

Listing #: Barner**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: Ronald and Wanda Barner**Property:** 11659 Hwy B Wheatland Mo 65779**Land Information**

Size/Acreage: <u>173.4</u>	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: <u>64</u>	Improved Pasture Acres: _____ Tillable Acres: _____
Types of Grass: _____	
How often fertilized? _____	Date last fertilized: _____ Livestock Capacity: _____
Timber Acres: <u>10</u>	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: _____ Depth: 5 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 wire# of cross fences: 1 Condition: _____**Ponds, Creeks & Rivers:** # of Ponds: 2 # Spring-Fed: _____ # of Springs: 1
of Creeks: _____ Types of Creeks: _____
& Names of Rivers: _____
(in the bottom)**Maps/Pictures Available:** ☐ Topo. ☐ Plat ☐ Aerial ☐ Photos ☐ Other**Residence**

Age/Yr. Built: <u>new 2013</u>	Square Footage: <u>2270</u>	Bedrooms: <u>4</u>
Baths: <u>2</u>	Style: <u>Ranch</u>	Constr. Type: _____
Garages/Carports: _____	<input type="checkbox"/> See Residential Property Data Form attached hereto	
Other: _____		

Barns & Outbuildings

Barn(s): Number: <u>1</u> Age/Yr. Built: _____ Square Footage: <u>3200</u> Condition: <u>good</u>
Other: <u>Shop 24x60</u>

Taxes, Utilities & Services

Ann. Property Tax: _____	Avg. Mo. Electric: <u>200.00</u>	Avg. Ann. Gas Bill: _____
Sewer: _____	Propane: <input type="checkbox"/> Lease <input type="checkbox"/> Own	Insurance: _____
Elec. Co. Name & Address: <u>Southwest Elec</u>		
Gas Co. Name & Address: <u>Zellicker Warsaw</u>		
Fire District: _____		

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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: _____

Listing Agent: _____

Phone: _____

[Signature]
Owner

[Signature]
Owner

Date Signed: 5 MARCH 2023Date Signed: 3/5/23