back pasture and East side of property. Have only seen 2 rattlesnakes in last 32 years
3. Have predator poisons been stored on this property? NO If so, where? _____
Have they been properly disposed of? _____

H. LIVESTOCK OPERATIONS

1. Describe all livestock facilities or operations now or previously on the property, including dipping vats, animal waste tanks and lagoons. None
2. Was, or is, the operation conducted in conformity with applicable environmental requirements? _____
3. How and where have dead animals been disposed of? Small animals burned in burn barrels, there are 2 horses buried S.E. of arena
4. How do you rate carrying capacity? Property comfortably feeds 10 pairs of cattle and 15 horses without much supplemental feed

I. REGULATORY COMPLIANCE

1. In general, do you believe the property has been and is now being operated in conformity with applicable local, state, and federal environmental laws and regulations?

Explain.

To the best of my knowledge we follow regulations

2. In general, do you believe the property has been and is now being farmed in conformity with applicable local, state, and federal conservation compliance requirements, including those of U.S.D.A. and its agencies?

Explain.

We fill out U.S.D.A. survey annually

3. Describe existing government programs or practices in which you are participating. None

J. HAZARDOUS & TOXIC WASTE

1. Describe any locations on the property where hazardous or toxic waste items have been stored, disposed of, spilled, or dumped. This would include, but not be limited to, the following items:

- Fertilizers, pesticides, chemicals, fuels, lubricants, solvents, paints, coolants, oil wastes, and similar items.
- Containers used to store the above items.
- Tires, batteries, motors, generators, transformers, etc.
- Refrigerators,

fuel, lubricants, solvents, paints stored on shelf in garage; Tires, motors stored in gray shed, old refrigerator stored in welding shop full of welding rod. Old freezer in barn full of horse feed

2. Describe the location and use of any of the following:
- Landfills, dumpsites, or similar areas. old land fill south of property. Has not been added to in 32 years
There is a landfill west of arena entrance used for old fencing supplies
 - Any active or abandoned oil wells or dry holes on the property.
Not to my knowledge (JPM)
 - Any sinkholes on the property.
No
 - Any active or abandoned rail lines on the property.
No

(Initial appropriate blank)
Yes No Unknown

K. STOCK WATER


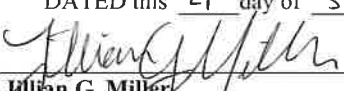
- Are there stock well(s) on property? JPM
If yes, answer the following:
 - Are the water rights permitted and in good order with the State Engineers Office?
 - Well locations _____
 - Age of wells _____
 - Depth of wells _____
 - Wyoming Registration Number _____
 - Type and condition of all well related equipment _____

L. MISCELLANEOUS

- Describe any structural changes, major repairs and/or improvements which have been made to the property within the last year.
NONE
- Describe any current or prior Non-Farm uses of the property.
None

The above description and statement of condition of the property listed by me with Broker are as I observed them after reasonable inspection. I ACKNOWLEDGE AND AGREE THAT I SHALL IMMEDIATELY INFORM BROKER OF ANY CHANGE IN SUCH CONDITIONS THAT MAY APPEAR OR BECOME KNOWN TO ME AFTER THIS DATE. I FURTHER INDEMNIFY AND PROTECT ALL AGENTS AND SUBAGENTS FROM ANY AND ALL CLAIMS ARISING FROM MY FAILURE TO COMPLETELY AND TRUTHFULLY DISCLOSE THE CONDITIONS OF MY PROPERTY AS SET FORTH ABOVE. I HAVE READ THE ABOVE REPRESENTATIONS AND HEREBY EXPRESSLY CONFIRM THEM.

DATED this 21st day of September 2020.

Seller  Date 9-21-2020 Seller  Date 9-21-2020
 Seller _____ Date _____ Seller _____ Date _____
 Seller _____ Date _____ Seller _____ Date _____

The undersigned prospective Buyer hereby acknowledge receipt of this Addendum. By acknowledgement of this Addendum, Buyer hereby waives any further disclosure as required by Wyoming Statute 34-1-151.

Buyer _____ Date _____ Buyer _____ Date _____
 Buyer _____ Date _____ Buyer _____ Date _____
 Buyer _____ Date _____ Buyer _____ Date _____