

Seller Property Disclosure (Farm, Ranch & Recreational Land)

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Buyer is strongly urged, as part of any pre-closing investigation desired by Buyer concerning Property to: (i) conduct testing for possible existence of chemical or drug substances in, on or about Property, as desired by Buyer, and (ii) visit with applicable law enforcement authorities about possible prior illegal activity on or about Property.

If the location of Property being in a Flood or Flood Prone area is of concern to Buyer, Buyer may access FEMA (Federal Emergency Management Authority) at <https://www.fema.gov/flood-maps> regarding such information.

Your mortgage lender may require you to purchase flood insurance in connection with your purchase of this property. The National Flood Insurance Program provides for the availability of flood insurance but also establishes flood insurance policy premiums based on the risk of flooding in the area where properties are located. Due to recent amendments to federal law governing the NFIP those premiums are increasing, and in some cases will rise by a substantial amount over the premiums previously charged for flood insurance for Property. As a result, you should not rely on the premiums paid for flood insurance on this property previously as an indication of the premiums that will apply after you complete your purchase. In considering your purchase of this property you should consult with one or more carriers of flood insurance for a better understanding of flood insurance coverage, the premiums that are likely to be required to purchase such insurance and any available information about how those premiums may increase in the future.

THIS FORM IS PRODUCED AND COPYRIGHTED BY THE ARKANSAS REALTORS' ASSOCIATION. THE SERIAL NUMBER BELOW IS A UNIQUE NUMBER NOT USED ON ANY OTHER FORM. THE SERIAL NUMBER BELOW SHOULD BE AN ORIGINAL PRINTING, NOT MACHINE COPIED, OTHERWISE THE FORM MAY HAVE BEEN ALTERED. DO NOT SIGN THIS FORM IF IT WAS PREPARED AFTER DECEMBER 31, 2025.

FORM SERIAL NUMBER: 059042-300174-3544764

REAL ESTATE LICENSEES ARE REGULATED BY THE ARKANSAS REAL ESTATE COMMISSION. IF A LICENSEE HAS NOT PROPERLY REPRESENTED YOU, YOU MAY FILE A COMPLAINT AT AREC.ARKANSAS.GOV

SELLER HEREBY AUTHORIZES (UNLESS A POTENTIAL BUYER DESIRES NOT TO OBTAIN A COPY OF THE STATEMENT AS EXPRESSLY SET FORTH IN A REAL ESTATE CONTRACT) ALL AGENTS INVOLVED IN THE SALE, EXCHANGE, LEASE OR RENTAL OF PROPERTY TO DISTRIBUTE THIS SELLER PROPERTY DISCLOSURE TO PROSPECTIVE BUYERS, LESSEES OR TENANTS OF PROPERTY. THIS SELLER PROPERTY DISCLOSURE IS INCORPORATED INTO THE LISTING AGREEMENT EXECUTED BY SELLER AND LISTING FIRM. SELLER FURTHER CERTIFIES THAT THE INFORMATION HEREIN IS TRUE AND CORRECT TO THE BEST OF SELLER'S KNOWLEDGE AS OF THE ABOVE DATE. SELLER FURTHER AGREES TO NOTIFY IN WRITING BUYERS, LESSEES, TENANTS AND LISTING FIRM OF ANY CHANGES IN THIS DISCLOSURE THAT MAY BECOME KNOWN TO SELLER AFTER THE DATE SIGNED BY SELLER.

COUNTERPARTS: This Seller Property Disclosure may be executed in multiple counterparts each of which shall be regarded as an original hereof but all of which together shall constitute one in the same.

Submitted by:

Signature: Traci Hackleman

Signature: _____

Printed Name: _____

Seller

Printed Name: _____

Seller

(month) April (day) 3, (year) 2025, at 3:45 ☐ (a.m.) ☒ (p.m.)

WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS SELLER PROPERTY DISCLOSURE. WE UNDERSTAND THAT THE ABOVE STATEMENTS ABOUT PROPERTY ARE TRUE AND CORRECT TO THE BEST OF SELLER'S KNOWLEDGE AS OF THE ABOVE DATE. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR SELLER'S AGENT AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS BUYER, LESSEE OR TENANT MAY WISH TO OBTAIN.

Received by:

Signature: _____

Signature: _____

Printed Name: _____

Buyer

Printed Name: _____

Buyer

(month) n/a (day) n/a, (year) n/a, at n/a ☐ (a.m.) ☒ (p.m.)

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Septic or Sewage System Addendum (Farm, Ranch & Recreational Land)



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FORM SERIAL NUMBER: 090334-400174-3544765

Regarding the Real Estate Contract (Form Serial Number _____)
dated (month) _____, (day) _____, (year) _____, between
Buyer, _____
and Seller Traci Hackleman
covering the real property known as 620 MC 226 Texarkana, AR 71854

(the "Property"), the undersigned Buyer and Seller, in consideration for the covenants, agreements and promises made below and other good and valuable consideration, receipt and sufficiency being acknowledged, agree as follows:

Buyer has been given the opportunity to obtain a soil percolation, soil morphology test or sewage system permit meeting the Arkansas Department of Health regulations concerning septic systems or other sewage treatment systems. Should Buyer decline to obtain any of the above, Buyer agrees to hold Seller, Listing Firm and Selling Firm involved in this Real Estate Contract harmless of any matters relative to obtaining such test, permit or the ability to construct an improvement on the described Property that may exist or be discovered (or occur) after Closing.

- ☒ **A.** No soil percolation or soil morphology test or septic system permit shall be provided.
- ☐ **B.** A soil percolation or soil morphology test will be conducted by a Designated Representative of the Arkansas Department of Health and certified to Buyer within _____ days prior to Closing. A satisfactory soil percolation or soil morphology test does not necessarily guarantee a septic system permit will be issued in the future. Test to be provided and paid for by:
- ☐ Buyer ☐ Seller.
- ☐ **C.** A septic system permit will be issued by the Arkansas Department of Health for a _____ Bedroom Standard System certified within _____ days prior to Closing. Buyer, or Buyer's Representative, to mark location of home or be present when test is conducted. Both the tests and permit will be provided and paid for by:
- ☐ Buyer ☐ Seller.
- ☐ **D.** Seller will provide Buyer with a copy of the existing valid septic system permit within three (3) business days of acceptance of this Real Estate Contract after which Buyer is to have ten (10) business days to review and accept the permit. If permit issuance date is greater than six (6) months or if the permit date will expire prior to Closing date, Seller shall have the permit revalidated by the Arkansas Department of Health. Should Buyer not be satisfied, acting with sole discretion, with any test or permit that may be required by Paragraph B, C or D, Buyer shall have all rights provided by Paragraph 4 of this Real Estate Contract

Septic or Sewage System Addendum (Farm, Ranch & Recreational Land)

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This Septic or Sewage System Addendum, upon its execution by Buyer and Seller, incorporates by reference all provisions of the above-referenced Real Estate Contract not expressly modified herein.

This Septic or Sewage System Addendum may be executed in multiple counterparts each of which shall be regarded as an original hereof but all of which together constitute one in the same. Electronic signatures shall be deemed original signatures and shall be binding upon the parties.

THIS IS A LEGALLY BINDING ADDENDUM WHEN SIGNED BY THE PARTIES BELOW. READ IT CAREFULLY. YOU MAY EMPLOY AN ATTORNEY TO DRAFT THIS FORM FOR YOU. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY PART, CONSULT YOUR ATTORNEY BEFORE SIGNING. REAL ESTATE AGENTS CANNOT GIVE YOU LEGAL ADVICE. THE PARTIES SIGNED BELOW WAIVE THEIR RIGHT TO HAVE AN ATTORNEY DRAFT THIS FORM AND HAVE AUTHORIZED THE REAL ESTATE AGENT(S) TO FILL IN THE BLANKS ON THIS FORM.

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The above Agency Addendum is executed on

(month) _____ (day) _____, (year) _____, at _____ ☐ (a.m.) ☐ (p.m.)

Selling Firm

Signature: _____ Signature: _____

Printed Name: _____ Printed Name: _____
Principal or Executive Broker **Buyer**

Signature: _____ Signature: _____

Printed Name: _____ Printed Name: _____
Selling Agent **Buyer**

The above Agency Addendum is executed on

(month) _____ (day) _____, (year) _____, at _____ ☐ (a.m.) ☐ (p.m.)

United Country - Double Creek Land and Home

Listing Firm

Signature: Brian G. Whatley Signature: Traci Hackleman

Printed Name: Brian G. Whatley Printed Name: _____
Principal or Executive Broker **Seller**

Signature: Emilee Hackleman Signature: _____

Printed Name: _____ Printed Name: _____
Listing Agent **Seller**

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