

BASIC FARM PROPERTY DATA FORM

The following information is included in and part of the above referenced listing by and between the following named Owner and Missouri Land Company LLC Broker, and is hereby incorporated in said listing by reference. The information contained herein is deemed reliable but not guaranteed. Figures and measurements are approximate. Items listed herein are included in the Property.

Owner: Maddux Family Remainder Trust
Property: 2641 Rt 73 Tunas, Mo 65764
Land Information

 Size/Acreage: 164.5 acres Terrain: Level Gently rolling Rolling Hilly Rough

Open Acres: _____ Improved Pasture Acres: _____ Tillable Acres: _____

Types of Grass: _____

 How often fertilized? yearly Date last fertilized: _____ Livestock Capacity: _____

Timber Acres: _____ Marketable Timber Acres: _____ Brush Acres: _____

Types of Timber: _____

 Present use: Farming
Mineral Rights: To my knowledge there are are not any oil or mineral rights reserved.

Easements: To my knowledge the following are all known easements (attach separate sheet if needed): None
Restrictions: To my knowledge there are no restrictions are restrictions on the title to be provided in title commitment per contract a copy of which is attached.

Water Source: Well(s) Number: _____ Depth: 2 Age: _____ Capacity: _____
 Pump Size: _____ Last Tested: _____ Condition: _____

(Attach additional sheet if needed)

 Rural water district Average bill: \$ _____ per month quarter year other

Fencing: Types: Barbed

 # of cross fences: _____ Condition: Decent - Cattle tight
Ponds, Creeks & Rivers: # of Ponds: 1 # Spring-Fed: _____ # of Springs: _____

 # of Creeks: 2 Types of Creeks: _____

& Names of Rivers: _____

Maps/Pictures Available: Topo. Plat Aerial Photos Other

Residence

 Age/Yr. Built: 100 years Square Footage: 1350 Bedrooms: 3

 Baths: _____ Style: Farmhouse Constr. Type: Frame

 Garages/Carports: 1 See Residential Property Data Form attached hereto

Other: _____

Barns & Outbuildings
Barn(s): Number: 1 Age/Yr. Built: 20 years Square Footage: _____ Condition: decent

 Other: for
Taxes, Utilities & Services

 Ann. Property Tax: 500⁰⁰ Avg. Mo. Electric: _____ Avg. Ann. Gas Bill: _____

 Sewer: sewer Propane: Lease Own Insurance: _____

 Elec. Co. Name & Address: Southwest electric

 Gas Co. Name & Address: M.S. propane

Fire District: _____



Listing #: Maddux

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Other Information

Directions

Owner hereby authorizes Broker, Brokers subagents, buyers' agents and transaction brokers to distribute this information to prospective buyers for the Property. Owner hereby certifies that the information contained herein is true and accurate to the best of Owner's knowledge.

Listing Broker: Missouri Land Company
Listing Agent: Mica Storer
Phone: _____

[Signature]
Owner

Owner

Date Signed: 6-12-21

Date Signed: _____