

Seller Property Disclosure (Farm, Ranch & Recreational Land)

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FORM SERIAL NUMBER: 005148-100174-3704591

TO BE COMPLETED BY SELLER: (Please Print)

Date: Aug. 23, 2025

Seller(s): Ashley & Mandie Stonecipher

Seller ☐ is ☒ is not occupying Property.

If Seller is occupying or has occupied Property, give length of occupancy in years: _____

Legal Description/Property Address: MC 3016 Harrison, Ar. 72601
001-10532-000 40 acres m/i

Approximate finished, heated & cooled square footage (if applicable): NA

Approximate Date of Construction: NA

Type of Zoning: NA

Is this Property under a specific use permit? NA

Is this Property subject to any verbal farm or agricultural leases? ☐ Yes ☒ No

Number of irrigation wells located on Property: none

List below depth and size of each irrigation well and indicate if in good working order: NA

Number of irrigation pivots located on Property: none

List below the size of each irrigation well and indicate if in good working order: none

To your knowledge, are there any underground irrigation pipelines located on Property? ☐ Yes ☒ No

If yes, please list the diameter, length and location of the pipelines and indicate if in good working order: _____

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To your knowledge, are any grain bins or storage facilities located on Property? ☐ Yes ☒ No

List the storage capacity of each grain bin and/or storage facility and indicate if in good working order: _____

To your knowledge, is there any irrigation equipment, such as pivots, gearheads, risers, drainage pipes, re-lifts, power units or above-ground pipe, on Property owned by a person or entity other than those listed above as "Sellers"? ☐ Yes ☒ No

If yes, please explain: _____

Are there any verbal hunting agreements or leases on Property? ☒ Yes ☐ No

If yes, please explain: Selective relatives have the right to hunt on the property currently.

To your knowledge, are there any hunting stands, blinds, pits, feeders or other structures on Property that will be included in the conveyance of Property? ☒ Yes ☐ No

If yes, how many of each and explain: Two ladder stands and 1 box stand that will convey with the property

To your knowledge, are there any hunting stands, blinds, pits, feeders or other structures on Property owned by a person or entity other than those listed above as "Sellers"? ☐ Yes ☒ No

If yes, please explain: _____

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Please check the following boxes as they apply to Property:

☐ Water, provided by

☐ A rural water district or other non-municipal water system: _____

☐ A municipality or county: _____

☐ Well

☒ Other: none

☐ Natural gas, provided by: none

☐ Propane tank: ☐ Owned ☐ Rented from: _____

☐ Electricity, provided by: Energy - not available currently.

☐ Sewer, provided by: _____

☐ A non-municipal sewer system: _____

☐ A municipality or county: _____

☐ Septic system. Type, if known: _____

☒ Other: none

☐ Water ☐ Gas ☐ Garbage pickup ☒ Other: none

☐ Special Property Assessment: Amount \$ none Frequency: _____

☐ Cable/Satellite/Internet, provided by: none

☐ Internet Security Service, ☐ Leased ☐ Owned, provided by: none

☐ Telephone, provided by: none

☐ Garbage pickup, provided by: none

☐ Fire protection, provided by: Pyatt Volunteer Fire Dept.

☐ Termite policy (current), provided by (Name of Company): none

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Purpose Of Statement: This is a statement of conditions and information concerning Property. Unless otherwise advised, Seller does not possess any expertise in construction, architecture, engineering or any other specific areas related to the construction or condition of improvements on Property or Property itself, other than occupying or having ownership of Property. Seller possesses no greater knowledge than that which could be obtained by inspection of Property by potential buyers, lessees, tenants or their representatives. This statement is not a warranty of any kind by Seller, Listing Firm or any subagent of Listing Firm. **THIS DISCLOSURE IS NOT A SUBSTITUTE FOR INSPECTIONS. ANY POTENTIAL BUYER OF PROPERTY IS ENCOURAGED TO OBTAIN A PROFESSIONAL, PERSONAL OR OTHER INSPECTION PRIOR TO PURCHASING, LEASING, EXCHANGING, RENTING OR OFFERING TO PURCHASE PROPERTY.**

Instructions to Seller: (1) Complete this form yourself. (2) Report known conditions affecting Property. (3) Attach additional pages with your signature if additional space is required. (4) Answer ALL questions. (5) If some items do not apply to Property, check "Not Applicable". (6) If you do not know the answer to a question or do not understand a question, check the answer "Unknown." **Seller's Statement:** Even though this is not a warranty, Seller hereby specifically makes the following representations based on Seller's knowledge as of the above date. Seller agrees to immediately notify Listing Firm in writing and to modify this Seller Property Disclosure if any answer set forth below changes prior to Closing. Unless a potential buyer desires not to obtain a copy of this statement (as expressly set forth in a Real Estate Contract), Seller authorizes Listing Firm to provide a copy of this statement to any person or entity in connection with any possible, actual or anticipated sale, exchange, lease or rental of Property.

ALL STATEMENTS MADE IN THIS DISCLOSURE ARE MADE BY SELLER AND ARE NOT REPRESENTATIONS OF ANY AGENT(S) AND/OR SUBAGENT(S) OF SELLER. THE STATEMENTS MADE BY SELLER ARE BASED SOLELY UPON SELLER'S KNOWLEDGE AND INFORMATION AND DO NOT CONSTITUTE ANY REPRESENTATION OR WARRANTY BY SELLER AGAINST ANY CONDITIONS THAT MAY EXIST THAT ARE UNKNOWN TO SELLER. THE BUYER IS AGAIN STRONGLY ENCOURAGED TO CONDUCT AND OBTAIN INSPECTIONS OF PROPERTY.

Concerning Property referenced above:

1.	To your knowledge, are there any features of Property shared in common with adjoining landowners, such as walls, fences, driveways, turn rows, ditches, canals, septic systems, water wells, satellite dishes, or shared meters or utilities?	☐ Yes	☐ No	☒ Unknown	☐ Not Applicable
2.	To your knowledge, are there any encroachments, easements, rights of way, leases, licenses, liens, mortgages or deeds of trust, contracts for sale or installment land sales contracts, adverse possession claims or similar matters that affect Property that a title search would not reveal?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
3.	To your knowledge, are there any Bills of Assurance, deed restrictions, or other use restrictions or obligations for Property that a title search would not reveal?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
4.	To your knowledge, is Property subject to any custom farming operation agreements or production contracts, such as contracts pertaining to the production of hogs, poultry, fruit or vegetables?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
5.	To your knowledge, is Property subject to any timber contracts or timber deeds?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
6.	To your knowledge, are there any violations or nonconforming uses of Property regarding zoning, land use restrictions or "setback" requirements?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
7.	To your knowledge, is any portion of Property within a designated flood plain, floodway or wetlands area?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
8.	To your knowledge, has any lender required you to purchase flood insurance on Property?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
9.	To your knowledge, are there any other leases or rental agreements (or parties other than Seller in possession) currently in effect on Property?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable

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10.	To your knowledge, has any portion of the Property been enrolled in the Conservation Reserve Program, Wetlands Reserve Easement (WRE), Wetland Reserve Enhancement Program, Grasslands Reserve Program, Agricultural Conservation Easement Program or Healthy Forests Reserve Program?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
11.	To your knowledge, has any portion of Property been enrolled in the Conservation Stewardship Program, Environmental Quality Incentives Program, Emergency Watershed Protection Program, Wildlife Habitat Incentive Program, or Agricultural Water Enhancement Program?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
12.	To your knowledge, are there any other conservation or agricultural easements, contracts or agreements with the United States Department of Agriculture, Farm Service Agency, Natural Resources Conservation Service, or other governmental agency concerning Property?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
13.	To your knowledge, are there any persons or entities, other than those listed above as "Sellers," who claim or have ownership or leasehold interest or first right of refusal option on Property?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
14.	To your knowledge, are there any public or private easements or agreements for utilities or access?	☒ Yes	☐ No	☐ Unknown	☐ Not Applicable
15.	To your knowledge, is Property located in any special zoning district or under a specific use permit?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
16.	To your knowledge, are there any pending changes in zoning or in the physical condition of Property?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
17.	To your knowledge, are there any conditions upon or affecting Property that would affect Property's compliance with the Highly Erodible Land Conservation and Wetland Conservation requirements set forth in the Food Security Act of 1985 (16 U.S.C. § 3811, et seq.)?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
18.	To your knowledge, are there any conditions upon or affecting Property that would affect Property's eligibility to participate in or receive payments under any agricultural or conservation program administered by the United States Department of Agriculture, Farm Service Agency, Natural Resources Conservation Service, Risk Management Agency, or any other governmental agency?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
19.	Have you ever filed or made an insurance claim, warranty claim, or other claim concerning Property?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
20.	To your knowledge, has Property ever been surveyed?	☐ Yes	☐ No	☒ Unknown	☐ Not Applicable
21.	To your knowledge, has any boundary discrepancy or unsatisfactory condition concerning Property been disclosed to you, including information obtained from a boundary survey, environmental report or property inspection of Property?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable

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22.	To your knowledge, is there now or has there ever been a waste disposal maintenance and monitoring contract with maintenance personnel certified by the Arkansas Department of Health?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
23.	To your knowledge, have there been any problems with any private sewer or water system, septic system, water well, or other system or utility servicing Property?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
24.	To your knowledge, are there any groundwater use restrictions or limitations affecting Property, or is any portion of Property located within a designated critical groundwater area as determined by the Arkansas Natural Resources Commission?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
25.	To your knowledge, have there been any room additions, structural modifications or other alterations or repairs made to Property since Property was originally constructed?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
26.	If the answer to Question 25 was "Yes," to your knowledge were such structural changes done following issuance of a permit and in compliance with building codes?	☐ Yes	☐ No	☐ Unknown	☒ Not Applicable
27.	To your knowledge, are there any underground storage tanks of any kind located on Property?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
28.	To your knowledge, has there been any settling from any cause, or slippage, sliding or other poor soil conditions at Property or at adjacent properties?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
29.	To your knowledge, has there been any flooding, drainage, grading problems, or has water ever stood on Property or under any improvement constructed thereon?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
30.	To your knowledge, has there been any damage to Property or any of the structures from fire, earthquake, storms, floods or landslides prior to or during your ownership?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
31.	To your knowledge, are there any notices of abatement or citations against Property?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
32.	To your knowledge, are there any lawsuits affecting this Property or judgments against Seller that would affect the title or sale of Property?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
33.	To your knowledge, are there any defects in the mechanical, electrical, plumbing, heating and air conditioning, water, sewer or septic systems of Property?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
34.	To your knowledge, are there any defects in the structure(s) or sub-structure(s) of any improvements located on Property?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
35.	To your knowledge, are there any fuel or fertilize storage tanks on Property owned by a person or entity other than those listed above as "Sellers"?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
36.	To your knowledge, has there ever been a problem with the roof on any of the improvements on Property, such as defective shingles, damaged shingles, leaking or otherwise?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable

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37.	To your knowledge, is there any infestation by termites or other wood-destroying insects?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
38.	To your knowledge, is there any damage from a previous infestation of this type on Property?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
39.	Do you have knowledge or have you ever received notice from a termite company or other person or entity concerning possible problems or potential problems with Property?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
40.	Have you ever received a settlement of a claim and not made repairs to improvements on Property?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
41.	To your knowledge, has any person or entity ever refused to complete the purchase of Property because of an actual or alleged problem with the condition of Property?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
42.	To your knowledge, has any part of Property been designated as Wetlands?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
43.	To your knowledge, are there any existing pipelines carrying oil, gas or chemicals underneath or adjacent to Property or are there any pipeline rights-of-way or easements over or adjacent to Property?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
44.	To your knowledge, has there been an unsatisfactory percolation, groundwater, or soil test concerning Property?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
45.	To your knowledge, are there any facts, circumstances or events on or around Property which, if known to a potential buyer, could adversely affect in a material manner the value or desirability of Property?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
46.	To your knowledge, is there any surface or sub-surface mining or extraction for coal, gravel, rock, oil, gas, or other minerals on Property or on adjacent properties?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
47.	To your knowledge, is there any person or entity claiming or possibly having the right to claim the right to extract any minerals, oil, natural gas, coal or other minerals from the surface or sub-surface of the Property?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
48.	To your knowledge, is Property currently certified under the United States Department of Agriculture's National Organic Program (the "NOP"), or other state or federal program, to produce of any plants, crops, fruits, vegetables, poultry, livestock or other commodity certified and labeled as organic?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
49.	If the answer to Question 48 was "Yes," to your knowledge, has any event, occurrence or action transpired, or any substance prohibited from use in production of organic products under the NOP, or other similar state or federal program, been used, applied or stored upon or around the Property which could affect Property's organic certification status or eligibility, or has any notice or violation been issued concerning Property's status or eligibility for organic certification by any state or federal governmental agency?	☐ Yes	☐ No	☐ Unknown	☒ Not Applicable
50.	To your knowledge, does any person or entity, other than Seller, claim any rights to any natural resource or minerals located on the surface of Property, sub-surface of Property, or otherwise affecting or impacting the ownership or use of such natural resources or mineral rights?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable

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Prepared by: Sandy L. Davenport | DAVENPORT REALTY | sandy@davenportrealtyar.com |

Form
Simplicity

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51.	Does Seller hold a real estate license?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
52.	To your knowledge, does any person owning an interest in Property (if Seller is a corporation or other entity) hold a real estate license?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
53.	To your knowledge, are there any other defects in Property?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
54.	To your knowledge, are there landfills, hazardous waste, asbestos, radon gas, urea-formaldehyde, electromagnetic fields, or other substances that may affect Property or the occupants of Property?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
55.	Is Seller aware of any unlawful chemical or drug substances or their manufacture within Property?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
56.	To your knowledge, are there any notifications of environmental conditions about Property from the EPA, governmental agencies, or some other source?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
57.	To your knowledge, have there ever been any hazardous materials released or deposited on, under or about the Property, or leaking on or from Property?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
58.	To your knowledge, have there been any hazardous materials released or deposited on or leaking from other properties contiguous to Property?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable

If the answer to any of the previous questions is yes, explain. Attach additional sheets if necessary.

#14. 251 foot easement for ingress/egress and utility.

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MOLD ENVIRONMENTAL CONDITIONS: Mold, mildew, spores and other microscopic organisms and/or allergens (collectively referred to as "mold") are environmental conditions that are common in properties and may affect Property. Mold, in some forms, has been reported to be toxic and may cause serious illnesses, including, but not limited to, allergic and/or respiratory reactions or other problems, particularly in persons with immune system problems, young children and/or the elderly. Mold has also been reported to cause extensive damage to personal and real property.

Selling Firm or Listing Firm cannot suggest, refer, recommend, or infer that you should or should not use a Mold Inspector. Should you desire an inspection by a Certified Mold Inspector, you should contact an Inspector who has been authorized to capture mold samples and/or air samples for laboratory testing.

No warranty, representation or recommendation can be made by any agent or representative of Selling Firm or Listing Firm concerning any Mold Inspector. The person(s) signing this Seller Property Disclosure is **STRONGLY URGED** to independently determine the competency of any Mold Inspector to be used in connection with the purchase, sale or rental of real estate.

59.	To your knowledge, is there or has there ever been any past or present water intrusion in any structure?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
60.	To your knowledge, is there or has there ever been any presence of mold in any structure?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable

If the answer to questions 59 or 60 is yes, explain. Attach additional sheets if necessary.

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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: 005148-100174-3704591

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: Ashley Stonecipher

Signature: Mandie Stonecipher

Printed Name: Ashley Stonecipher
Seller

Printed Name: Mandie Stonecipher
Seller

(month) 8 (day) 23, (year) 2025, at 2:00 ☐ (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) _____ (day) _____, (year) _____, at _____ ☐ (a.m.) ☐ (p.m.)

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