



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)

1 **SELLER (Indicate Marital Status):** _____

2 DREXEL FARMS LLC

3 **LEGAL DESCRIPTION:** (As described in the attached Legal Description/Company Disclosure Addendum, or
4 described below) B6 356E NWCR NWSE E1430 S1987 W451
5 N29S W29S ETC

6 Approximate date SELLER purchased Property: MAY 31st 2011. Property is
7 currently zoned as Agricultural

1. NOTICE TO SELLER.

8 Be as complete and accurate as possible when answering the questions in this disclosure. Attach additional sheets
9 if space is insufficient for all applicable comments. SELLER understands that the law requires disclosure of any
10 material defects, known to SELLER, in the Property to prospective Buyer(s) and that failure to do so may result in
11 civil liability for damages. This disclosure statement is designed to assist SELLER in making these disclosures.
12 Licensee(s), prospective buyers and buyers will rely on this information.

2. NOTICE TO BUYER.

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

3. WATER SOURCE.

16 a. Is there a water source on or to the Property? Yes ☐ No ☒

17 ☐ Public ☐ Private ☐ Well ☐ Cistern ☐ None ☐ Other _____

18 If well, state type _____ depth _____ diameter _____ age _____

19 Has water been tested? Yes ☐ No ☒

20 b. Other water systems and their condition: _____

21 c. Is there a water meter on the Property? Yes ☐ No ☒

22 d. Is there a rural water certificate? Yes ☐ No ☒ **UNK**

23 e. Other applicable information: _____

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

4. GAS/ELECTRIC.

25 a. Is there electric service on the Property? Yes ☐ No ☒

26 If "Yes", is there a meter? N/A ☐ Yes ☐ No ☒

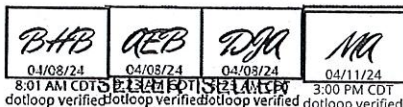
27 b. Is there gas service on the Property? Yes ☐ No ☒

28 If "Yes", what is the source? _____

29 c. Are you aware of any additional costs to hook up utilities? Yes ☐ No ☒

30 d. Other applicable information: _____

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



Initials

BUYER | BUYER

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? 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 ☒ UNK
- 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:

FLOOD ZONE NEAR CREEK

If any of the answers in this section are "Yes" 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?
Approximate location of septic tank and/or absorption field:
Has Property had any surface or subsurface soil testing related to installation of sewage facility? N/A ☐ Yes ☐ No ☒
- b. 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.

MR

BHB

AEB

DM

04/11/24

04/08/24

04/08/24

04/08/24

3:00 PM CDT

3:00 PM CDT

3:00 PM CDT

6:25 AM CDT

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Not legally but farmer gets this year crop

b. Are there tenant's rights in the Property? ☒ Yes ☐ No ☒ If "Yes", complete the following:
 Tenant/Tenant Farmer is: PATRICK ANDERSON
 Contact number is: 816-726-4163
 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: _____

MR	QEB	BHB	DM
04/11/24	04/08/24	04/08/24	04/08/24
3:00 PM CDT	9:23 AM CDT	8:01 AM CDT	6:25 AM CDT
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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: TENANT (FARMER HAS OPPORTUNITY TO HARVEST)

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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 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).

BHB

04/03/24
8:01 AM CDT

MA

04/11/24
9:06 AM CDT

DM

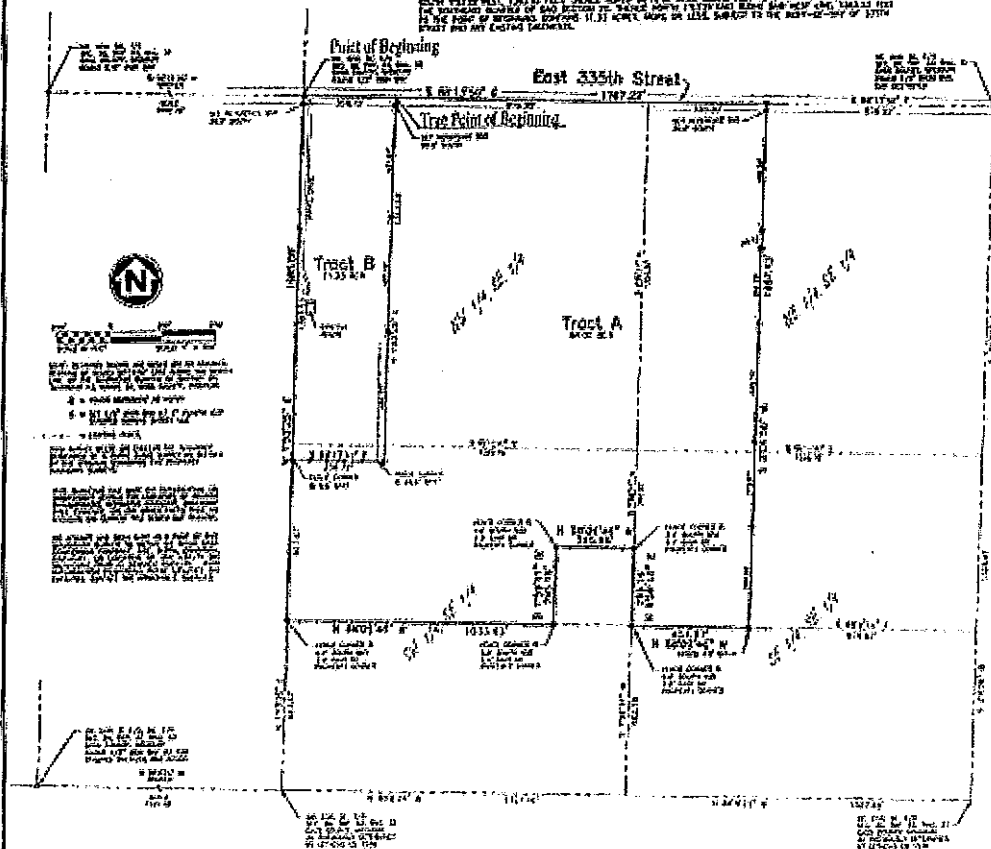
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04/08/24
9:23 AM CDT

Initials _____
BUYER | BUYER

WATERBURY, N. H., March 2, 1904.
 DEAR MR. BROWN: I have just received your letter of the 28th inst. regarding the matter of the purchase of the land for the purpose of the establishment of a new town. I am sorry to hear that you are having trouble with the matter. I am sure that you will be able to get it settled in a satisfactory manner. I am, very respectfully,
 Yours truly,
 J. W. BROWN.

[illegible][illegible][illegible][illegible]



The subject is located on the south side of E 335th Street between State Highway O and State

The subject property has average access from the surrounding neighborhood. Burrus Road is a
