

SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

The following is a disclosure statement made by the Owner under that certain Listing Agreement by and between RJ & Norma Hannah (Deceased) Owner and Missouri Land Company LLC Broker, dated the 23rd day of March, 2021, bearing the above Listing Number. This disclosure statement is hereby made a part of and incorporated into said Listing Agreement by this reference. This disclosure statement concerns the Property described in said Listing Agreement located at 4730 NE 400 Rd Osceola, Mo. This disclosure is not a warranty of any kind by the Owner or any agent of the Owner in this transaction, and is not a substitute for any inspection or warranties the Buyer may wish to obtain.

TO THE SELLER: Please complete the following form including past history of problems, if known. **DO NOT LEAVE ANY SPACES BLANK.** If a particular condition is not applicable to your property, mark "N/A" in the appropriate blank. Attach additional pages if additional space is required. Please be sure to sign each page.

The following are representations made by the Owner and are not representations of Owner's agent.

1. APPLIANCES/SYSTEMS: The items below are or are not in good working order:

	ARE	ARE NOT	N/A
Water Heater	X	_____	_____
Water Softener	X	_____	_____
Range/Oven	X	_____	_____
Microwave Oven	X	_____	_____
Range Hood/Fan	X	_____	_____
Refrigerator	X	_____	_____
Garbage Disposal	_____	_____	X
Dishwasher	_____	_____	_____
Trash Compactor	_____	_____	_____
Washer/Dryer	_____	_____	_____
Window/Wall Air Conditioner	_____	_____	_____
Attic Fan	_____	_____	_____
Ceiling Fan	_____	_____	_____
TV Antenna	_____	_____	_____
Smoke Detector	_____	_____	X
Burglar Alarm System	_____	_____	X
Sump Pump	X	_____	_____
Garage Door Opener	X	_____	_____
Garage Door Remote Control	X	_____	_____
Other: _____	_____	_____	_____
Other: _____	_____	_____	_____
Other: _____	_____	_____	_____
Other: _____	_____	_____	_____

Please explain any "Are Not" responses: _____

2. IMPROVEMENTS AND PROPERTY CONDITION:

- A. Structure: have not experienced structural problems have experienced structural problems. Explain problem(s) and describe how corrected: STRUCTO REBUILT BASEMENT WALL 8 yrs ago +
- B. Basement/Crawl Space: Has there been any evidence of or problems with water leakage or excessive moisture? Yes No If "yes," please explain the extent of the problem, how often it occurs and repairs made or corrective measures taken, if any: LEAKS SOME WHEN HEAVY RAIN OCCURS
- C. Roof: Age of roof covering: ? Type of roof covering: Composition Are there any leaks? Yes No.

If "yes," please explain, including the extent of the problem and how often leaks are experienced: _____

History of repairs: _____

D. Insulation: Describe, if known (include R-Factor(s)): _____ Unknown

E. Water Systems: None Public Cistern Well (describe type of well, pump and approximate depth, if known): _____

Please list any known problems or repairs needed or made within past year: _____

Has the well been tested? Yes No If yes, date of report: _____ Results: _____

Other (describe): _____

F. Sewer Systems (Please check type of system(s) on Property): None Septic Tank Lagoon Drain Field Public Sewer If Septic Tank, distance from well (if any): 75'±, size of tank: 1000 GAL; length of lateral line(s): 300'±?. Please describe any known problems or repairs needed or made within past year: _____

G. Air Conditioning: None Window Unit Wall Unit Central Air Age: ? Size of Unit: _____ Please describe any known problems or repairs needed or made within past year: _____

H. Heating System(s): None Type: CENTRAL Age of system: ? Please describe any known problems or repairs needed or made within past year: _____

I. Plumbing System: None Copper Galvanized PVC Other: _____ Please describe any known problems or repairs needed or made within past year: _____

J. Electrical Wiring System: None 110 Volts 220 Volts Both Age of system: 40+ Please describe any known problems or repairs needed or made with past year: _____

K. Gas System: None Natural LP/Propane If LP/Propane tanks: Owned If owned, purchased from whom? HIGGIN'S PROPANE Leased If leased, from whom? _____

L. Wood Infestations: none known Please describe any treatments you have made including the extent of the treatment, the date and the name of the pest control company: _____ Please describe any known problems or unrepaired damage: _____

M. Fireplace: None wood-burning gas other (describe): _____ Please describe any known problems or repairs needed or made within past year: HASN'T BEEN USED SINCE the 1980's

N. Asbestos: Is asbestos present in any form in the Property? Yes No Unknown If "yes," please describe: _____

O. Radon: Has the Property been tested for the presence of radon gas? Yes No Unknown If "yes," please give the date of the test and describe the results: _____

3. OTHER ITEMS:

Are you, the Seller, aware of any of the following?


A. Environmental Concerns: Are you aware of any other environmental concerns such as discoloration of soil or vegetation or oil sheens in wet areas? Yes No If "yes," please describe: _____

B. Principal Uses of Property: Are you aware of any principal uses of the Property other than residential property such as commercial, farming, landfill, dumping site? Yes No If "yes," please describe: _____



- C. Shared Features: Are there any features of the property shared in common with adjoining landowners, such as wells, walls, sewers, fences, roads or driveways whose use or responsibility for maintenance may have an effect on the property? Yes No If "yes," please describe: _____
- D. Rights-of-Way and Easements: Are there any rights-of-way, easements or similar matters that may affect ownership interests in the property? Yes No If "yes," please describe: _____
- E. Additions, Alterations & Repairs: Have there been any room additions, structural modifications or other alterations or repairs made? Yes No Unknown If "yes," please describe: _____
- F. Flood Zone: Is the Property located in an area designated by the Department of Housing and Urban Development as a flood hazard area? Yes No Unknown
- G. Damage to Property: Has there been any major damage to the Property or any of the structures on the Property from fire, wind, floods or landslides? Yes No Unknown If "yes," please describe: _____
- H. Zoning: Are there any known zoning violations or nonconforming uses? Yes No Unknown If "yes," please describe: _____
- I. Homeowners' Association: Is there any homeowners' association, which has any authority over the Property? Yes No Unknown If "yes," what is the fee? \$ _____ annually monthly Please provide the name, address and telephone number of the association: _____
- J. Common Areas: Are there any "common areas" (facilities such as swimming pools, tennis courts, walkways or other areas owned in common with others)? Yes No Unknown If "yes," please describe: _____
What is the fee for usage if other than shown above? \$ _____ z monthly z annually
- K. Controlled Substances: Do you have any knowledge that methamphetamine was ever produced on the Property? NO YES If so, please complete and attach appropriate disclosure form.
- L. Other Environmental Concerns: Are you, the seller, aware of any of the following: substances, material, or products which may be an environmental hazard such as, but not limited to, formaldehyde, lead-based paint, fuel or chemical storage tanks, and contaminated soil or water on the Property? Yes No If "yes," please describe: _____
Are you aware of any past or present mold growth on the Property? Yes No If "yes," please describe: NOT THAT WE'RE AWARE OF
- M. Other Facts: Please list any other facts or information (favorable or unfavorable) relating to the Property that may be of concern to a Buyer: _____

Broker, Broker's agents and sub-agents and Buyer's transaction brokers and agents are hereby authorized to distribute this information to prospective Buyers for the Property. To the extent of Seller's knowledge as a property owner, the Seller hereby acknowledges that the information contained above is true and accurate for those areas of the property listed.

JERRELL L HANNAH  Date: 3-23-2021 Time: 3:33 p.m.
Seller

EDITH LAVOYE JOHNSON
CHRISTOPHER L. HANNAH Date: _____ Time: _____ m.
Seller

The Buyer is urged to carefully inspect the Property and, if desired, to have the property inspected by an expert. The Buyer understands that there are areas of the property of which Seller has no knowledge and that this disclosure statement does not encompass those areas. The Buyer also acknowledges that the Buyer has read and received a



signed copy of this statement from the Seller or the Seller's agent.

_____ Date: _____ Time: _____ m.
Buyer

_____ Date: _____ Time: _____ m.
Buyer



Built 1967-1968

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS
DISCLOSURE FOR TARGET HOUSING SALES

LEAD WARNING STATEMENT

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning.

SELLER DISCLOSURE

[Seller initial in spaces provided and check appropriate box(es) below]

- (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
(b) Records and reports available to the Seller (Check one below):

PURCHASER ACKNOWLEDGMENT

[Purchaser initial appropriate space(s) and check appropriate box(es) below]

- (c) Purchaser has read the above Lead Warning Statement and understands its contents.
(d) Purchaser has received copies of all information listed above.
(e) Purchaser has received the pamphlet, "Protect Your Family from Lead in Your Home."
(f) Purchaser has (check one below):

REAL ESTATE LICENSEE'S ACKNOWLEDGMENT

- (g) Licensee has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and licensee is aware of his/her responsibility to ensure compliance.

CERTIFICATION OF ACCURACY

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided above is true and accurate regarding that certain real property known as:

JERRELL L. HANNAH
EDITH LAVOYE JOHNSON
Christopher L. Hannah
Date: 3-23-2021
Seller
Purchaser
Date:
Date:
Date:
Date:
Listing Licensee
Selling Licensee