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MAREP

FILE COPY

Agreement #: 16.25 Acres

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 Callin and Veronika Cummings, Owner and Missouri Land Company LLC, Broker, dated the 1st day of May, 2022, 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 TBD Hwy FF Climax Springs, Mo Camden 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 or initial each page.

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: Partially

B. Water Systems (if any): ☒ 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): _____

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: _____

E. Gas: ☐ None ☒ Natural Gas Company Name and Address: _____

F. Fire District: Climax Springs

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? _____ Last Date Fertilized: _____ Livestock Capacity: _____
Attached: ☐ TOPO ☐ PLAT ☐ AERIAL PHOTOS ☐ PICTURES ☐ OTHER: _____

H. PONDS, CREEKS AND RIVERS: Number of Ponds: _____ 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: _____

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: utility line easement

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: AG. 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:

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Broker, Broker's agents and subagents 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.

Callin Cummings
88CCB2F6061F41B...
Seller — Date: 4/30/2022 — Time: _____ __m.

_____ Seller — Date: _____ — Time: _____ __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.

_____ Buyer — Date: _____ — Time: _____ __m.

_____ Buyer — Date: _____ — Time: _____ __m.