## MONTANA ASSOCIATION OF REALTORS® PROPERTY DISCLOSURE STATEMENT (LAND)



	06/13/2025			
Proper	ty: Nhn Westview Drive, Bigfork, MT 59911			
Seller(s	S): Meisner Construction LLC			
Seller A	Agent: Mark Kuhl and Andrew Burgi			
Conce	rning adverse material facts, Montana law provides that a seller agent is obligated to:			
•	disclose to a buyer or the buyer agent any adverse material facts that concern the property and that			
known to the seller agent, except that the seller agent is not required to inspect the property or verify statements made by the seller; and				
<ul> <li>disclose to a buyer or the buyer agent when the seller agent has no personal knowledge of the veracity information regarding adverse material facts that concern the property.</li> </ul>				
comple Regard	eller Agent identified above is providing the attached Owner's Property Disclosure Statement that has eted and signed by the Seller(s), if one has been made available to the Seller Agent by the Seller Sellers of whether Seller(s) has/have provided Seller Agent with an Owner's Property Disclosure Stater as set forth below, the Seller Agent has no personal knowledge:			
(i) (ii)	about adverse material facts that concern the Property or regarding the veracity (accuracy) of any information regarding adverse material facts that cor the Property			
is set for	orth above. However, the Seller Agent is not required to inspect the Property or verify any statements mad ller(s). Buyer(s) is/are therefore encouraged to obtain professional advice, inspections or both of the Pro			
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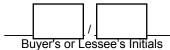
## OWNER'S PROPERTY DISCLOSURE STATEMENT (LAND) MONTANA ASSOCIATION OF REALTORS® STANDARD FORM



rne undersigr	ned Owner is the owner of certain real property located at Nhn Westview Drive
County of Lak	, in the City of Bigfork  Montana, which real property is legally described as:
STERLING EST	Montana, which real property is legally described as:  ATES, S18, T26 N, R19 W, Lot 6, ACRES 1.26
STEREING ESTA	A1L3, 310, 120 N, R13 W, L0t 0, ACRL3 1.20
material facts recognized as property and	e "Property"). Owner executes this Disclosure Statement to disclose to prospective buyers all advantable which concern the Property. Montana law defines an adverse material fact as a fact that should be being of enough significance as to affect a person's decision to enter into a contract to buy or sel may be a fact that materially affects the value of the Property, that affects the structural integrity can presents a documented health risk to occupants of the Property.
	OWNER'S DISCLOSURE
<b>П</b> олите в 11 г	navor haan to the Dranaviv
	never been to the Property.
Owner nas	not been to the Property since(date).
The Owner d	oclares that the Owner has prepared this Disclosure Statement and any attachments therete has
	eclares that the Owner has prepared this Disclosure Statement and any attachments thereto base
	material facts known to the Owner. Owner hereby authorizes providing a copy of this Statement to
	ity in connection with any actual or anticipated sale of the Property. Owner further agrees to inder and all real estate agents involved, directly or indirectly, in the purchase and sale of the Property.
	n all claims for damages based upon the disclosures made in this Disclosure Statement along with Owner to disclose any adverse material facts known to the Owner.
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	owner to disclose any develor material ratio known to the owner.
This informati	·
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above date. It	ion is a disclosure by the Owner of known adverse material facts concerning the Property as o t is not a warranty or representation of any kind by the Owner and it is not a contract between
above date. It	ion is a disclosure by the Owner of known adverse material facts concerning the Property as o
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no	oding, drainage or grading problems: ne known issues
wo	cation of the Property in a flood plain, shoreline master plan, wetland or other environmentally sensitive areark conducted by Seller in or around any natural bodies of water:  ne known issues
	Water rights and private wells: ne known issues
	Public or Community water systems: ne known issues
_	strictive Covenants and Deed restrictions: ne known issues
	ptic system approval or existing septic system: ne known issues
	ijor damage to the Property from fire, earthquakes, floods, slides, etc.: ne known issues
	ning or Historic District violations, non-conforming uses: ne known issues
	ighborhood noise problems or other nuisances: ne known issues
	operty Owner's association obligations (dues, lawsuits, transfer fees, initiation fees, etc.): ne known issues
	tice of abatement or citations against the Property: ne known issues
	wsuits or legal proceedings (including foreclosures and bankruptcies) affecting or threatening the Property: ne known issues
	aste dump or disposal or landfill or gravel pit or commercial use in the vicinity of the Property, existing or propo

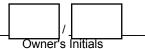
Known information concerning none known issues	utility connections:
Zoning or land use change plannone known issues	nned or being considered by the city or county:
Proposed increase in tax asses	ssment value or property owner's association dues for the Property:
Underground storage tanks or none known issues	class II injection wells:
Property leases including pos reservations: none known issues	st-closing short-term rental obligations, crop share agreements, mineral leas
Conservation Easements (exist none known issues	ting or proposed):
Landfill (compacted or otherwis	e) on the Property or any portion thereof:
none known issues	
Environmental issues affecting	g the Property including whether the Property has been tested or treated forage tanks, asbestos, or contaminated soil or water:
Environmental issues affecting presence of fuel or chemical stope	
Environmental issues affecting presence of fuel or chemical stanone known issues  Pests, rodents:	
Environmental issues affecting presence of fuel or chemical stanone known issues  Pests, rodents: none known issues  Noxious Weeds:	
Environmental issues affecting presence of fuel or chemical stanone known issues  Pests, rodents: none known issues  Noxious Weeds: none known issues  Airport affected area: none known issues  Other matters as set forth belonger	
Environmental issues affecting presence of fuel or chemical structure none known issues  Pests, rodents: none known issues  Noxious Weeds: none known issues  Airport affected area: none known issues  Other matters as set forth beloissues, physical issues, or other	orage tanks, asbestos, or contaminated soil or water:  ow including environmental issues, structural system issues, mechanical issues



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Owner's Property Disclosure Statement (Land), April 2024

Page 4 of 5



211	BUYER'S ACKNOWL	EDGEMENT			
212					
213					
214					
215					
216					
217	Buyer(s) understand that the foregoing disclosure statement	· · · · · · · · · · · · · · · · · · ·			
218	Property that are known to the Owner. The disclosure sta	• • • •			
219	warranties concerning the Property, nor does the fact th				
220	material fact concerning a particular feature, fixture or elem	ent imply that the same is free of defects.			
221					
222	Buyer(s) is/are encouraged to obtain professional advice, ins				
223	appropriate provisions in a contract between buyer(s) and owner				
224	Buyer(s) are not relying upon this property disclosure sta				
225	condition of the Property in lieu of other inspections, report	s or advice.			
226	1845 A 01/101/1 ED 05 DE051DT 05 A 00DV 05 THIS 07ATE				
227	I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATE	MENI.			
228					
229	December 11 and a size of the	Dete			
230	Buyer's/Lessee's Signature	Date			
231					
232	Duyar's/Lagges's Circusture	Data			
233	Buyer's/Lessee's Signature	Date			

**NOTE:** Unless otherwise expressly stated the term "days" means calendar days and not business days. Business days are defined as all days except Sundays and Montana or federal holidays.