

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)

SELLE	ER (Indicate Marital Status):	B & T Equities LLC
	bed below)_	ttached Legal Description/Company Disclosure Addendum,
	See Legal De	escription Addendum
Approx curren	ximate date SELLER purchased Property tly zoned as	y: Property
	OTICE TO SELLER.	
		swering the questions in this disclosure. Attach additional she
materi civil lia	al defects, known to SELLER, in the Properability for damages. This disclosure statem	s. SELLER understands that the law requires disclosure of ty to prospective Buyer(s) and that failure to do so may result ent is designed to assist SELLER in making these disclosures this information.
Licens	ee(s), prospective buyers and buyers will rely	on this information.
2. NO	OTICE TO BUYER.	
		the Property as of the date signed by SELLER and is no
		BUYER may wish to obtain. It is not a warranty of any kind
SELLE	ER or a warranty or representation by the Bro	ker(s) or their licensees.
3. W	ATER SOURCE.	
a.	Is th <u>ere</u> a water source on o <u>r t</u> o the P <u>ro</u> pert	ty?Yes None Other
	Public Private Well Cis	stern None Other
	If well, state type	depthYes _ _N
h	Other water eyetems and their condition:	Yesr
C.	Is there a water meter on the Property?	Yes N
d.	Is there a rural water certificate?	Yes N
e.	Other applicable information:	
<u>lf</u> a	any of the answers in this section are "Ye	s", explain in detail or attach documentation:
4. G/	AS/ELECTRIC.	
a.		Yes N
		N/A Yes N
	16 (0) / - 2 1 1 1	Yes N
_	If "Yes", what is the source?	ook up utilities?Yes 1
c. d.		
~ 1		
lf a	any of the answers in this section are "Ye	s", explain in detail or attach documentation:
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FILER	92/05/24 S F 018 ARC 1019	BUYER BUYER

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?	
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 No No No No No No No No N
59		f. Having an Improvement Location Certificate (ILC) for the Property?	Yes No
60		a Any fencing/gates on the Property?	Yes No
61		e. Any boundaries of the Property being marked in any way? f. Having an Improvement Location Certificate (ILC) for the Property? g. Any fencing/gates on the Property? If "Yes", does fencing/gates belong to the Property?	Yes No
62		h. Any encroachments, boundary line disputes, or non-utility	. 100110
63		easements affecting the Property?	Voc II NoII
			. 165 110
64 65		i. Any expansive soil, fill dirt, sliding, settling, earth movement, upheaval, or earth stability	Vaa 🗆 Na 🗀
65		problems that have occurred on the Property or in the immediate vicinity?	· Yes HINO
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 info	ormation and
70		other documentation:	
71			
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:	. 100[4] 110[
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			<u></u>
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 🗹
86			
87		If any of the answers in this section are "Yes", explain in detail or attach all warranty info	ormation 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?	Voc III No II
			. 165 110 1
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.	
_			
	25		
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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:	
	Calit or Dont io:	
	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:	
۵	WATER RIGHTS (unless superseded by local, state or federal laws).	
J.	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	V
	by previous owner or government action to benefit any other property?	
	If any of the answers in this section are "Yes", explain in detail or attach documentatio	n:
12.	HAZARDOUS CONDITIONS. ARE YOU AWARE OF:	v ==
	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)?	Voc No
	If "Yes" what is the location?	
	c. Any previous environmental reports (e.g., Phase 1 Environmental reports)?	Yes
	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	Vaa 🗖 Na 🔽
	in wet areas)?	Yes INO
	methane gas, radon gas, radioactive material, landfill, toxic materials)?	Yes 🔲 No 🔽
	Seller has not resided on the property, therefore has limited knowledge	ge
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157 158 159		Gas/oil wells, lines or storage facilities on the Property or adjacent property?	Yes 🔲 No 🗸
160 161	<u>If</u> a	nny of the answers in this section are "Yes" explain in detail or attach documentation:	
162 163			
164 165 13 .	 OT	HER MATTERS. ARE YOU AWARE OF:	
166		Any violation of zoning, setbacks or restrictions, or non-conforming use?	Yes∏ No ▽
167		Any violation of laws or regulations affecting the Property?	
168	c.	Any existing or threatened legal action pertaining to the Property?	Yes 🔲 No 🗸
169	d.	Any litigation or settlement pertaining to the Property?	Yes 🔲 No 🔽
170	e.		
171	f.	Any burial grounds on the Property?	
172	g.		
173 174		Any public authority contemplating condemnation proceedings?	Yes
17 4 175	i.	Any government rule limiting the future use of the Property other than existing zoning and subdivision regulations?	VocH Not
176	j.	Any condition or proposed change in surrounding area or received any notice of such?	
177		Any government plans or discussion of public projects that could lead to special	
178	• • • • • • • • • • • • • • • • • • • •	benefit assessment against the Property or any part thereof?	Yes□ No ▽
179	I.	Any unrecorded interests affecting the Property?	
180	m.	Anything that would interfere with passing clear title to the Buyer?	
181	n.	The Property being subject to a right of first refusal?	Yes 🔲 No 🗸
182		If "Yes", number of days required for notice:	
183		The Property subject to a Homeowner's Association fee?	Yes ⊡ No ∀
184	p.	Any other conditions that may materially and adversely affect the value or	
185 186		desirability of the Property?	
189 190 191			
192 193 14 .	. UT	ILITIES. Identify the name and phone number for utilities listed below.	
194		Electric Company Name: Phone #	
195		Gas Company Name: Phone #	
96		Water Company Name: Phone #	
97		Other: Phone #	
198		FOTBONIO OVOTENO AND COMPONENTO	
200 201	An	ECTRONIC SYSTEMS AND COMPONENTS. y technology or systems staying with the Property?N Yes", list:	/A□Yes□ No ☑
202 203			
204 205	Up	on Closing, SELLER will provide Buyer with codes and passwords, or items will be reset to f	actory settings.
	he un	dersigned SELLER represents, to the best of their knowledge, the information set forth in th	e foregoina
		sure Statement is accurate and complete. SELLER does not intend this Disclosure Stateme	
		ty or guarantee of any kind. SELLER hereby authorizes Licensee assisting SELLER to prov	
		ation to prospective BUYER of the Property and to real estate brokers and licensees. SELL	
		Licensee assisting the SELLER, in writing, if any information in this disclosure chang	
		g, and Licensee assisting the SELLER will promptly notify Licensee assisting the BU' h changes. (SELLER and BUYER initial and date any changes and/or any list of additi	
		n Changes. (SELLER and BOTER initial and date any changes and/or any list of additional sets of additional s	onai changes. II
<u>at</u>		Seller has not resided on the property, therefore has limited knowled	ae
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		Tam Nguyen	dotloop ver 02/05/24 10 ZIZQ-DW4L
SE	ELLER DATE	SELLER	DATI
Βl	JYER ACKNOWLEDGEMENT AND AGREEMENT		
	I understand and agree the information in this form knowledge and SELLER need only make an honest efformation of the Property is being sold to me without warranties Licensees concerning the condition or value of the Property.	ort at fully revealing the info s or guaranties of any kir	rmation requested.
3.	I agree to verify any of the above information, and an Broker(s) (including any information obtained throu investigation of my own. I have been specifically actinspectors. Buyer assumes responsibility Property is su	ny other important informa gh the Multiple Listing S dvised to have the Proper	Service) by an independerty examined by professio
4.	I acknowledge neither SELLER nor Broker(s) is an ereporty.	expert at detecting or repa	airing physical defects in
5.	I specifically represent there are no important represent made by SELLER or Broker(s) on which I am relying et them.		

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

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