

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: David and Laura Cooley
Property: 16+/- Acres TBD by survey off of PID 211001000004000

Land Information

Size/Acreage:	Terrain: <input type="checkbox"/> Level <input checked="" type="checkbox"/> Gently rolling <input type="checkbox"/> Rolling <input type="checkbox"/> Hilly <input type="checkbox"/> Rough
Open Acres:	Improved Pasture Acres: <input type="checkbox"/> Tillable Acres: <input type="checkbox"/>
Types of Grass: <u>N/A</u>	
How often fertilized? <u>N/A</u>	Date last fertilized: _____ Livestock Capacity: _____
Timber Acres:	Marketable Timber Acres: _____ Brush Acres: _____
Types of Timber:	
Present use:	

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):

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: 2 Depth: 3.50' Age: _____ Capacity: 20 gpm
 Pump Size: 2-3 hp Last Tested: _____ Condition: good
 (Attach additional sheet if needed)
 Rural water district Average bill: \$ _____ per month quarter year other

Fencing: Types: N/A
 # of cross fences: _____ Condition: _____

Ponds, Creeks & Rivers: # of Ponds: N/A # Spring-Fed: _____ # of Springs: _____
 # of Creeks: _____ Types of Creeks: _____
 # & Names of Rivers: _____

Maps/Pictures Available: Topo. Plat Aerial Photos Other

Residence

Age/Yr. Built:	Square Footage:	Bedrooms:
Baths:	Style:	Constr. Type:
Garages/Carports:	<input type="checkbox"/> See Residential Property Data Form attached hereto	
Other:		

Barns & Outbuildings

Barn(s): Number: 2 Age/Yr. Built: 25 1997 Square Footage: _____ Condition: good
 Other: 40x60

Taxes, Utilities & Services

Ann. Property Tax:	Avg. Mo. Electric:	Avg. Ann. Gas Bill:
Sewer:	Propane: <input type="checkbox"/> Lease <input type="checkbox"/> Own	Insurance:
Elec. Co. Name & Address:		
Gas Co. Name & Address:		
Fire District:		

BASIC FARM PROPERTY DATA FORM**Other Information**

There are (3) residences on this property.

1.) A double wide trailer, 3 Bd, 2 Bath early 2000's

2.) A modular w/ 3 Bd 2 Bath - 1990's

3.) An 1 Bd 1 Bath apartment inside one of the barns.

All are used by employees of either Cooley North or Cooley South Farms.

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 LLC

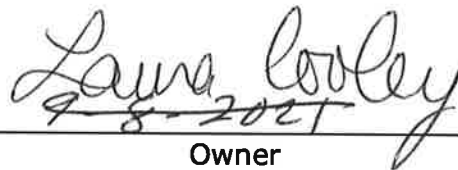
Listing Agent: Trenton Scott

Phone: 660-351-3201



Owner

Date Signed: 9-8-2021



Owner

Date Signed: 9-13-21