



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

1 **SELLER** (Indicate Marital Status): \_\_\_\_\_ Barbara K. Bryant (ASP)

5 **PROPERTY:** \_\_\_\_\_ 21947 Nall Road, Bucyrus, KS 66013

### 1. NOTICE TO SELLER.

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

### 2. NOTICE TO BUYER.

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

### 3. OCCUPANCY.

20 Approximate age of Property? \_\_\_\_\_ 1969 \_\_\_\_\_ How long have you owned? \_\_\_\_\_ BB APRIL 2011 BB

21 Does SELLER currently occupy the Property? \_\_\_\_\_ Yes ☒ No ☐

22 If "No", how long has it been since SELLER occupied the Property? \_\_\_\_\_ years/months

24 **4. TYPE OF CONSTRUCTION.** ☐ Manufactured ☐ Modular ☒ Conventional/Wood Frame

25 ☐ Mobile ☐ Other \_\_\_\_\_

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

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

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

51 6 foot privacy fence. Panhandle EASTERN Runs on the  
52 front of the property. IT supplies the heat for the home.

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6. ROOF.

- a. Approximate Age: 19 years ☐ Unknown Type: GAF Royal Sovereign 25 year
- 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? ..... layers or ☒ Unknown.

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

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? ..... Yes ☐ No ☒
- c. Any corrective action taken including, but not limited to piling 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 windows or exterior doors? ..... Yes ☐ No ☒
- g. Any problems with driveways, patios, decks, fences or retaining walls on the Property? ..... Yes ☐ No ☒
- h. Any problems with fireplace including, but not limited to firebox, chimney, chimney cap and/or gas line? ..... N/A ☐ Yes ☐ No ☒  
Date of any repairs, inspection(s) or cleaning? .....  
Date of last use? .....
- i. Does the Property have a sump pump? ..... Yes ☒ No ☐  
If "Yes", location: BASEMENT
- j. 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:

Shifting foundation Repaired with Piers. Damage from shifting repaired. Sump pump REPLACED 2020.

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9. ADDITIONS AND/OR REMODELING.

a. Are you aware of any additions, structural changes, or other material alterations to the Property? ..... Yes ☐ No ☒  
If "Yes", explain in detail: \_\_\_\_\_

b. If "Yes", were all necessary permits and approvals obtained, and was all work in compliance with building codes? ..... N/A ☐ Yes ☐ No ☐  
If "No", explain in detail: \_\_\_\_\_

10. PLUMBING RELATED ITEMS.

a. What is the drinking water source? ☒ Public ☐ Private ☐ Well ☐ Cistern  
If well water, state type \_\_\_\_\_ depth \_\_\_\_\_  
diameter \_\_\_\_\_ age \_\_\_\_\_

b. If the drinking water source is a well, when was the water last checked for safety and what was the result of the test? \_\_\_\_\_

c. Is there a water softener on the Property? ..... Yes ☐ No ☒  
If "Yes", is it: ☐ Leased ☐ Owned?

d. Is there a water purifier system? ..... Yes ☐ No ☒  
If "Yes", is it: ☐ Leased ☐ Owned?

e. What type of sewage system serves the Property? ☐ Public Sewer ☐ Private Sewer  
☒ Septic System, Number of Tanks \_\_\_\_\_ ☐ Cesspool ☐ Lagoon ☐ Other \_\_\_\_\_

f. The location of the sewer line clean out trap is: BASEMENT / POSSIBLY UNDER FP

g. Is there a sewage pump on the septic system? ..... N/A ☐ Yes ☒ No ☐  
UNKNOWN

h. Is there a grinder pump system? ..... Yes ☒ No ☐  
UNKNOWN

i. If there is a privately owned system, when was the septic tank, cesspool, or sewage system last serviced? \_\_\_\_\_ By whom? \_\_\_\_\_

j. Is there a sprinkler system? ..... Yes ☐ No ☒  
Does sprinkler system cover full yard and landscaped areas? ..... N/A ☒ Yes ☐ No ☐  
If "No", explain in detail: \_\_\_\_\_

k. Are you aware of any leaks, backups, or other problems relating to any of the plumbing, water, and sewage related systems? ..... Yes ☐ No ☒

l. Type of plumbing material currently used in the Property:

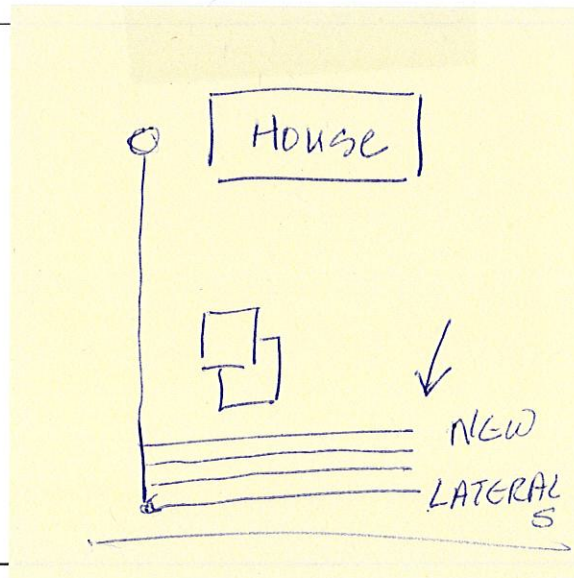
☐ Copper ☐ Galvanized ☐ PVC ☐ PEX ☐ Other UNKNOWN

The location of the main water shut-off is: FRONT YARD

m. Is there a back flow prevention device on the lawn sprinkling system, sewer or pool? ..... N/A ☒ Yes ☐ No ☐

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

PREVIOUS OWNER REPLACED SEPTIC TANK. I put new laterals IN 2015.



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# 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. NEW X SOUTH INSTALLED 2020/Tom Jones

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. NEW X BASMENT IN STALLED 2020/Tom Jones

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. 9 yr X BASMENT 40

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): BASMENT

Size of electrical panel(s) (total amps), if known: UNKNOWN

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:

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- 205 **14. NEIGHBORHOOD INFORMATION & HOMEOWNER'S ASSOCIATION. ARE YOU AWARE OF:**
- 206 a. The Property located outside of city limits? ..... Yes ☐ No ☒
- 207 b. Any current/pending bonds, assessments, or special taxes that
- 208 apply to Property? ..... Yes ☐ No ☒
- 209 If "Yes", what is the amount? \$ \_\_\_\_\_
- 210 c. Any condition or proposed change in your neighborhood or surrounding
- 211 area or having received any notice of such? ..... Yes ☐ No ☒
- 212 d. Any defect, damage, proposed change or problem with any
- 213 common elements or common areas? ..... Yes ☐ No ☒
- 214 e. Any condition or claim which may result in any change to assessments or fees? ..... Yes ☐ No ☒
- 215 f. Any streets that are privately owned? ..... 219 TERRACE Yes ☒ No ☐
- 216 g. The Property being in a historic, conservation or special review district that
- 217 requires any alterations or improvements to the Property be approved by a
- 218 board or commission? ..... Yes ☐ No ☒
- 219 h. The Property being subject to tax abatement? ..... Yes ☐ No ☒
- 220 i. The Property being subject to a right of first refusal? ..... Yes ☐ No ☒
- 221 If "Yes", number of days required for notice: \_\_\_\_\_
- 222 j. The Property being subject to covenants, conditions, and restrictions of a
- 223 Homeowner's Association or subdivision restrictions? ..... Yes ☐ No ☒
- 224 k. Any violations of such covenants and restrictions? ..... N/A ☐ Yes ☐ No ☒
- 225 l. The Homeowner's Association imposing its own transfer fee and/or
- 226 initiation fee when the Property is sold? ..... N/A ☐ Yes ☐ No ☒
- 227 If "Yes", what is the amount? \$ \_\_\_\_\_

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229 Homeowner's Association dues are paid in full until \_\_\_\_\_ in the amount of \$ \_\_\_\_\_

230 payable ☐ yearly ☐ semi-annually ☐ monthly ☐ quarterly, sent to \_\_\_\_\_ and

231 such includes: \_\_\_\_\_

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

233 PRIVATE ROAD - 219 TERRACE - Not maintained by the

234 COUNTY.

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

238 documentation: \_\_\_\_\_

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241 **15. PREVIOUS INSPECTION REPORTS.**

242 Has Property been inspected in the last twelve (12) months? ..... Yes ☐ No ☒

243 If "Yes", a copy of inspection report(s) are available upon request.

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

- 246 a. Any of the following?
- 247 ☐ Party walls ☐ Common areas ☐ Easement Driveways ..... Yes ☐ No ☒
- 248 b. Any fire damage to the Property? ..... Yes ☐ No ☒
- 249 c. Any liens, other than mortgage(s)/deeds of trust currently on the Property? ..... Yes ☐ No ☒
- 250 d. Any violations of laws or regulations affecting the Property? ..... Yes ☐ No ☒
- 251 e. Any other conditions that may materially affect the value
- 252 or desirability of the Property? ..... Yes ☐ No ☒
- 253 f. Any other condition, including but not limited to financial, that may prevent
- 254 you from completing the sale of the Property? ..... Yes ☐ No ☒
- 255 g. Any animals or pets residing in the Property during your ownership? ..... Yes ☒ No ☐
- 256 h. Any general stains or pet stains to the carpet, the flooring or sub-flooring? PROFESSIONALLY Yes ☒ No ☐  
CLEANED
- 257 i. Missing keys for any exterior doors, including garage doors to the Property? ..... Yes ☐ No ☒
- 258 List locks without keys \_\_\_\_\_
- 259 j. Any violations of zoning, setbacks or restrictions, or non-conforming uses? ..... Yes ☐ No ☒
- 260 k. Any unrecorded interests affecting the Property? ..... Yes ☐ No ☒
- 261 l. Anything that would interfere with giving clear title to the BUYER? ..... Yes ☐ No ☒

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- m. Any existing or threatened legal action pertaining to the Property? ..... Yes ☐ No ☒
- n. Any litigation or settlement pertaining to the Property? ..... Yes ☐ No ☒
- o. Any added insulation since you have owned the Property? ..... Yes ☐ No ☒
- p. Having replaced any appliances that remain with the Property in the past five (5) years? ..... Yes ☒ No ☐
- q. Any transferable warranties on the Property or any of its components? ..... Yes ☒ No ☐
- r. 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 ☐
- s. Any use of synthetic stucco on the Property? ..... Yes ☐ No ☒

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

FRIG - 4 yrs / WASHER-DRYER - 1 yrs  
WINDOW WORLD w/402.00 TRANSFERRABLE FEE

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

Electric Company Name: <u>EVERGY</u>	Phone # _____
Gas Company Name: <u>BLACK HILLS</u>	Phone # _____
Water Company Name: <u>WATER ONE</u>	Phone # _____
Trash Company Name: <u>GARDNER</u>	Phone # _____
Other: _____	Phone # _____
Other: _____	Phone # _____

**18. ELECTRONIC SYSTEMS AND COMPONENTS.**

Any technology or systems staying with the Property? ..... N/A ☐ Yes ☐ No ☒

If "Yes" list:

Upon Closing SELLER will provide BUYER with codes and passwords, or items will be reset to factory settings.

**19. 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 1b and 1c 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 1b and/or 1c, 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:

Attached shelves, racks, towel bars	Fireplace grates, screens, glass doors
Attached lighting	Mounted entertainment brackets
Attached floor coverings	Plumbing equipment and fixtures
Bathroom vanity mirrors, attached or hung	Storm windows, doors, screens
Fences (including pet systems)	Window blinds, curtains, coverings and window mounting components

<div style="border: 1px solid black; padding: 2px;">BB</div>	<div style="border: 1px solid black; width: 50px; height: 20px;"></div>	Initials	_____	Initials	<div style="border: 1px solid black; width: 50px; height: 20px;"></div>	<div style="border: 1px solid black; width: 50px; height: 20px;"></div>
SELLER	SELLER				BUYER	BUYER

316 **Fill in all blanks using one of the abbreviations listed below.**  
 317 "OS" = Operating and Staying with the Property (any item that is performing its intended function).  
 318 "EX" = Staying with the Property but Excluded from Mechanical Repairs; cannot be an Unacceptable  
 319 Condition.  
 320 "NA" = Not applicable (any item not present).  
 321 "NS" = Not staying with the Property (item should be identified as "NS" below.)  
 322  
 323

324 NA Air Conditioning Window Units, # \_\_\_\_\_  
 325 OS Air Conditioning Central System \_\_\_\_\_  
 326 OS Attic Fan \_\_\_\_\_  
 327 OS Ceiling Fan(s), # 6  
 328 NA Central Vac and Attachments \_\_\_\_\_  
 329 NA Closet Systems \_\_\_\_\_  
 330 \_\_\_\_\_ Location \_\_\_\_\_  
 331 OS Doorbell \_\_\_\_\_  
 332 NA Electric Air Cleaner or Purifier \_\_\_\_\_  
 333 NA Electric Car Charging Equipment \_\_\_\_\_  
 334 OS Exhaust Fan(s) – Baths \_\_\_\_\_  
 335 \_\_\_\_\_ Fences – Invisible & Controls \_\_\_\_\_  
 336 Fireplace(s), # 2  
 337 \_\_\_\_\_ Location #1 LR \_\_\_\_\_ Location #2 BASEMENT  
 338 \_\_\_\_\_ Chimney \_\_\_\_\_ Chimney \_\_\_\_\_  
 339 OS Gas Logs/New logs OS Gas Logs \_\_\_\_\_  
 340 OS Gas Starter \_\_\_\_\_ Gas Starter Igniter  
 341 \_\_\_\_\_ Heat Re-circulator \_\_\_\_\_ Heat Re-circulator \_\_\_\_\_  
 342 \_\_\_\_\_ Insert \_\_\_\_\_ Insert \_\_\_\_\_  
 343 \_\_\_\_\_ Wood Burning Stove \_\_\_\_\_ Wood Burning Stove \_\_\_\_\_  
 344 \_\_\_\_\_ Other \_\_\_\_\_ Other \_\_\_\_\_  
 345 NA Fountain(s) \_\_\_\_\_  
 346 OS Furnace/Heat Pump/Other Heating System \_\_\_\_\_  
 347 OS Garage Door Keyless Entry \_\_\_\_\_  
 348 OS Garage Door Opener(s), # 1  
 349 OS Garage Door Transmitter(s), # 1  
 350 NA Gas Yard Light \_\_\_\_\_  
 351 NA Humidifier \_\_\_\_\_  
 352 NA Intercom \_\_\_\_\_  
 353 NA Jetted Tub \_\_\_\_\_  
 354 **KITCHEN APPLIANCES**  
 355 Cooking Unit \_\_\_\_\_  
 356 \_\_\_\_\_ Cooktop \_\_\_\_\_ Elec. OS Gas \_\_\_\_\_  
 357 OS Microwave Oven \_\_\_\_\_  
 358 OS Oven \_\_\_\_\_  
 359 \_\_\_\_\_ Elec. X Gas \_\_\_\_\_ Convection \_\_\_\_\_  
 360 OS Stove/Range \_\_\_\_\_  
 361 \_\_\_\_\_ Elec. X Gas OS Convection \_\_\_\_\_  
 362 OS Dishwasher \_\_\_\_\_  
 363 NA Disposal \_\_\_\_\_  
 364 NA Freezer \_\_\_\_\_  
 365 \_\_\_\_\_ Location \_\_\_\_\_  
 366 OS Ice maker \_\_\_\_\_  
 367 OS Refrigerator (#1) \_\_\_\_\_  
 368 \_\_\_\_\_ Location KITCHEN BB  
 369 NA Refrigerator (#2) \_\_\_\_\_  
 370 \_\_\_\_\_ Location \_\_\_\_\_  
 371 NA Trash Compactor \_\_\_\_\_

OS Laundry - Washer \_\_\_\_\_  
OS Laundry - Dryer \_\_\_\_\_  
 Elec. X Gas \_\_\_\_\_  
**MOUNTED ENTERTAINMENT EQUIPMENT**  
OS Item #1 TU  
 \_\_\_\_\_ Location OVER FP  
 \_\_\_\_\_ Item #2 \_\_\_\_\_  
 \_\_\_\_\_ Location \_\_\_\_\_  
 \_\_\_\_\_ Item #3 \_\_\_\_\_  
 \_\_\_\_\_ Location \_\_\_\_\_  
 \_\_\_\_\_ Item #4 \_\_\_\_\_  
 \_\_\_\_\_ Location \_\_\_\_\_  
 \_\_\_\_\_ Item #5 \_\_\_\_\_  
 \_\_\_\_\_ Location \_\_\_\_\_  
NA Outside Cooking Unit \_\_\_\_\_  
NA Propane Tank \_\_\_\_\_  
 \_\_\_\_\_ Owned \_\_\_\_\_ Leased \_\_\_\_\_  
NA Security System \_\_\_\_\_  
 \_\_\_\_\_ Owned \_\_\_\_\_ Leased \_\_\_\_\_  
NA Smoke/Fire Detector(s), # \_\_\_\_\_  
NA Shed \_\_\_\_\_  
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 \_\_\_\_\_  
NA Swing set/Playset \_\_\_\_\_  
OS Sump Pump - 1 1/2 OLD  
NA Swimming Pool (Swimming Pool Rider Attached) \_\_\_\_\_  
NA Swimming Pool Heater \_\_\_\_\_  
NA Swimming Pool Equipment \_\_\_\_\_  
NA TV Antenna/Receiver/Satellite Dish \_\_\_\_\_  
 \_\_\_\_\_ Owned \_\_\_\_\_ Leased \_\_\_\_\_  
OS Water Heater(s) \_\_\_\_\_  
NA Water Softener and/or Purifier \_\_\_\_\_  
 \_\_\_\_\_ Owned \_\_\_\_\_ Leased \_\_\_\_\_  
NA Boat Dock, ID # \_\_\_\_\_  
NA Camera-Surveillance Equipment \_\_\_\_\_  
NA Generator \_\_\_\_\_  
EX Other MOUNTED GAS HEATER - GARAGE  
OS Other ROOF FAN - ATTIC - THERMASTHAT  
EX Other SHEDS WILL BE SOLD AS IS  
 \_\_\_\_\_ Other \_\_\_\_\_  
 \_\_\_\_\_ Other \_\_\_\_\_  
 \_\_\_\_\_ Other \_\_\_\_\_

MB Initials \_\_\_\_\_ Initials \_\_\_\_\_  
 SELLER SELLER BUYER BUYER



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

--

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 the 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 attach a list of additional changes. If attached, # of pages).

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>Barbara Bryant</i> <i>3/4/2021</i>	
SELLER	DATE
	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
	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 September 2020. All previous versions of this document may no longer be valid. Copyright January 2021.





# 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 (Indicate Marital Status): Barbara K. Bryant (ASP)

LEGAL DESCRIPTION: (As described in the attached Legal Description/Company Disclosure Addendum, or described below) 21947 Nall Rd. Bucyrus, KS 66013

S21, T15, R25 .99 Acres TR BEG 250S & 15E OF NW/4 SW4 E420 S100 W420 N100 TO POB

Approximate date SELLER purchased Property: 06/29/2001 4/28/2011. Property is currently zoned as

## 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? UNKNOWN Yes ☐ No ☐
- f. Other applicable information: \_\_\_\_\_

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

Property is public water from WATER ONE.

## 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? BLACK HILLS
- 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:

PANHANDLE Line runs on front of property.

SELLER Initials

BUYER Initials



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? ..... UNKNOWN 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:

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? \_\_\_\_\_  
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.

PM  
SELLER | SELLER

Initials

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: \_\_\_\_\_

**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: \_\_\_\_\_

**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 ☒

☒ ☐  
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:

PANHANDLE EASTERN LINES RUN ON FRONT EDGE OF PROPERTY

**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: ENERGY Phone # \_\_\_\_\_  
Gas Company Name: BURK HILLS Phone # \_\_\_\_\_  
Water Company Name: WATER ONE Phone # \_\_\_\_\_  
Other: \_\_\_\_\_ Phone # \_\_\_\_\_

**15. ELECTRONIC SYSTEMS AND COMPONENTS.**

Any technology or systems staying with the Property? ..... N/A ☐ Yes ☐ No ☒

If "Yes", list:

Upon Closing, SELLER will provide Buyer with codes and passwords, or items will be reset to factory settings.

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BB Initials  
SELLER SELLER

Initials  
BUYER BUYER

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Barbara K. Bupat 3/4/2021  
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 September 2020. All previous versions of this document may no longer be valid. Copyright January 2021.





## RESIDENTIAL SEPTIC SYSTEM ADDENDUM

1 **SELLER:** \_\_\_\_\_ Barbara K. Bryant (ASP)

2  
3 **BUYER:** \_\_\_\_\_

4  
5 **PROPERTY:** \_\_\_\_\_ 21947 Nall Road, Bucyrus, KS 66013

6  
7 The Property which is the subject of this Contract is not connected to a municipal or public sewer system. Sewage  
8 disposal is accomplished with a septic tank or similar installation. Septic systems may be subject to local, state and  
9 federal regulation. Installations which were proper at the time of original construction may not comply with  
10 governmental regulations which have been enacted since that time. **It is recommended that BUYER check with**  
11 **lender and/or local government authority regarding septic system inspection.**

12  
13 Lenders are becoming more sensitive to environmental regulations, and it should be anticipated the BUYER'S  
14 financing may be conditioned upon proof that the septic system meets current regulatory requirements.

15  
16 Even if a septic inspection is not required by lender or local government, BUYER is advised to consider an  
17 independent inspection of the septic system.

18  
19 **In the event proof of regulatory compliance of the septic system is required by a lender, or is sought for any**  
20 **other reason, and it is determined the system does not comply, it may be necessary to bring the system**  
21 **into compliance. Significant expense may be involved.**

22  
23 The cost of uncovering and recovering the septic tank lid(s), if needed, for purposes of this inspection will be paid  
24 by: (**Check One**) ☐ SELLER ☒ BUYER.

25  
26 The cost of pumping the septic tank(s), if needed, for purposes of this inspection will be paid by:  
27 (**Check One**) ☒ SELLER ☐ BUYER.

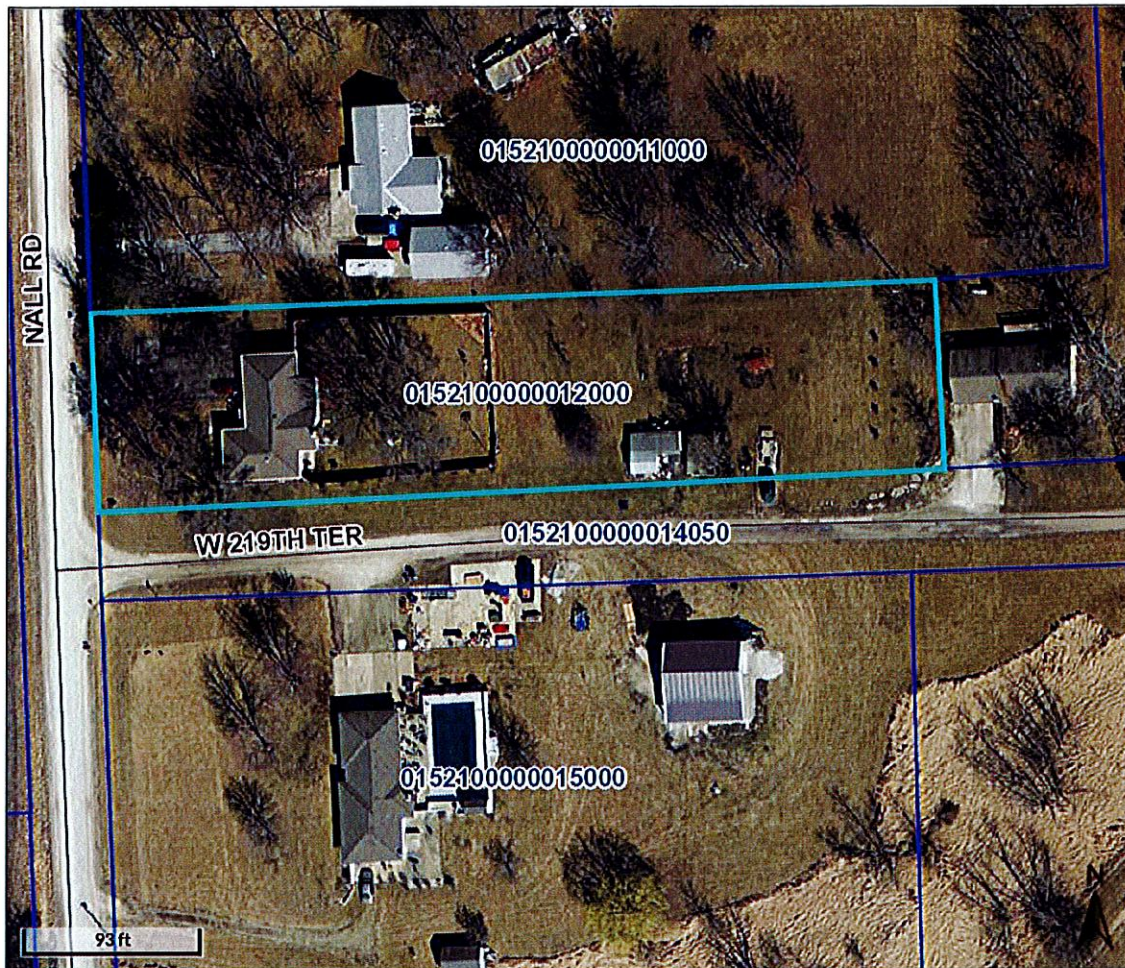
28  
29  
30 **CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS**  
31 **DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT.**  
32 **IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.**

33  
34   \_\_\_\_\_  
35 **SELLER** **DATE** **BUYER** **DATE**

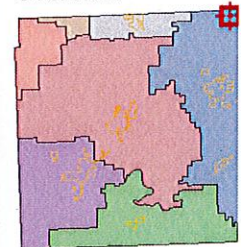
36  
37  
38 \_\_\_\_\_  
39 **SELLER** **DATE** **BUYER** **DATE**

40  
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 09/19. All previous versions of this document may no longer be valid. Copyright January 2021.





Overview



Legend

-  City Limits
-  Parcels
-  Lakes

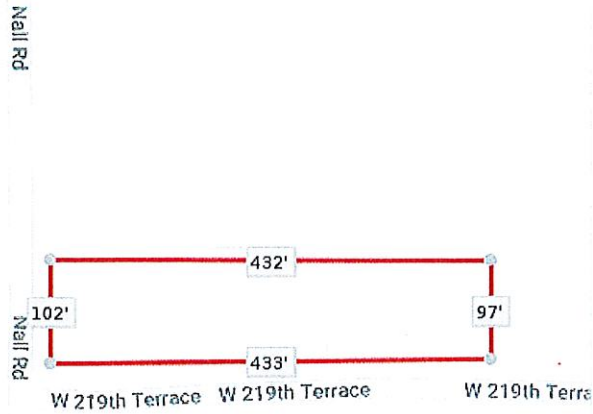
Parcel ID	0152100000012000	Alternate ID	n/a	Owner Address	n/a
Sec/Twp/Rng	21-15-25	Class	R - Residential		
Property Address	21947 NALL RD	Acreage	0.9		
	Bucyrus				
District	082 Wea Twp				
Brief Tax Description	S21, T15, R25, ACRES 0.9, TR BEG 250S & 15E OF NW/C SW4 E420 S100 W420 N100 TO POB				
	(Note: Not to be used on legal documents)				

Date created: 7/24/2018  
Last Data Uploaded: 7/24/2018 3:41:43 AM

Developed by  **Schneider**  
GEOSPATIAL



PROPERTY MAP



\*Lot Dimensions are Estimated

55 yards  
Map data ©2021



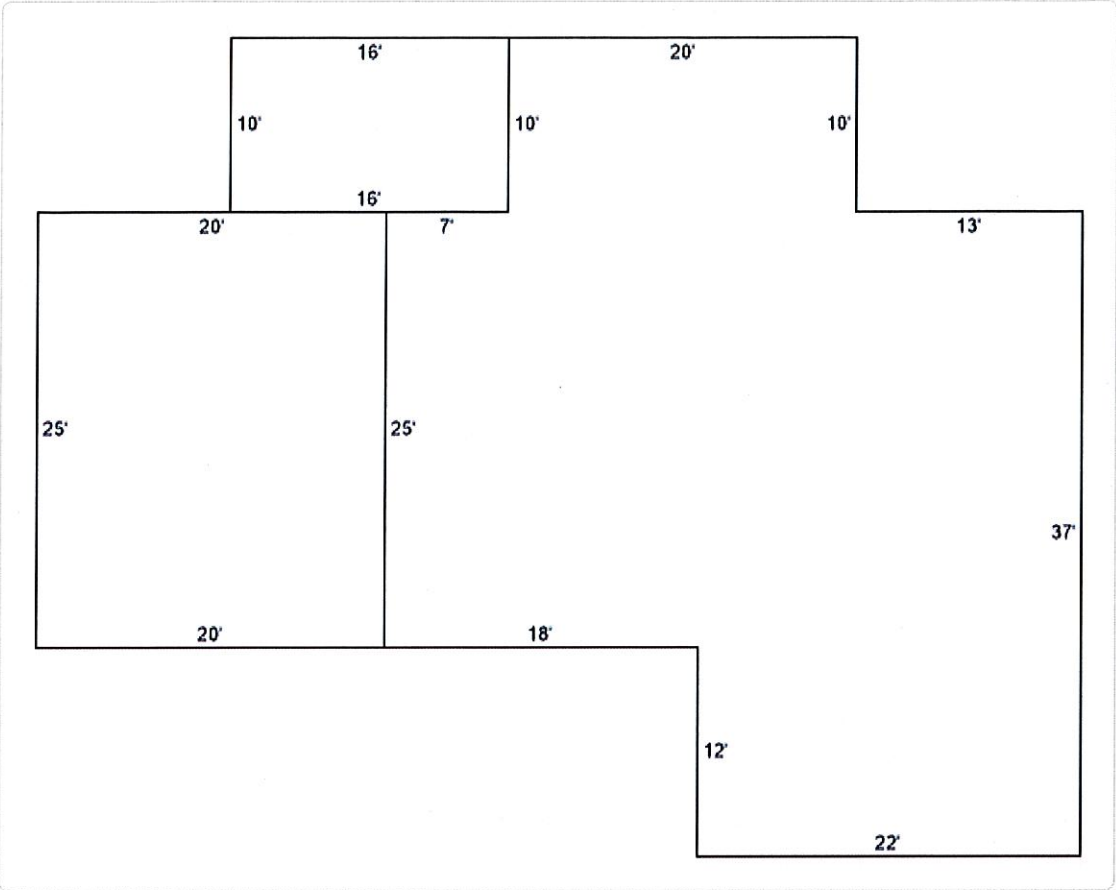
200 yards  
Map data ©2021

Property Details Courtesy of Cathy Pemberton, Heartland Multiple Listing Service, Inc

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

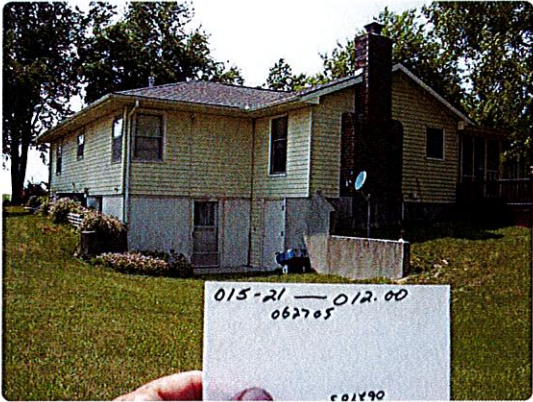
Generated on: 03/03/21

Page 3/3



Summary

Parcel ID	0152100000012000
Quick Ref ID	R63
Property Address	21947 NALL RD
Brief	S21, T15, R25, ACRES 0.9, TR BEG 250S & 15E OF NW/C SW4 E420 S100
Tax Description	W420 N100 TO POB (Note: Not to be used on legal documents)
Taxing Unit Group	082 Wea Twp
Lot Size (SF)	N/A
Acreage	0.9
Property Class	Residential
Zoning	CS
Lot Block	--
Subdivision	
S-T-R	21-15-25
Deed Book & Page	0227 - 0063; 0545 - 0219; 0896 - 0299; 2011 - 01641; 2016 - 5879;
Neighborhood	001.0



Property Factors

Topography	Level - 1	Parking Type	Parking Deck - 4
Utilities	Public Water - 3, Septic - 6, Gas - 7	Parking Quantity	Adequate - 2
Access	Semi Improved Road - 2	Parking Proximity	On Site - 3
Fronting	Secondary Street - 3	Parking Covered	0
Location	Neighborhood or Spot - 6	Parking Uncovered	0

Market Land

Method	Type	AC/SF	Class
Acre	Primary Site - 1	0.90	

Dwelling Information

Res Type	Single-Family Residence
Quality	AV+
Physical Condition	GD