

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 Keith and Kelly O'Brien

Owner and Missouri Land Company LLC

Broker, dated the 1st day of September, 2025, 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 Friday Rd

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? ☒ YES ☐ NO If so, please describe type of fencing, condition and location: Two entrance gates. Most of the East and South property lines

B. Water Systems (if any): ☒ None ☐ Public ☐ Cistern ☐ Well (describe type of well, pump and approximate depth, if known): _____

Please list any known problems or repairs needed or 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: _____;
length of lateral line(s): _____. Please describe any known problems or repairs needed or made within past year: _____

D. Electrical Power: ☐ None ☐ Available at property: Please describe any known problems or repairs needed or made within past year: Power near property at both Friday and Saturday Roads

Electric Company Name and Address: Co Mo Electric

E. Gas: ☒ None ☐ Natural Gas Company Name and Address: _____

F. Fire District: Stover Rural Fire Protection District

G. TERRAIN: ☒ Level ☒ Gently Rolling ☒ Rolling ☒ Hilly ☒ Rough Open Acres: 10 Improved Pasture Acres: _____ Tillable Acres: _____ Timber Acres: 226 Types of Grass: _____

Kinds of Timber: Oak, Walnut and other varies

How Often Fertilized? never Last Date Fertilized: N/A Livestock Capacity: _____

Attached: ☐ TOPO ☒ PLAT ☒ AERIAL PHOTOS ☐ PICTURES ☐ OTHER: _____

H. PONDS, CREEKS AND RIVERS: Number of Ponds: 1 Number Spring Fed: 0 Number of Other Springs: 1 Number of Creeks: 1 Year-round Year roSeasonal. Number and Name(s) of Rivers: One. Little Buffalo Creek

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: _____

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 ☐ 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.

B. 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: _____

(2) Is the property rented or leased? ☐ YES ☒ NO If leased, Name of Tenant: _____
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 ☒ No If "yes," please describe: _____

E. 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: Vacant Land 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? ☒ NO ☐ YES 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.

Keith O'Brien

Digitally signed by Keith O'Brien
DN: cn=US, E=keith@epic.com, O=Epic Concrete Construction, CN=Keith O'Brien
Date: 2025.09.01 18:09:27 -0500

Date: 9/1/25 Time: 6:09 pm __m.

Seller

Date: _____ Time: _____ m.

Seller

The Buyer is urged to carefully inspect the Property and, if desired, to have the property inspected by an expert. The Buyer understands that there are areas of the property of which Seller has no knowledge and that this disclosure statement does not encompass those areas. The Buyer also acknowledges that the Buyer has read and received a signed copy of this statement from the Seller or the Seller's agent.

Date: _____ Time: _____ m.

Buyer

Date: _____ Time: _____ m.

Buyer