



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): _____ B & T Equities LLC

LEGAL DESCRIPTION: (As described in the attached Legal Description/Company Disclosure Addendum, or described below)

See Legal Description Addendum

Approximate date SELLER purchased Property: _____ 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 ☐ None ☐ Other _____
 If well, state type _____ depth _____
 Has water been tested? Yes ☐ No ☐
 b. Other water systems and their condition: _____
 c. Is there a water meter on the Property? 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:

SELLER Initials

Initials BUYER BUYER

Seller has not resided on the property, therefore has limited knowledge

- 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 ☒

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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" 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:

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

Electric Company Name: _____	Phone # _____
Gas Company Name: _____	Phone # _____
Water Company Name: _____	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.

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).**

Seller has not resided on the property, therefore has limited knowledge

		Initials _____	Initials _____		
SELLER	SELLER			BUYER	BUYER

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SELLER	DATE	SELLER	DATE
		<i>Tam Nguyen</i>	dotloop verified 02/05/24 10:39 AM CST Z1ZQ-DW4U-JMDJ-H596

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224 1. I understand and agree the information in this form is limited to information of which SELLER has actual

225 knowledge and SELLER need only make an honest effort at fully revealing the information requested.

226 2. This Property is being sold to me without warranties or guaranties of any kind by SELLER, Broker(s) or

227 Licensees concerning the condition or value of the Property.

228 3. I agree to verify any of the above information, and any other important information provided by SELLER or

229 Broker(s) (including any information obtained through the Multiple Listing Service) by an independent

230 investigation of my own. I have been specifically advised to have the Property examined by professional

231 inspectors. Buyer assumes responsibility Property is suitable for their intended use.

232 4. I acknowledge neither SELLER nor Broker(s) is an expert at detecting or repairing physical defects in the

233 Property.

234 5. I specifically represent there are no important representations concerning the condition or value of the Property

235 made by SELLER or Broker(s) on which I am relying except as may be fully set forth in writing and signed by

236 them.

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BUYER	DATE	BUYER	DATE

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Sellers Disclosure and Condition of Property Disclosure – Land
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