

Agreement #: Langley 11 Acres

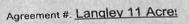
SELLER'S LAND ONLY PROPERTY CONDITION DISCLOSURE STATEMENT AND PROPERTY DATA

Sheman and Eva Langley		
Owner and Missouri Land Company LLC		
Broker, dated the <u>28th</u> day of <u>April</u> This disclosure statement is hereby made a part of and incorporated disclosure statement concerns the Property described in said Listing A		
Wheatland, Mo 11 Acres +or- gent of the Owner in this transaction, and is not a substitute for a btain.	not a warranty of any kind ny inspection or warranties the	by the Owner or any ne Buyer may wish to
TO THE SELLER: Please complete the following form including p NY SPACES BLANK. If a particular condition is not applicable to tach additional pages if additional space is required. Please be sure The following are representations made by the Owner and are not	your property, mark "N/A" in	the appropriate blank.
PROPERTY CONDITION:		
A. Fences: Is property fenced? TYES NO If so, please	e describe type of fencing, c	ondition and location:
B. Water Systems (if any): None Public Cistern Well depth, if known):		and approximate
Please list any known problems or repairs needed or made wit	hin past year:	
Has the well been tested? ☐ Yes ☐ No If yes, date of repo	rt:Results:	
Other (describe):		
 Sewer Systems (If any, please check type of system(s) on I Drain Field Public Sewer If Septic Tank, distance from length of lateral line(s): 	well (if any)(, siz	e of tank:
☐ Drain Field ☐ Public Sewer If Septic Tank, distance from length of lateral line(s): Please descr within past year: Electrical Power: ☐ None ☐ Available_at property: Please	well (if any), siz ibe any known problems or describe any known proble	repairs needed or made
☐ Drain Field ☐ Public Sewer If Septic Tank, distance from length of lateral line(s): Please descr within past year:	well (if any)(, siz ibe any known problems or describe any known proble	repairs needed or made
□ Drain Field □ Public Sewer If Septic Tank, distance from length of lateral line(s): Please descr within past year: Electrical Power: □ None □ Available at property: Please made within past year: □ None □ Available at property: □	well (if any)(, siz ibe any known problems or describe any known proble	ee of tank: repairs needed or made ms or repairs needed o
□ Drain Field □ Public Sewer If Septic Tank, distance from length of lateral line(s): Please descr within past year: None □ Available at property: Please made within past year: Please descr within past year: Please made within pa	well (if any)(, siz ibe any known problems or describe any known proble	ee of tank: repairs needed or made ms or repairs needed o
□ Drain Field □ Public Sewer If Septic Tank, distance from length of lateral line(s): Please descr within past year: Please descr within past year: Please made within past year: Please descr within past year:	well (if any), size ibe any known problems or describe any known problems. If, size ii, size ii	ee of tank: repairs needed or made ms or repairs needed o
□ Drain Field □ Public Sewer If Septic Tank, distance from length of lateral line(s): Please descr within past year: Electrical Power: □ None □ Available at property: Please made within past year: □ Electric Company Name and Address: □ Electric Company Name and Address: □ Fire District: □ Gently Rolling □ Rolling □ Hill Acres: □ Tillable Acres: □ Timber Acres: Kinds of Timber: □ Last Date Fertilized:	well (if any), size ibe any known problems or describe any known problems. describe any known problems or describe any known problems. Types of Grass:	te of tank: repairs needed or made ms or repairs needed or Improved Pastu to Capacity:
□ Drain Field □ Public Sewer If Septic Tank, distance from length of lateral line(s): Please descr within past year: Please descr within past year: Please made within past year: Please descr within past year:	well (if any), size ibe any known problems or describe any known problems. Y	te of tank: repairs needed or made ms or repairs needed or lmproved Pastu Capacity:



	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 VINKNOWN 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? (2) Is the property rented or leased? 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 Wo If "yes," please describe:
Ε.	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: 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? HO 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:





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.

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Gua Langley Seller	Date: 4 25 00	Time: Li. M	<u>_</u> L_m.
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