

SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

The following is a disclosure statement made by the Owner under that certain Listing Agreement by and between David & Audrey Pratt Trust B. Pratt & Audrey L. Saucier Living Trust, *D.P. W*
 Owner and Missouri Land Company LLC
 Broker, dated the 22nd day of April, 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 499 Old Ten Mile Rd Eugene, Mo 65032 Miller County. 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 | <u>X</u> | | |
| Water Softener | <u>X</u> | | |
| Range/Oven | | <u>X</u> | |
| Microwave Oven | | | <u>X</u> |
| Range Hood/Fan | <u>X</u> | | |
| Refrigerator | | | <u>X</u> |
| Garbage Disposal | | | <u>X</u> |
| Dishwasher | | <u>X</u> | |
| Trash Compactor | | | <u>X</u> |
| Washer/Dryer | | | <u>X</u> |
| Window/Wall Air Conditioner | | | <u>X</u> |
| Attic Fan | | | <u>X</u> |
| Ceiling Fan | <u>X</u> | | <u>X</u> |
| TV Antenna | | | <u>X</u> |
| Smoke Detector | <u>X</u> | | |
| Burglar Alarm System | | | <u>X</u> |
| Sump Pump | | | <u>X</u> |
| Garage Door Opener | <u>X</u> | | |
| Garage Door Remote Control | <u>X</u> | | |
| Other: <u>Split mini (2)</u> | <u>X</u> | | |
| Other: | | | |
| Other: | | | |
| Other: | | | |

Please explain any "Are Not" responses: Range/oven: surface light remains on / burner
Dishwasher: basic functions work but some option buttons do not.

2. IMPROVEMENTS AND PROPERTY CONDITION:

A. Structure: have not experienced structural problems have experienced structural problems. Explain problem(s) and describe how corrected: _____

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: _____

C. Roof: Age of roof covering: 18 yrs Type of roof covering: metal Are there any leaks? Yes No.
Leak on guest house but has been repaired by replacing chimney boot. apr 2018

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)): insulated concrete forms + panels Unknown structural insulated

E. Water Systems: None Public Cistern Well (describe type of well, pump and approximate depth, if known): 200 ft.

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): _____, size of tank: _____; length of lateral line(s): _____ 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: split mini (2) 1 1/2 yrs, 1 ton + 1/2 ton

H. Heating System(s): None Type: radiant in floor Age of system: 18 Please describe any known problems or repairs needed or made within past year: _____

I. Plumbing System: None Copper Galvanized PVC Other: PEX + copper 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: 18 yrs + 16 yrs 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? _____ Leased If leased, from whom? Three Rivers Propane

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): 2 wood stoves Please describe any known problems or repairs needed or made within past year: _____

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: fences
- 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: _____
- 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: windows - condensation in cold weather

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.

David Pratt
Seller

Date: 4-22-2021 Time: 11:15 a.m.

Audrey L. Anicin
Seller

Date: 4-22-2021 Time: 11:15 a.m.

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

SELLER'S LAND ONLY PROPERTY CONDITION DISCLOSURE STATEMENT AND PROPERTY DATA

The following is a disclosure statement made by the Owner under that certain Listing Agreement by and between David & Audrey Pratt Trust & Audrey L. Saucier Living Trust, D.P. JW
Owner and Missouri Land Company LLC
Broker, dated the 22nd day of April, 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 499 Old Ten Mile Drive Eugene, Mo 65032 Miller County. 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.

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

1. PROPERTY CONDITION:

- A. Fences: Is property fenced? YES NO If so, please describe type of fencing, condition and location: barbed wire
- B. Water Systems (if any): None Public Cistern Well (describe type of well, pump and approximate depth, if known): 200 ft.
Please list any known problems or repairs needed or made within past year: none
Has the well been tested? Yes No If yes, date of report: _____ Results: _____
 Other (describe): _____
- C. Sewer Systems (If any, please check type of system(s) on Property): None Septic Tank Lagoon
 Drain Field Public Sewer If Septic Tank, distance from well (if any): _____, size of tank: _____; length of lateral line(s): _____. Please describe any known problems or repairs needed or made within past year: _____
- D. Electrical Power: None Available at property: Please describe any known problems or repairs needed or made within past year: _____
Electric Company Name and Address: Three Rivers Electric. Also 4kw solar electric connected to TRE.
- E. Gas: None Natural Gas Company Name and Address: _____
- F. Fire District: Cole County County
- G. TERRAIN: Level Gently Rolling Rolling Hilly Rough Open Acres: _____ Improved Pasture Acres: _____ Tillable Acres: _____ Timber Acres: _____ Types of Grass: _____
Kinds of Timber: _____
How Often Fertilized? annually Last Date Fertilized: 3/21 Livestock Capacity: unknown
Attached: TOPO PLAT AERIAL PHOTOS PICTURES OTHER: _____
- H. PONDS, CREEKS AND RIVERS: Number of Ponds: 1 Number Spring Fed: _____ Number of Other Springs: _____ Number of Creeks: 1 Year-round Seasonal. Number and Name(s) of Rivers: _____
- I. MINERAL RIGHTS, EASEMENTS AND RESTRICTIONS: To my knowledge, there are are not oil or mineral rights reserved. To my knowledge, the following are all known easements or restrictions:

2. OTHER ITEMS:

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

A. Environmental Concerns:

(1) 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:

(2) Are you aware of any environmental hazards on the property such as underground storage tanks, ground water contamination, or hazardous waste on or near the property? NO UNKNOWN YES. If so, please describe: _____

(3) Has the Property ever been tested for the presence of any environmental hazards? NO UNKNOWN YES. If so, please give date(s) of test(s) and describe results: _____

Copy of test report is attached.

(4) Has the condition of the soil been recently tested? NO UNKNOWN YES If so, please give date(s) of test(s) and describe findings:

Copy of test report is attached.

B. Principal Uses of Property:

(1) Are you aware of any principal uses of the Property such as commercial, farming, landfill, dumping site? Yes No If "yes," please describe: _____

(2) Is the property rented or leased? YES NO If leased, Name of Tenant: _____
Tenant's Telephone: _____ Tenant's Address: _____

Describe terms of lease or attach copy of lease(s): _____

Expiration date: _____ Rental Rate: _____

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: fences

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. 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

F. Current Zoning: none Is any change in current zoning pending or has any change been recently proposed? YES NO

G. Controlled Substances: Sections 441.236 and 442.606 of the Missouri Revised Statutes require that the owner/landlord of any premises to be rented, leased, sold, transferred or conveyed and any parcel of real property to be sold, exchanged or transferred shall disclose in writing to the prospective lessee, purchaser, buyer or transferee the fact that methamphetamine was produced on the premises, provided that the owner, seller, landlord or other transferor had knowledge of such prior methamphetamine production, regardless of whether the person(s) involved in the production were convicted for such production. Do you have any knowledge that methamphetamine was ever produced on the Property? NO YES If so, please attach appropriate disclosure form.

H. Other Facts: Please list any other facts or information (favorable or unfavorable) relating to the Property which may be of concern to a Buyer: Cub Creek water level can rise quickly in a heavy rain and driveway can become impassible, but water recedes quickly. Water can also flow into field but drains quickly.

