

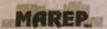
Agreement	Ħ	37.90	Acres	
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## SELLER'S LAND ONLY PROPERTY CONDITION DISCLOSURE STATEMENT AND PROPERTY DATA

Vicki Payne, Lori Puckett, and Jesse Cardiff
Owner and Missouri Land Company LLC
Broker, dated the 8th day of August , 2023 , 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 Little Buffalo Rd Stover Mo 65078
Stover. Mo 65078  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? TYES NO If so, please describe type of fencing, condition and location:
B. Water Systems (if any): None Public Cistem Well (describe type of well, pump and approximate depth, if known): 85-100 F1 deep 18 What we work to 18 pump (polesse list any known problems or repairs needed or made within past year: N/A
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): 15 f size of tank: 100 collisions (melength of lateral line(s): Please describe any known problems or repairs needed or made within past year: NA
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: COMO Electric
Gas: 🗷 None 🗆 Natural Gas Company Name and Address:
Fire District: Stover Volunteer (Buffalo Creek)
TERRAIN: Level Gently Rolling Rolling Rolling Rough Open Acres: 5 Improved Pasture Acres: 0 Tillable Acres: 0 Timber Acres: Types of Grass: Weeds
Attached: TOPO PLAT AERIAL PHOTOS PICTURES OTHER:
PONDS, CREEKS AND RIVERS: Number of Ponds: O Number Spring Fed: Number of Other Springs: O Number of Creeks: Year-round YR Seasonal. Number and Name(s) of Rivers:
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:

H.

1.



Are you, the Seller, aware of any of the following?

2. OTHER ITEMS:

A. Environmental Concerns:  (1) Are you aware of any other environmental concern wet areas?   Yes No If "yes," please	ns such as discoloration of soil or vegetation or oil sheens in describe:
unter commingtion or hazardous Wasia On Of	on the property such as underground storage tanks, ground near the property? DONO DUNKNOWN DYES. If so,
please describe:  (3) Has the Property ever been tested for the prescribes. If so, please give date(s) of test(s) and describes.	sence of any environmental hazards? XNO XUNKNOWN escribe results:
date(s)	ested?   NO UNKNOWN  YES If so, please give
of test(s) and describe findings:	
Copy of test report is attached,	
	perty such as commercial, farming, landfill, dumping site?
(2) In the assessment control or lease and VES V NC	If leased, Name of Tenant: Tenant's Address:
Describe terms of lease or attach copy of lease(s):	
Expiration date: Ren	tal Rate:
Elroy Franklins property  D. Rights-of-Way and Easements: Are there any right ownership interests in the property? ☐ Yes ☑No	nts-of-way, easements or similar matters that may affect yes," please describe:
Flood Zone: Is the Property located in an area desi	
Current Zoning:	Is any change in current zoning pending or has
controlled Substances: Sections 441.236 and 44 owner/landlord of any premises to be rented, leased, at to be sold, exchanged or transferred shall disclose transferee the fact that methamphetamine was prolandlord or other transferor had knowledge of such provided.	2.606 of the Missouri Revised Statutes require that the sold, transferred or conveyed and any parcel of real property in writing to the prospective lessee, purchaser, buyer or duced on the premises, provided that the owner, seller, for methamphetamine production, regardless of whether the for such production. Do you have any knowledge that NO YES If so, please attach appropriate disclosure
Other Facts: Please list any other facts or informati may be of concern to a Buyer:	on (favorable or unfavorable) relating to the Property which



Agreement #: 37.90 Acres

this information to prospective Buyers for the hereby acknowledges that the information could be seller		edge as a property owner, se areas of the property lis	the Seller
Seller	Date:	Time:	m.
The Buyer is urged to carefully inspect th Buyer understands that there are areas of statement does not encompass those areas signed copy of this statement from the Seller of	the property of which Seller has no it.  The Buyer also acknowledges that it	Innulades and that the	2
Buyer	Dete:	Time:	
Buyer	Date:	Time:	m.