

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: Brian & April Nelson
 Property: _____

Land Information

Size/Acreage: 90 Terrain: Level Gently rolling Rolling Hilly Rough

Open Acres: 80 Improved Pasture Acres: _____ Tillable Acres: _____

Types of Grass: _____

How often fertilized? _____ Date last fertilized: _____ Livestock Capacity: 40-50

Timber Acres: 10 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):

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: 100 FT Depth: _____ Age: 15+ Capacity: _____

Pump Size: _____ Last Tested: _____ Condition: new check valve

(Attach additional sheet if needed)

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

Fencing: Types: Barb-wire & electric

of cross fences: _____ Condition: decent

Ponds, Creeks & Rivers: # of Ponds: 3 # Spring-Fed: 1 # of Springs: _____

of Creeks: _____ Types of Creeks: 1

& Names of Rivers: _____

Maps/Pictures Available: Topo. Plat Aerial Photos Other

Residence

Age/Yr. Built: 4-5 years old Square Footage: 1300 sq ft Bedrooms: 3-4 possibly

Baths: 1 Style: split & half Constr. Type: Frame

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

Other: _____

Barns & Outbuildings

Barn(s): Number: _____ Age/Yr. Built: _____ Square Footage: _____ Condition: _____

Other: _____

Taxes, Utilities & Services

Ann. Property Tax: under 1000 Avg. Mo. Electric: _____ Avg. Ann. Gas Bill: _____

Sewer: _____ Propane: Lease Own Insurance: _____

Elec. Co. Name & Address: CO-MO

Gas Co. Name & Address: _____

Fire District: _____

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Listing #: _____
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Other Information
Directions
<i>Septic & land etc -</i>

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: *Milu Steen*
Listing Agent: _____
Phone: *573-754-9775*

Bruce [Signature]
 Owner

 Owner

Date Signed: *7-20-22*

Date Signed: _____