

SELLERS LAND DISCLOSURE

Address or location: Co. Rd. 3100 N., Fisher, Illinois

Zoning: Ag

Does zoning currently allow for the intended use? ☒ Yes ☐ No ☐ Unknown

Basis of this sale: ☒ Gross Acres ☐ Net Acres ☐ Unknown

School district: ?

Covenants established for this location? ☐ Yes ☐ No ☒ Unknown If Yes, attach a copy.

1. Are buildings present on the property?
☐ Yes ☒ No ☐ Unknown

2. Is there an association that requires dues?
☐ Yes ☒ No ☐ Unknown

3. Water availability:
☒ Rural ☐ Well ☐ Combination
☐ None ☐ Unknown

4. What types of sewage disposal systems are present at this location?
☐ City Sewer ☐ Septic ☒ None ☐ Unknown
- If Septic is checked, is the system in compliance with county regulations?
☐ Yes ☐ No If No, please explain.

5. Electric company that provides service to this location:

6. What type of fuel is available at this location?
☐ LP Gas ☒ Natural Gas ☐ Other
☐ None ☒ Unknown

7. Are there any easements or other encumbrances on file for the location? ☐ Yes ☐ No ☒ Unknown
- If Yes, provide brief description.

8. Will a property survey be required?
☐ Yes ☐ No ☒ Unknown

- If Yes, who is responsible for the cost?
☐ Seller ☐ Buyer ☒ Unknown

9. Necessary to build a driveway to access the property?
☐ Yes ☒ No ☐ Unknown

10. Is there a private road located on this property?
☐ Yes ☒ No ☐ Unknown

11. Are fences present around the property?
☒ Yes ☐ No ☒ Unknown

- If Yes, what is the condition of the property line fences?
☐ New ☐ Properly Maintained ☐ Poor ☒ Unknown

- Are the fences accurate in comparison to property lines?
☐ Yes ☐ No ☒ Unknown

12. What type(s) of improvements are present to this property?
☐ Terraces ☐ Grain Bins ☒ Tile ☐ Springs ☐ Ponds
☐ Other ☐ Unknown

13. Is there currently a tenant on this property?
☒ Yes ☐ No ☐ Unknown

- If Yes, has tenant been provided a termination notice?
☒ Yes ☐ No ☐ Unknown

- What are the terms of the current agreement?

TERMINATES END OF YEAR

14. Is the land enrolled in any government programs?
☒ Yes ☐ No ☐ Unknown -

- If Yes, identify the programs:
☐ CRP ☐ DCP ☐ Conservation Agreements
☐ Wetlands ☐ Forest Service ☐ Other

15. Environmental concerns are present on this property?
☐ Feedlots ☐ Landfills Burial Grounds
☐ Underground Storage Tanks ☐ Illegal Dump Sites
☒ None ☐ Other

Additional remarks: Please use back side for more information.

Seller: MURPHY FAMILY FARMS LLC

Buyer:

Seller: Charles Starbuck

Buyer:

Date: 09/21/2022

Date: