

SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

The following is a disclosure statement made by the Owner under that certain Listing Agreement by and between Rachel & Michael Kelly, Owner and Missouri Land Company, Broker, dated the 20th day of sep, 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 21000 Co Rd 190 Wrayland, Mo. 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 each page.

The following are representations made by the Owner and are not representations of Owner's agent.

1. APPLIANCES/SYSTEMS: The items below are or are not in good working order:

	ARE	ARE NOT	N/A
Water Heater	<u>X</u>		
Water Softener			<u>X</u>
Range/Oven	<u>X</u>		
Microwave Oven			<u>+</u>
Range Hood/Fan	<u>X</u>		
Refrigerator			<u>X</u>
Garbage Disposal			<u>X</u>
Dishwasher			
Trash Compactor <u>no</u>			
Washer/Dryer <u>stays</u>			
Window/Wall Air Conditioner <u>no</u>			
Attic Fan <u>no</u>			
Ceiling Fan <u>no</u>			
TV Antenna			
Smoke Detector			
Burglar Alarm System			
Sump Pump			
Garage Door Opener			
Garage Door Remote Control			
Other: _____			
Other: _____			
Other: _____			
Other: _____			

Please explain any "Are Not" responses: _____

2. IMPROVEMENTS AND PROPERTY CONDITION:

A. Structure: ☒ have not experienced structural problems ☐ have experienced structural problems. Explain problem(s) and describe how corrected: _____

B. Basement/Crawl Space: Has there been any evidence of or problems with water leakage or excessive moisture? ☐ Yes ☒ No If "yes," please explain the extent of the problem, how often it occurs and repairs made or corrective measures taken, if any: _____

C. Roof: Age of roof covering: 10 years Type of roof covering: metal Are there any leaks? ☐ Yes ☒ No.

If "yes," please explain, including the extent of the problem and how often leaks are experienced: _____

History of repairs: _____

D. Insulation: Describe, if known (include R-Factor(s)): R-13 R-20 ☐ Unknown

E. Water Systems: ☐ 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): _____

F. Sewer Systems (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: _____

G. Air Conditioning: ☐ None ☐ Window Unit ☐ Wall Unit ☐ Central Air Age: _____ Size of Unit: _____ Please describe any known problems or repairs needed or made within past year: _____

H. Heating System(s): ☐ None ☐ Type: Electric wood stove Age of system: _____ Please describe any known problems or repairs needed or made within past year: _____

I. Plumbing System: ☐ None ☒ Copper ☐ Galvanized ☒ PVC ☐ Other: _____ Please describe any known problems or repairs needed or made within past year: _____

J. Electrical Wiring System: ☐ None ☒ 110 Volts ☒ 220 Volts ☐ Both Age of system: _____ Please describe any known problems or repairs needed or made with past year: _____

K. Gas System: ☒ None ☐ Natural ☐ LP/Propane If LP/Propane tanks: ☐ Owned If owned, purchased from whom? _____ ☐ Leased If leased, from whom? _____

L. Wood Infestations: ☒ none known ☐ Please describe any treatments you have made including the extent of the treatment, the date and the name of the pest control company: _____ Please describe any known problems or unrepaired damage: _____

M. Fireplace: ☐ None ☒ wood-burning ☐ gas ☐ other (describe): _____ Please describe any known problems or repairs needed or made within past year: _____

N. Asbestos: Is asbestos present in any form in the Property? ☐ Yes ☒ No ☐ Unknown If "yes," please describe: _____

O. Radon: Has the Property been tested for the presence of radon gas? ☐ Yes ☒ No ☐ Unknown If "yes," please give the date of the test and describe the results: _____

3. OTHER ITEMS:

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

A. Environmental Concerns: 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: _____

B. Principal Uses of Property: Are you aware of any principal uses of the Property other than residential property such as commercial, farming, landfill, dumping site? ☒ Yes ☐ No If "yes," please describe: Small dump on property

- 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: See below
- 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: Roadway com'ty in & electric line
- E. Additions, Alterations & Repairs: Have there been any room additions, structural modifications or other alterations or repairs made? ☐ Yes ☒ No ☐ Unknown If "yes," please describe: _____
- F. 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
- G. Damage to Property: Has there been any major damage to the Property or any of the structures on the Property from fire, wind, floods or landslides? ☐ Yes ☒ No ☐ Unknown If "yes," please describe: _____
- H. Zoning: Are there any known zoning violations or nonconforming uses? ☐ Yes ☒ No ☐ Unknown If "yes," please describe: _____
- I. Homeowners' Association: Is there any homeowners' association, which has any authority over the Property? ☐ Yes ☒ No ☐ Unknown If "yes," what is the fee? \$ _____ ☐ annually ☐ monthly Please provide the name, address and telephone number of the association: _____
- J. Common Areas: Are there any "common areas" (facilities such as swimming pools, tennis courts, walkways or other areas owned in common with others)? ☐ Yes ☒ No ☐ Unknown If "yes," please describe: _____
- What is the fee for usage if other than shown above? \$ _____ ☐ monthly ☐ annually
- K. Controlled Substances: Do you have any knowledge that methamphetamine was ever produced on the Property? ☒ NO ☐ YES If so, please complete and attach appropriate disclosure form.
- L. Other Environmental Concerns: Are you, the seller, aware of any of the following: substances, material, or products which may be an environmental hazard such as, but not limited to, formaldehyde, lead-based paint, fuel or chemical storage tanks, and contaminated soil or water on the Property? ☐ Yes ☒ No If "yes," please describe: _____
- Are you aware of any past or present mold growth on the Property? ☐ Yes ☒ No If "yes," please describe: _____
- M. Other Facts: Please list any other facts or information (favorable or unfavorable) relating to the Property that may be of concern to a Buyer: _____

Broker, Broker's agents and sub-agents 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.

Rachel C. Kelley
Seller

Date: 9-30-2025

Time: _____ m.

Seller

Date: _____

Time: _____ m.

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



Agreement # _____

signed copy of this statement from the Seller or the Seller's agent.

_____	Date: _____	Time: _____ m.
Buyer		
_____	Date: _____	Time: _____ m.
Buyer		