



## 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 frey Ingram
Owr	ner and Missouri Land Company LLC
Brok	disclosure statement is bould and of July , 2022 , bearing the above Listing Number.
discl	osure statement is nereby made a part of and incorporated into said Listing Agreement by this reference. This
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Attac	TO THE SELLER: Please complete the following form including past history of problems, if known. DO NOT LEAVE SPACES BLANK. If a particular condition is not applicable to your property, mark "N/A" in the appropriate blank. If a particular condition is not applicable to your property, mark "N/A" in the appropriate blank. The 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.
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A.	Fences: Is property fenced?   YES NO If so, please describe type of fencing, condition and location:  Lactical backed wire fencing
В.	Water Systems (if any): None Public Scistem Well (describe type of well, pump and approximate depth, if known): 300 gallen tank filled as needed.  Please list any known problems or repairs needed or made within past year:
	ricase list any known problems of repairs needed of 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: 300ga/length of lateral line(s): /20′ Please describe any known problems or repairs needed or made within past year: N/A
D.	Electrical Power: None Available at property: Please describe any known problems or repairs needed or made within past year:  NA  Electric Company Name and Address: Southwest Electric, 1033 3 Spring Field Ave.  April 10 65613 Phone 417 - 326 - 5244
E.	Gas: None Natural Gas Company Name and Address: Portable Propose tank
F.	Fire District:
G.	TERRAIN: Level Gently Rolling Rolling Rough Open Acres: Improved Pasture Acres: Tillable Acres: Timber Acres: YD Types of Grass: NA Kinds of Timber.  How Often Fertilized? NA Last Date Fertilized: NA Livestock Capacity: NA Attached: TOPO PLAT AERIAL PHOTOS PICTURES OTHER:
H.	PONDS, CREEKS AND RIVERS: Number of Ponds;
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:



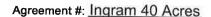


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A٢	e you, the Seller, aware of any of the following?
A.	Environmental Concerns:  (1) Are you aware of any other environmental concerns such as discoloration of soil or vegetation or oil sheens in wet areas?   Yes   No If "yes," please describe:
	(2) 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 DUNKNOWN DYES. If so, please describe:
	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.
₿.	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:
	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 \( \subseteq \text{No} \) No \( \text{If "yes," please describe: } \( \frac{\int_{0.4}d}{\int_{0.4}d} \)
D.	Rights-of-Way and Easements: Are there any rights-of-way, easements or similar matters that may affect ownership interests in the property? A Yes No If "yes," please describe: Read, Electric
Ξ.	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
₽,	Current Zoning: Agricultura/ any change been recently proposed? YES NO
3.	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 transferred 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 TYES 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:





Buyer

Broker, Broker's agents and subagents and Buyer's transaction brokers and agents are hereby authorized to distribute