



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

**SELLER** (Indicate Marital Status): JEFFREY TEAGUE - MARINA TEAGUE  
MARRIED

**PROPERTY:** 3501 E. 273RD ST CLEVELAND MO. 64734

**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. Non-occupant SELLERS are not relieved of this obligation. 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. OCCUPANCY.**

Approximate age of Property? 11 yrs How long have you owned? 16 yrs  
Does SELLER currently occupy the Property? ..... Yes ☒ No ☐  
If "No", how long has it been since SELLER occupied the Property? \_\_\_\_\_ years/months

☐ SELLER has never occupied the Property. SELLER to answer all questions to the best of SELLER'S knowledge.

**4. TYPE OF CONSTRUCTION.** ☐ Manufactured ☐ Modular ☒ Conventional/Wood Frame  
☐ Mobile ☐ Other \_\_\_\_\_

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

- a. Any fill or expansive soil on the Property? ..... Yes ☐ No ☒
- b. Any sliding, settling, earth movement, upheaval or earth stability problems on the Property? ..... Yes ☐ No ☒
- c. 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 ☒
- d. Any drainage or flood problems on the Property or adjacent properties? ..... Yes ☐ No ☒
- e. Any flood insurance premiums that you pay? ..... Yes ☐ No ☒
- f. Any need for flood insurance on the Property? ..... Yes ☐ No ☒
- g. Any boundaries of the Property being marked in any way? ..... Yes ☒ No ☐
- h. The Property having had a stake survey? ..... Yes ☐ No ☒
- i. Any encroachments, boundary line disputes, or non-utility easements affecting the Property? ..... Yes ☐ No ☒
- j. Any fencing on the Property? ..... Yes ☒ No ☐  
If "Yes", does fencing belong to the Property? ..... N/A ☐ Yes ☒ No ☐
- k. Any diseased, dead, or damaged trees or shrubs on the Property? ..... Yes ☐ No ☒
- l. Any gas/oil wells, lines or storage facilities on Property or adjacent property? ..... Yes ☐ No ☒
- m. Any oil/gas leases, mineral, or water rights tied to the Property? ..... Yes ☐ No ☒

If any of the answers in this section are "Yes", explain in detail or attach other documentation: WOOD FENCING AT FRONT ENTRANCE & SECURITY GATE

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6. ROOF.

- a. Approximate Age: 12 years ☐ Unknown Type: CONCRETE TILE
- 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 \_\_\_\_\_ / \_\_\_\_\_
- 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? 1 layers or ☐ Unknown.

If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other documentation: HAD RIDGE TILES CONCRETED IN APPROXIMATELY A YEAR AGO (UP GRADE TO ROOF SYSTEM)

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: TRI-COUNTY PEST CONTROL - NO CONTRACT BUT WE ARE ON REGULAR PEST CONTROL SCHEDULE

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 piercing or bracing? SEE NOTE BELOW 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: \_\_\_\_\_
- 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:

VOLUNTARILY INSTALLED PIERS UNDER PLANTER ON NORTH SIDE OF HOUSE FOR PREVENTIVE MEASURES. THERE WAS NO FOUNDATION MOVEMENT

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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 ☐ Other: \_\_\_\_\_  
If well water, state type \_\_\_\_\_ depth \_\_\_\_\_ diameter \_\_\_\_\_ age \_\_\_\_\_
- b. If the drinking water source is a well, has water been tested for safety? ..... N/A ☐ Yes ☐ No ☐  
If "Yes", when was the water last checked for safety? \_\_\_\_\_ (attach test results)
- 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 2 ☐ Cesspool ☐ Lagoon ☐ Other \_\_\_\_\_
- f. Approximate location of septic tank and/or absorption field: 150 FEET EAST OF MAIN HOUSE  
25 FEET WEST OF SHOP/APARTMENT
- g. The location of the sewer line clean out trap is: NORTH SIDE OF EAST PATIO UNDER DECK
- h. Is there a sewage pump on the septic system? ..... N/A ☐ Yes ☐ No ☒
- i. Is there a grinder pump system? ..... Yes ☐ No ☒
- j. If there is a privately owned system, when was the septic tank, cesspool, or sewage system last serviced? 4 YRS By whom? DO NOT REMEMBER
- k. 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: LANDSCAPE AREAS & PARTIAL YARD
- l. Are you aware of any leaks, backups, or other problems relating to any of the plumbing, water, and sewage related systems? ..... Yes ☐ No ☒
- m. Type of plumbing material currently used in the Property:  
☒ Copper ☐ Galvanized ☐ PVC ☒ PEX ☐ Other \_\_\_\_\_  
The location of the main water shut-off is: \_\_\_\_\_
- n. Is there a back flow prevention device on the lawn sprinkling system, sewer or pool? ..... N/A ☐ Yes ☒ No ☐

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

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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. 12 APPROXIMATELY 1 YEAR UNITED HVAC  
2. 12

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. 12 BASEMENT APPROXIMATELY 1 YEAR UNITED HVAC  
2. 12 BASEMENT UNITED HVAC

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. 12 BASEMENT SOLAR N/A  
2. 12 BASEMENT SOLAR N/A

e. Are you aware of any problems regarding these items? ..... Yes ☐ No ☒

If "Yes", explain in detail:

SHED 40 GALLON N/A  
BARN 40 GALLON N/A

## 12. ELECTRICAL SYSTEM.

a. Type of material used: ☐ Copper ☒ Aluminum ☐ Unknown

b. Type of electrical panel(s): ☒ Breaker ☐ Fuse

Location of electrical panel(s): BASEMENT

Size of electrical panel(s) (total amps), if known: TWO (2) 200 AMP PANELS

c. Are you aware of any problem with the electrical system? ..... Yes ☐ No ☒

If "Yes", explain in detail:

\* ADDITIONAL SUB-PANEL FOR GENERATOR

## 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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14. NEIGHBORHOOD INFORMATION & HOMEOWNER'S ASSOCIATION. ARE YOU AWARE OF:

- a. The Property located outside of city limits? ..... Yes ☒ No ☐
- b. Any current/pending bonds, assessments, or special taxes that apply to Property? ..... Yes ☐ No ☒  
If "Yes", what is the amount? \$ \_\_\_\_\_
- c. Any condition or proposed change in your neighborhood or surrounding area or having received any notice of such? ..... Yes ☐ No ☒
- d. Any defect, damage, proposed change or problem with any common elements or common areas? ..... Yes ☐ No ☒
- e. Any condition or claim which may result in any change to assessments or fees? ..... Yes ☐ No ☒
- f. Any streets that are privately owned? ..... Yes ☐ No ☒
- g. The Property being in a historic, conservation or special review district that requires any alterations or improvements to the Property be approved by a board or commission? ..... Yes ☐ No ☒
- h. The Property being subject to tax abatement? ..... Yes ☐ No ☒
- i. The Property being subject to a right of first refusal? ..... Yes ☐ No ☒  
If "Yes", number of days required for notice: \_\_\_\_\_
- j. The Property being subject to covenants, conditions, and restrictions of a Homeowner's Association or subdivision restrictions? ..... Yes ☐ No ☒
- k. Any violations of such covenants and restrictions? ..... N/A ☐ Yes ☐ No ☒
- l. The Homeowner's Association imposing its own transfer fee and/or initiation fee when the Property is sold? ..... N/A ☐ Yes ☐ No ☒  
If "Yes", what is the amount? \$ \_\_\_\_\_
- m. The Property being subject to a Homeowners Association fee? ..... Yes ☐ No ☒  
If "Yes", Homeowner's Association dues are paid in full until \_\_\_\_\_ in the amount of \$ \_\_\_\_\_ payable ☐ yearly ☐ semi-annually ☐ monthly ☐ quarterly, sent to: \_\_\_\_\_

and such includes:

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

- n. The Property being subject to a secondary Master Community Homeowners Association fee?... Yes ☐ No ☒

If any of the answers in this section are "Yes" (except m), explain in detail or attach other documentation: \_\_\_\_\_

15. PREVIOUS INSPECTION REPORTS.

- Has Property been inspected in the last twelve (12) months? ..... Yes ☐ No ☒  
If "Yes", a copy of inspection report(s) are available upon request.

16. OTHER MATTERS. ARE YOU AWARE OF:

- a. Any of the following?  
☐ Party walls ☐ Common areas ☐ Easement Driveways ..... Yes ☐ No ☒
- b. Any fire damage to the Property? ..... Yes ☐ No ☒
- c. Any liens, other than mortgage(s)/deeds of trust currently on the Property? ..... Yes ☐ No ☒
- d. Any violations of laws or regulations affecting the Property? ..... Yes ☐ No ☒
- e. Any other conditions that may materially affect the value or desirability of the Property? ..... Yes ☐ No ☒
- f. Any other condition, including but not limited to financial, that may prevent you from completing the sale of the Property? ..... Yes ☐ No ☒
- g. Any animals or pets residing in the Property during your ownership? ..... Yes ☒ No ☐
- h. Any general stains or pet stains to the carpet, the flooring or sub-flooring? ..... Yes ☐ No ☒
- i. Missing keys for any exterior doors, including garage doors to the Property? ..... Yes ☐ No ☒  
List locks without keys \_\_\_\_\_
- j. Any violations of zoning, setbacks or restrictions, or non-conforming uses? ..... Yes ☐ No ☒
- k. Any unrecorded interests affecting the Property? ..... Yes ☐ No ☒
- 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: \_\_\_\_\_

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

Electric Company Name: EVERGY Phone # 816-471-5275  
 Gas Company Name: \_\_\_\_\_ Phone # \_\_\_\_\_  
 Water Company Name: PUBLIC WATER CO #7 Phone # 816-779-6625  
 Trash Company Name: \_\_\_\_\_ 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: HOUSE SOUND SYSTEM, INTERCOM SYSTEM

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

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Fill in all blanks using one of the abbreviations listed below.

"OS" = Operating and Staying with the Property (any item that is performing its intended function).

"EX" = Staying with the Property but Excluded from Mechanical Repairs; cannot be an Unacceptable Condition.

"NA" = Not applicable (any item not present).

"NS" = Not staying with the Property (item should be identified as "NS" below.)

NA Air Conditioning Window Units, #

OS Air Conditioning Central System

NA Attic Fan

OS Ceiling Fan(s), #

OS Central Vac and Attachments

NA Closet Systems

Location

EX Doorbell

NA Electric Air Cleaner or Purifier

NA Electric Car Charging Equipment

OS Exhaust Fan(s) - Baths

NA Fences - Invisible & Controls

Fireplace(s), #

Location #1 OS Location #2 OS

X Chimney X Chimney

Gas Logs Gas Logs

Gas Starter Gas Starter

Heat Re-circulator Heat Re-circulator

Insert Insert

Wood Burning Stove Wood Burning Stove

Other Other

NA Fountain(s)

OS Furnace/Heat Pump/Other Heating System

OS Garage Door Keyless Entry

OS Garage Door Opener(s), #

OS Garage Door Transmitter(s), #

NA Gas Yard Light

OS Humidifier

EX Intercom

OS Jetted Tub

KITCHEN APPLIANCES

Cooking Unit

OS Stove/Range

Elec. X Gas Convection

NA Built-in Oven

Elec. Gas Convection

NA Cooktop Elec. Gas

OS Microwave Oven

OS Dishwasher

OS Disposal

OS Freezer

Location

OS Refrigerator (#1) REC ROOM

Location KITCHEN OS #3 BASEMENT

OS Refrigerator (#2)

Location PANTRY

NA Trash Compactor

NS Laundry - Washer

NS Laundry - Dryer

X Elec. Gas

MOUNTED ENTERTAINMENT EQUIPMENT

OS Item #1 TV-LIVING RM

Location

OS Item #2 TV STUDY/OFFICE

Location

OS Item #3 TV REC-ROOM

Location

OS Item #4 TV WORKOUT ROOM

Location

OS Item #5 TV CRAFT ROOM

Location

NA Outside Cooking Unit

OS Propane Tank

X Owned Leased

OS Security System

X Owned Leased

OS Smoke/Fire Detector(s), # 0

NA Shed(s), #

NA Spa/Hot Tub

OS Spa/Sauna

NA Spa Equipment

EX Sprinkler System Auto Timer

EX Sprinkler System Back Flow Valve

EX Sprinkler System (Components & Controls)

OS Statuary/Yard Art

NS Swing set/Playset

NA Sump Pump(s), #

NA Swimming Pool (Swimming Pool Rider Attached)

NA Swimming Pool Heater

NA Swimming Pool Equipment

OS TV Antenna/Receiver/Satellite Dish

X Owned Leased

OS Water Heater(s)

NA Water Softener and/or Purifier

Owned Leased

NA Boat Dock, ID #

NA Camera-Surveillance Equipment

NA Generator

OS Other P-TAC HEATING/COOLING UNIT in

Other

OS Other HVAC EQUIP ELEC.

Other

Other

Other

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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.

J. H. [Signature] 10/28/22 Marina [Signature] 10/28/2022  
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 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 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 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): JEFFREY TRAGUE & MARINA TRAGUE  
MARRIED

LEGAL DESCRIPTION: (As described in the attached Legal Description/Company Disclosure Addendum, or  
described below) NW 5 ACRES AND SOUTH 40 ACRES

Approximate date SELLER purchased Property: 2007 Property is  
currently zoned as AG

## 1. NOTICE TO SELLER.

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if space is insufficient for all applicable comments. SELLER understands that the law requires disclosure of any  
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## 3. WATER SOURCE.

- a. Is there a water source on or to the Property? 5 ACRES ONLY Yes ☒ No ☒  
☒ Public ☐ Private ☐ Well ☐ Cistern ☐ None ☐ Other \_\_\_\_\_  
If well, state type \_\_\_\_\_ depth \_\_\_\_\_ diameter \_\_\_\_\_ age \_\_\_\_\_  
Has water been tested? \_\_\_\_\_ Yes ☐ No ☐
- b. Other water systems and their condition: \_\_\_\_\_
- c. Is there a water meter on the Property? 5 ACRES ONLY Yes ☒ No ☐
- d. Is there a rural water certificate? \_\_\_\_\_ Yes ☒ No ☐
- e. Other applicable information: \_\_\_\_\_

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

## 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? \_\_\_\_\_
- 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: \_\_\_\_\_

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52 **5. LAND (SOILS, DRAINAGE AND BOUNDARIES). ARE YOU AWARE OF:**

- 53 a. The Property or any portion thereof being located in a flood zone, wetlands area or proposed  
54 to be located in such as designated by FEMA which requires flood insurance? ..... Yes ☐ No ☒
- 55 b. Any drainage or flood problems on the Property or adjacent properties? ..... Yes ☐ No ☒
- 56 c. Any neighbors complaining Property causes drainage problems? ..... Yes ☐ No ☒
- 57 d. The Property having had a stake survey? ..... Yes ☐ No ☒
- 58 e. Any boundaries of the Property being marked in any way? ..... Yes ☒ No ☐
- 59 f. Having an Improvement Location Certificate (ILC) for the Property? ..... Yes ☐ No ☒
- 60 g. Any fencing/gates on the Property? ..... Yes ☒ No ☐
- 61 If "Yes", does fencing/gates belong to the Property? ..... Yes ☒ No ☐
- 62 h. Any encroachments, boundary line disputes, or non-utility  
63 easements affecting the Property? ..... Yes ☐ No ☒
- 64 i. Any expansive soil, fill dirt, sliding, settling, earth movement, upheaval, or earth stability  
65 problems that have occurred on the Property or in the immediate vicinity? ..... Yes ☐ No ☒
- 66 j. Any diseased, dead, or damaged trees or shrubs on the Property? ..... Yes ☐ No ☒
- 67 k. Other applicable information: \_\_\_\_\_

68  
69 If any of the answers in this section are "Yes" explain in detail or attach all warranty information and  
70 other documentation: E. CORNER STAKE AT N.E. CORNER OF 40 ACRES

71 G. HORSE FENCING ON 40 ACRES

72  
73  
74 **6. SEWAGE.**

- 75 a. Does the Property have any sewage facilities on or connected to it? ..... Yes ☐ No ☒

76 If "Yes", are they:

77 ☐ Public Sewer ☐ Private Sewer ☐ Septic System ☐ Cesspool

78 ☐ Lagoon ☐ Grinder Pump ☐ Other \_\_\_\_\_

79 If applicable, when last serviced? \_\_\_\_\_

80 By whom? \_\_\_\_\_

81 Approximate location of septic tank and/or absorption field: \_\_\_\_\_

82  
83 Has Property had any surface or subsurface soil testing related to installation  
84 of sewage facility? ..... N/A ☐ Yes ☐ No ☒

- 85 b. Are you aware of any problems relating to the sewage facilities? ..... Yes ☐ No ☒ N/A

86  
87 If any of the answers in this section are "Yes", explain in detail or attach all warranty information and  
88 other documentation: \_\_\_\_\_

89  
90  
91  
92 **7. LEASEHOLD AND TENANT'S RIGHTS, INTERESTS, INCLUDING GAS AND OIL LEASES.**

93 (Check and complete applicable box(es))

- 94 a. Are there leasehold interests in the Property? ..... Yes ☐ No ☒

95 If "Yes", complete the following:

96 Lessee is: \_\_\_\_\_

97 Contact number is: \_\_\_\_\_

98 Seller is responsible for: \_\_\_\_\_

99 Lessee is responsible for: \_\_\_\_\_

100 Split or Rent is: \_\_\_\_\_

101 Agreement between Seller and Lessee shall end on or before: \_\_\_\_\_

102 ☐ Copy of Lease is attached.

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- 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: \_\_\_\_\_

N/A

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 ☒

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- 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" explain in detail or attach documentation: \_\_\_\_\_

**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/pending bonds, assessments, or special taxes that apply to the Property? ..... Yes ☐ No ☒  
f. Any burial grounds on the Property? ..... Yes ☒ No ☐  
g. Any abandoned wells on the Property? ..... Yes ☐ No ☒  
h. Any public authority contemplating condemnation proceedings? ..... Yes ☐ No ☒  
i. Any government rule limiting the future use of the Property other than existing zoning and subdivision regulations? ..... Yes ☐ No ☒  
j. Any condition or proposed change in surrounding area or received any notice of such? ..... Yes ☐ No ☒  
k. Any government plans or discussion of public projects that could lead to special benefit assessment against the Property or any part thereof? ..... Yes ☐ No ☒  
l. Any unrecorded interests affecting the Property? ..... Yes ☐ No ☒  
m. Anything that would interfere with passing clear title to the Buyer? ..... Yes ☐ No ☒  
n. The Property being subject to a right of first refusal? ..... Yes ☐ No ☒  
If "Yes", number of days required for notice: \_\_\_\_\_  
o. The Property subject to a Homeowner's Association fee? ..... Yes ☐ No ☒  
p. Any other conditions that may materially and adversely affect the value or desirability of the Property? ..... Yes ☐ No ☒  
q. Any other condition that may prevent you from completing the sale of the Property? ..... Yes ☐ No ☒

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

4- DOGS AND TWO CATS BURIED ON SOUTH 40 UNDER BIG OAK TREE

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

Electric Company Name: EVERGUY Phone # 816-471-5275  
Gas Company Name: \_\_\_\_\_ Phone # \_\_\_\_\_  
Water Company Name: PUBLIC WATER CASE CO. #7 Phone # 816-779-6625  
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.

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 Licensee assisting SELLER to provide this information to prospective BUYER of the Property and to real estate brokers and licensees. 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 any list of additional changes. If attached, # \_\_\_\_\_ of pages).

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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.

Jeffrey Seeger  
SELLER

10/28/22  
DATE

Marina Deague  
SELLER

10-28-2022  
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.



## CYBER PROTECTION NOTICE

Because you are going to be involved in a real estate transaction where money is changing hands, you are a potential target for cyber-criminals. These sophisticated criminals could:

- a. Try to hack into your email account or the email of other persons involved in your transaction and direct you to send a wire to the hacker's account.
- b. They can even send you emails that appear to be from your agent, your closer or another trusted source.

If you receive wiring instructions, even if it appears legitimate, do not send any money to that account. Always call to verify such instructions.

**Always contact the closer directly before any money is wired.** To ensure it's the closing company:

- a. Do not use a phone number or other contact information from an email.
- b. Use a business number from another source (such as the closing company's website) to make sure you are actually talking to your closer and not someone intent on stealing your money.

I acknowledge the above information:

BUYER/SELLER

DATE

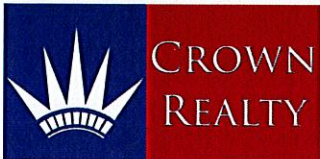
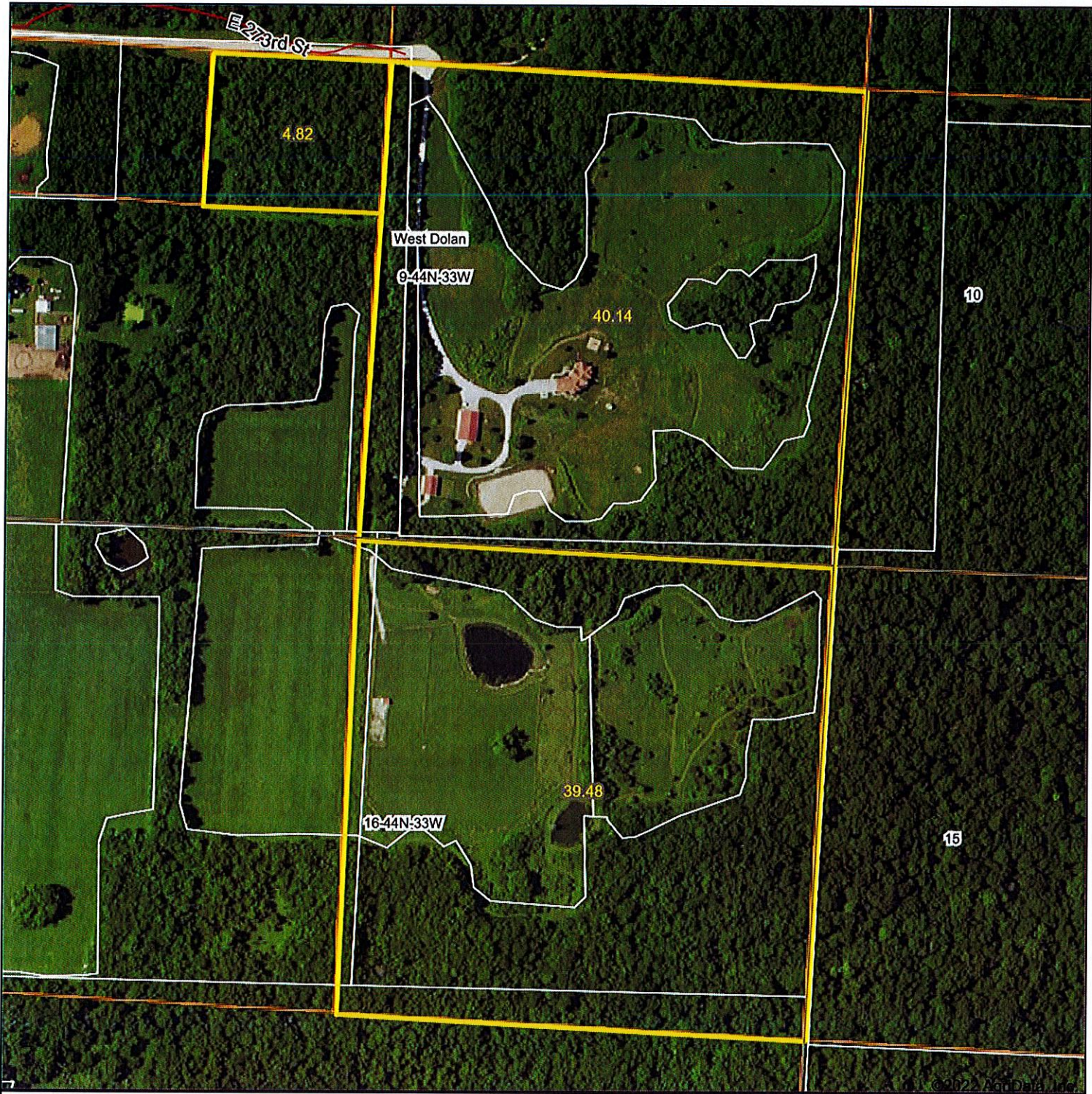
BUYER/SELLER

DATE

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Aerial Map



Maps Provided By:  
 **surety**  
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Map Center: 38° 37' 19.84, -94° 33' 47.93

0ft      429ft      858ft

**9-44N-33W**  
**Cass County**  
**Missouri**

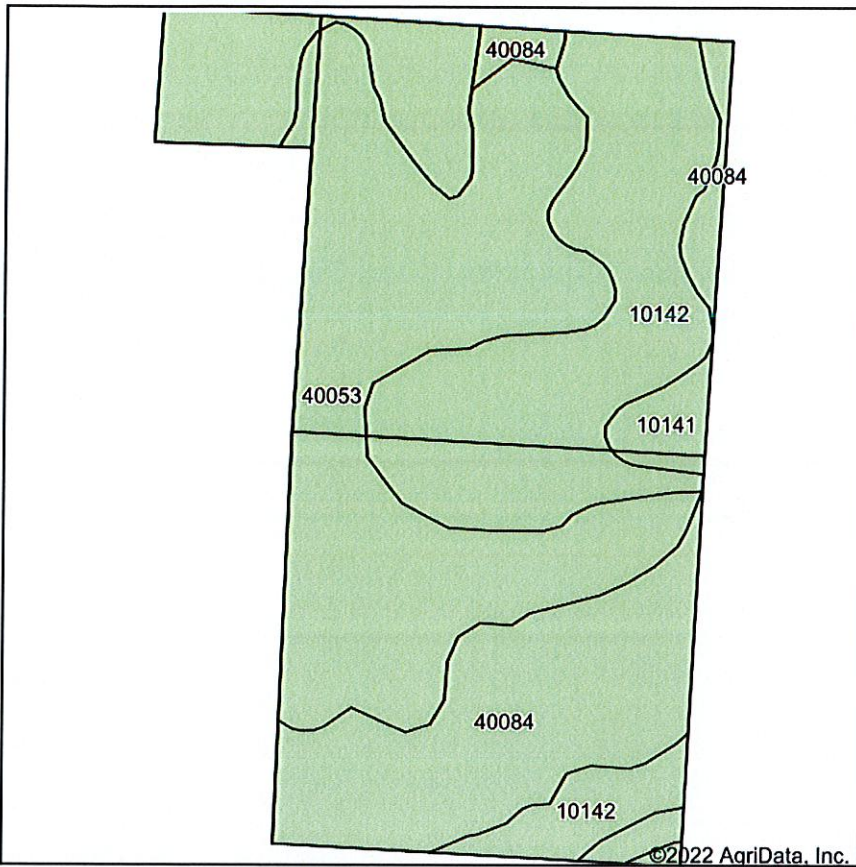


8/26/2022

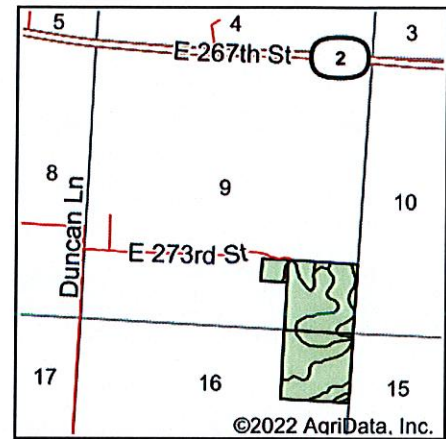
Field borders provided by Farm Service Agency as of 5/21/2008.



# Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**  
 County: **Cass**  
 Location: **9-44N-33W**  
 Township: **West Dolan**  
 Acres: **84.44**  
 Date: **8/26/2022**



Area Symbol: MO037, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Orchardgrass red clover Tons	Tall fescue Tons	Warm season grasses Tons	*n NCCPI Soybeans
40053	Deepwater silt loam, 2 to 5 percent slopes	32.54	38.5%	Ile							81
10142	Snead-Rock outcrop complex, 5 to 14 percent slopes	31.09	36.8%	IVe	3	6	4	5	5	6	29
40084	Oska silty clay loam, 5 to 9 percent slopes	18.27	21.6%	IIle	4	7	4	6	5	7	43
10141	Snead-Rock outcrop complex, 14 to 30 percent slopes	1.84	2.2%	VIe	3	6	4	5	4	6	18
46101	Verdigris silt loam, 1 to 3 percent slopes, frequently flooded	0.70	0.8%	IIIw							66
Weighted Average				3.05	2	3.9	2.4	3.2	3	3.9	*n 52.1

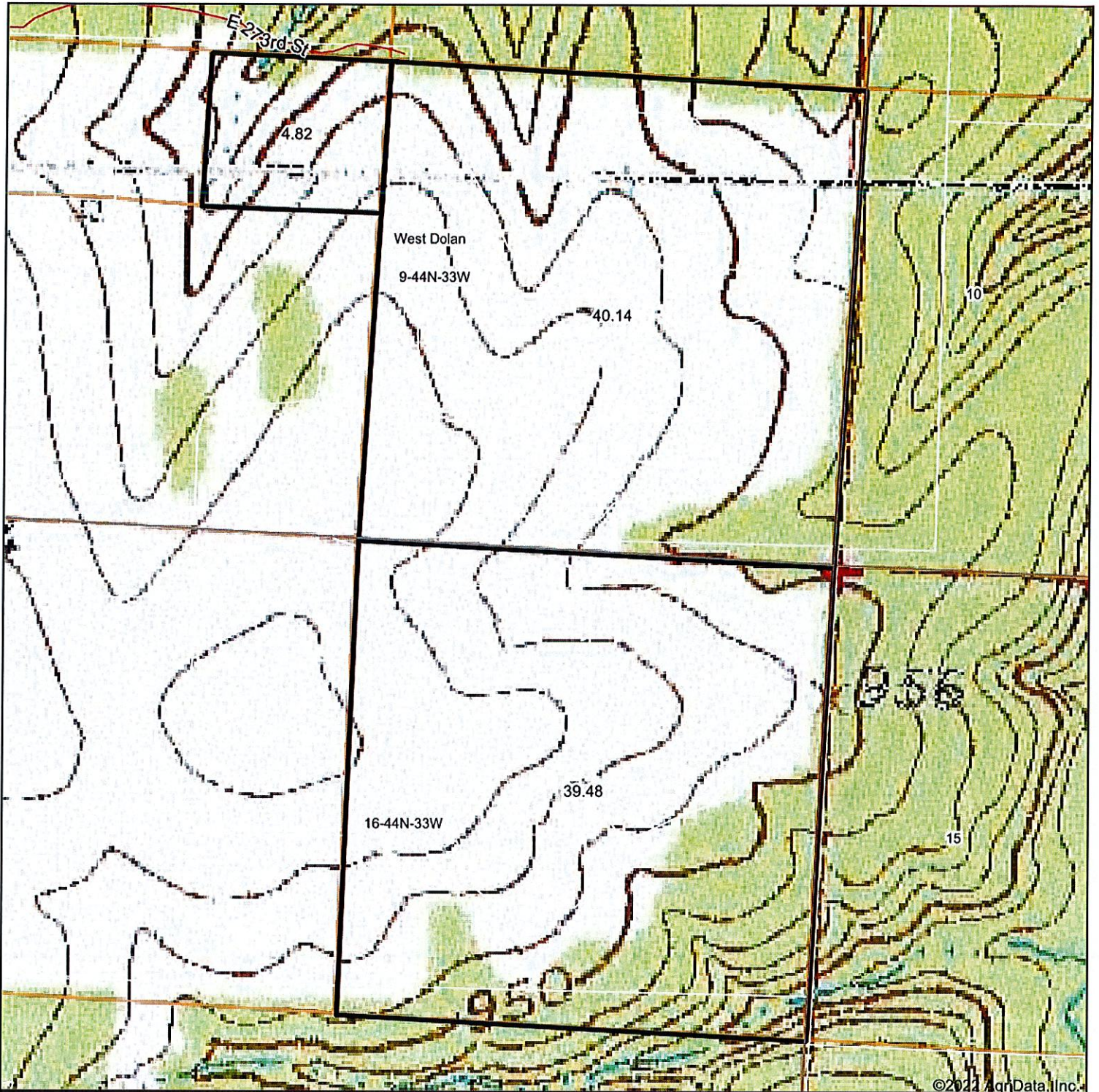
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# Topography Map



map center: 38° 37' 19.84, -94° 33' 47.93

0ft 429ft 858ft

9-44N-33W  
Cass County  
Missouri



8/26/2022



Maps Provided By  
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