

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)

_	escribed below) BIS 356E NWCR NWSE E1430 S1987 W451					
Ap	pproximate date SELLER purchased Property: MAY 319 2011 . Property in property in the property is a second as Agriculum .					
1.	NOTICE TO SELLER. as complete and accurate as possible when answering the questions in this disclosure. Attach additional sheets					
If s	space is insufficient for all applicable comments. SELLER understands that the law requires disclosure of any					
CIV	alerial defects, known to SELLER, in the Property to prospective Buyer(s) and that fallure to do so may result in It liability for damages. This disclosure statement is designed to assist SELLER in making these disclosures Pensee(s), prospective buyers and buyers will rely on this information.					
	NOTICE TO BUYER.					
Thi	ls is a disclosure of SELLER'S knowledge of the Property as of the date signed by SELLER and is not a ballitute for any inspections or warranties that BUYER may wish to obtain. It is not a warranty of any kind by LLER 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?					
	☐ Public ☐ Private ☐ Well ☐ Cistern ☐ None ☐ Other					
	Has water been tested?					
	b. Other water systems and their condition: c. Is there a water meter on the Property? Yes□ No[V]					
	d. Is there a rural water certificate?					
	If any of the answers in this section are "Yes", explain in detail or attach documentation:					
	GAS/ELECTRIC. a. Is there electric service on the Property?					
	If "Yes", is there a meter?					
	If "Yes", what is the source? Are you aware of any additional costs to hook up utilities?					
	Are you aware of any additional costs to hook up utilities?					
	other applicable information.					
	If any of the answers in this section are "Yes", explain in detail or attach documentation:					

a. The Property or any portion thereof being located in a flood zone, wellands area or proposed to be located in such as designated by FEMA which requires flood insurance? b. Any drainage or flood problems on the Property or adjacent properties? c. Any neighbors complaining Property causes drainage problems? d. The Property having had a stake survey? d. The Property having had a stake survey? Any boundaties of the Property being marked in any way? f. Having an improvement Location Certificate (ILC) for the Property? Any fencing/gates on the Property? f. Having an improvement Location Certificate (ILC) for the Property? Y. Any encroachments, boundary line disputes, or non-utility easements affecting the Property? Any expansive soil, fill dirt, sliding, settling, earth movement, upheavel, or earth stability problems that have occurred on the Property or in the Immediate vicinity? J. Any diseased, dead, or damaged tyees or shrubs on the Property?	(es ☐ No ☑ (es ☐ No ☑ (es ☑ No ☑ (es ☑ No ☐ (es ☐ No ☐ (es ☐ No ☐
55 b. Any drainage or flood problems on the Property or adjacent properties? 56 c. Any neighbors complaining Property causes drainage problems? 57 d. The Property having had a stake survey? 58 e. Any boundaries of the Property being marked in any way? 59 f. Having an improvement Location Certificate (ILC) for the Property? 50 g. Any fencing/gates on the Property? 51 If "yes", does fencing/gates belong to the Property? 52 h. Any encroachments, boundary line disputes, or non-utility 53 easements affecting the Property? 54 I. Any expansive soil, fill dirt, sliding, settling, earth movement, upheavel, or earth stability 55 problems that have occurred on the Property or in the Immediate vicinity? 56 I. Any diseased, dead, or damaged fees or shrubs on the Property?	(es ☐ No ☑ (es ☐ No ☑ (es ☑ No ☑ (es ☑ No ☐ (es ☐ No ☐ (es ☐ No ☐
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60 g. Any fencing/gates on the Property?	'es☑ No☐ 'es☐ No☐
61 If "Yes", does fefcing/gates belong to the Property? 62 h. Any encroachments; boundary line disputes, or non-utility 63 easements affecting the Property? 64 l. Any expansive soil, fill dirt, sliding, sellling, earth movement, upheavel, or earth stability 65 problems that have occurred on the Property or in the Immediate vicinity? 66 l. Any diseased, dead, or damaged trees or shrubs on the Property?	'eş∐ No∐
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easements affecting the Property?	
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YO I. ANY DISPASSED, DE2D, OF CAMACEC REAS OF STRIPS ON THE PROPERTY	
	es□No☑
77 N. Miller applicable ifficialistical (0): 1	oci Afrini I
B FLORD ZONE NEAR CORET	
9 If any of the answers to this section are "Vos" evolute to detail or attach all margarity later	hae isolten
V otner documentation:	ianoii alta
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3 4 6. SEWAGE.	
a. Does the Property have any sewage facilities on or connected to it?	SOLI MORE
If "Yes", are they:	RELIMONE
Public Sewer Private Sewer Sentic System Cessonal	
Lagoon Grinder Pump Other	
Grinder Pump Other	
By whom? Approximate location of septic tank and/or absorption field:	
Approximate location of septic tank and/or absorption field:	*
Has Properly had any surface or subsurface soil testing related to installation	4
of sewage facility?	st Not
b. Are you aware of any problems relating to the sewage facilities?	s∏ No⊠
If any of the answers in this section are "Yes", explain in detail or attach all warranty inform	ation 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?	s NoM
If "Yes", complete the following: Lessee Is:	
Contact Creatile 11.	
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.	
n 10 10 mm 000	
A BHB AEB DIA	
24 04/03/24 04/03/24 04/08/24 . Initials	

	٠,	b. Are there tenant's rights in the Property? If "Yes", complete the following: Tenant/Tenant Farmer is: PATC-FC+ ANDERS ON 3:00 PMCD1 923 AMCD1 Contact number is: 816-726-4163 Solice in accomplete the following: Contact number is: 816-726-4163
		Not legally but tarmer J
103 104		b.) Are there tenant's rights in the Property?
105	}	If "Yes", complete the following: Tenant/Tenant Farmer is: PATI-FIX ANDERS ON 3:00 PMCDT 923 AM COT CONTACT Number is: 816-726-4163 Seller is responsible for: Tenant/Tenant Farmer is responsible for:
106 107		Contact number is: 816-726-4163 Seller is responsible for
108		
109 110		Split or Rent is: Agreement between Seller and Tenant shall end on or before: [] Conv. of Agreement is attached.
111 112		
113		c. Do additional leasehold interests or tenant's rights exist?
114 115		If "Yes", explain:
116	Ą.	MINERAL RIGHTS (unless superseded by local, state or federal laws).
117 118		☑ Pass unencumbered with the land to the Buyer. ☐ Remain with the Seller.
119		Have been previously assigned as follows:
120 121		
122 123	9.	WATER RIGHTS (unless superseded by local, state or federal laws). ☑ Pass Unencumbered with the land to the Buyer.
124		Remain with the Seller.
125 126		Have been previously assigned as follows:
127	40	
128 129	70.	CROPS (planted at time of sale). Pass with the land to the Buyer.
130 131		Domain with the Catter
132		Maye been previously assigned as follows: TENANT (FARMER HAS OPORTUNITY TO HALUEST
133 134	11.	GOVERNMENT PROGRAMS.
135 136		a. Are you currently participating, or do you intend to participate, in any government
137		farm program?
138 139		by previous owner or government action to benefit any other property?
140 141		If any of the answers in this section are "Yes", explain in detail or attach documentation:
142		
143 144	12.	HAZARDOUS CONDITIONS, ARE YOU AWARE OF:
145	·-••	a. Any underground storage tanks on or near Property?
146 147		b. Any previous or current existence of hazardous conditions (e.g., storage tanks, oil tanks, oil spills, tires, batteries, or other hazardous conditions)?
148		!! "Yes", what is the location?
149 150		c. Any previous environmental reports (e.g., Phase 1 Environmental reports)?
151 152		biphenyl's (PCB's), hydraulic fluids, solvents, paint, illegal or other drugs or
153		e. Environmental matters (e.g. discoloration of soil or vegetation or oil sheers
154 155		In wet areas)?
156		methane gas, radon gas, radioactive material, landfill, toxic materials)?
	=	
Ma	12	030 AEB BHB 04/03/24 04/03/24 Initials
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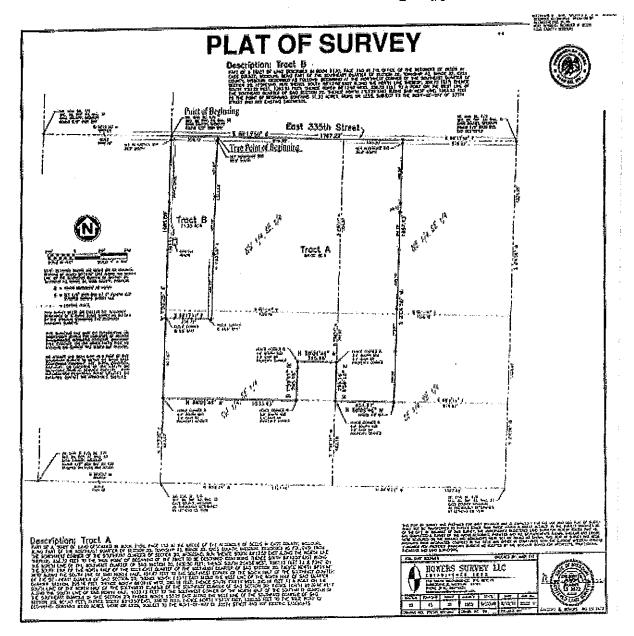
157 158 159		g, h. l.	Gas/olf wells, lines or storage facilities on the Property or adjacent property? Any other environmental conditions on the Property or adjacent properties? Any tests conducted on the Property?	Yes☐ No[] Yes☐ No[] Yes☐ No[]		
160 161		If any of the answers in this section are "Yes" explain in detail or attach documentation:				
162 163						
164 165	40					
166	13.	VI	IER MATTERS. ARE YOU AWARE OF:	VacTitiati		
167		h.	Any violation of zoning, setbacks or restrictions, or non-conforming use? Any violation of laws or regulations affecting the Property?	Veel I Notif		
168		c.	Any existing or threatened legal action pertaining to the Property?	Yes No.		
169		d.	Any liligation or settlement pertaining to the Property?	Yes∐ No☑		
170		e.	Any current/pending bonds, assessments, or special taxes that apply to the Property?	Yes⊡ No 🗷		
171		f.	Any burial grounds on the Property?	Yes∐ No☑ ∕		
172 173		g.	Any abandoned wells on the Property?	Yes Now		
174		1.	Any public authority contemptating condemnation proceedings? Any government rule limiting the future use of the Property other than existing	Yes[_] Nol(√)		
175		••	oning and subdivision regulations?	Vac NoID		
176		1.	Any condition or proposed change in surrounding area or received any notice of such?	Yes No.2		
177			Any government plans or discussion of public projects that could lead to special	·············/		
178		i	penelit assessment against the Property or any part thereof?	Yes∐ No☑.		
179		I. ,	Any unrecorded interests affecting the Property?	Yes∐ NolZl		
180		m.	Anything that would interfere with passing clear title to the Buyer?	Yes□ No☑/		
181		n.	he Property being subject to a right of first refusal?	Yes∐ Nol⊻		
182 183		_ !	f "Yes", number of days required for notice: The Property subject to a Homeowner's Association fee?	V. mind		
184		0,	THE Property Subject to a momeowner's Association 1667	Les I NOVIL		
185		P. (iny other conditions that may materially and adversely affect the value or lesirability of the Property?	VocliNola		
186		a 2	ny other condition that may prevent you from completing the sale of the Property?	Vaci NoV		
189 190 191						
92 93	14.		TIES. Identify the name and phone number for utilities listed below.			
94		F	lectric Company Name: Phone #	•		
95		Ç	as Company Name: Phone #			
96		V	/ater Company Name: Phone #			
97		Č	ras Company Name: Phone #			
98	4 44					
99 00	15.	ELEC	TRONIC SYSTEMS AND COMPONENTS. chnology or systems staying with the Property?	VENA CENTRALEM		
01		Any u If "Va	echnology of systems staying with the Property?	√ Les T μοιξί		
02		11 10	", list;			
03						
Ò4		Upon	Closing, SELLER will provide Buyer with codes and passwords, or Items will be reset to fa	ctory settings.		
05		-		•		
06	The	unde	rsigned SELLER represents, to the best of their knowledge, the information set forth in the	foregoing		
07	Disc	nusok	Statement is accurate and complete. SELLER does not intend this Disclosure Statemen	l lo þe á		
08 09			or guarantee of any kind. SELLER hereby authorizes Licensee assisting SELLER to provi			
10	not	for I fo	n to prospective BUYER of the Property and to real estate brokers and licensees. <u>SELLE</u> ensee assisting the SELLER, in writing, if any information in this disclosure change	s prior to		
11	Clo	sina	and Licensee assisting the SELLER will promptly notify Licensee assisting the BUY	ER. in writing.		
12	of s	uch c	hanges, (SELLER and BUYER initial and date any changes and/or any list of additio	nal changes. If		
		ched				
100		NO.	OCA OFFE			
43	11	1/24	DJA AEB C4/08/24 Initials			
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Seller's Disclosure and Condition of Properly Addendum -- Land Page 4 of 5

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SE	ELLER	// /DATE	RWHWHII	
Bl	JYER ACKNOWLEDGEMENT	AND AGREEMENT	Darrin J Andersen	dotloop verified 04/03/24 6:25 AM CD W8ZN-9Y7K-WMMF-X
1.	i minimize the training the training		is limited to information of v	
	knowledge and SELLER need	f only make an honest ef	fort at fully revealing the inform	lation requested.
2.	knowledge and SELLER need This Property is being sold Licensees concerning the con	to me without warrantie	s or guaranties of any kind	
	This Property is being sold Licensees concerning the con I agree to verify any of the a Broker(s) (including any inf investigation of my own. I I	to me without warrantie dition or value of the Pro above information, and a ormátion obtained thro nave been specifically a	is or guaranties of any kind perty. Iny other important information Igh the Multiple Listing Ser dvised to have the Property	by SELLER, Broker(n provided by SELLE vice) by an indeper
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Sellers Disclosure and Condition of Property Disclosure – Land Page 5 of 5



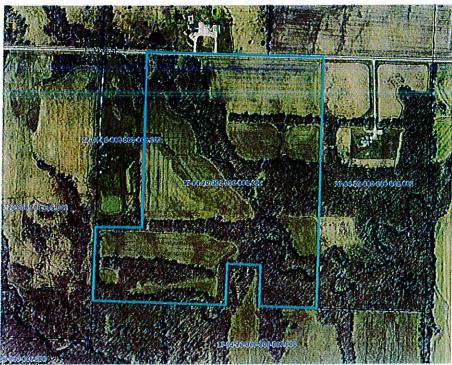
Tax Parcel Map



Flood Map Overlay



SITE DESCRIPTION



Tax Parcel Map

Location

The subject is located on the south side of E 335th Street between State Highway O and State Highway W in Cass County, Missouri. The mailing address is in Drexel, Missouri, however the property is equidistant between Drexel and Archie, Missouri.

Access/Frontage

The subject property has average access from the surrounding neighborhood. Burrus Road is a gravel road. There is a single access point that allows access to the subject property located toward the southeast corner of the parcel. The nearest intersection is controlled by stop signs.

	Roadway	Length	Improvements
Primary Frontage:	E 335th Street	1,416 feet	None