



Farm or Vacant Land or Lot Disclosure Statement

This document has legal consequences. If you do not understand it, consult your attorney.

1 The following is a disclosure statement made by Seller concerning the following property (the "Property"):

2 2645 State Rd A Auxvasse MO 62531 Callaway

3 **Street Address** **City** **State** **Zip Code** **County**

4 4/48/8 09-02.0-04.0-00-000-004.000 169

5 **Section Township Range** **Parcel No(s)** **Farm No(s)** **# of Acres (more or less)**

6 **This Disclosure Statement may assist a Buyer in evaluating the Property, but it is not a warranty of any**

7 **kind by Seller or any real estate licensee involved in this transaction, and is not a substitute for any**

8 **inspection or warranty a Buyer may wish to obtain. Real estate licensees involved in this transaction do**

9 **not inspect the Property for defects or guarantee the accuracy of any information provided herein.**

10 **SELLER:** Please complete the following form, including past history and known problems. Do not leave any spaces

11 blank. If the condition is not applicable to your Property (or unknown), mark "N/A" (or "Unknown") in the blank. The

12 following statements are made by Seller and NOT by any real estate licensee. Complete and truthful disclosure of

13 the history and condition of the Property gives you the best protection against potential charges that you violated a

14 legal disclosure obligation to a Buyer. Your answers (or the answers you fail to provide, either way) may have legal

15 consequences, even after closing a transaction. This form should help you meet your disclosure obligations, but it

16 may not cover all aspects of the Property. If you know of or suspect some condition which may negatively affect

17 the value of the Property or impair the health or safety of future occupants (e.g., environmental hazards, physical

18 condition or material defects in the Property or title thereto), then you should describe that condition and attach

19 additional pages if more space is required.

20 **BUYER:** Since these disclosures are based on Seller's actual knowledge, you cannot be sure that there are, in

21 fact, no problems with the Property simply because Seller is not aware of them. The statements made by Seller

22 are limited to the Property and are not warranties of its condition. You should condition your offer on a professional

23 inspection(s) of the Property or any off-site conditions as you deem necessary. Conditions of the Property that you

24 can see on a reasonable inspection and/or that are disclosed herein should either be taken into account in setting

25 the purchase price, or you should make correction of these conditions by Seller a requirement of the sale contract.

26 **IF YOU SIGN A SALE CONTRACT TO PURCHASE THE PROPERTY, THAT CONTRACT, AND NOT THIS**

27 **DISCLOSURE STATEMENT, WILL PROVIDE FOR WHAT IS TO BE INCLUDED IN THE SALE. IF YOU EXPECT**

28 **CERTAIN ITEMS OR EQUIPMENT TO BE INCLUDED THEY MUST BE SPECIFIED AS INCLUDED IN THE**

29 **SALE CONTRACT.**

- 30 **1. SURVEY, EASEMENTS, FLOODING.** To the best of your knowledge:
- 31 **A.** When did you purchase the Property? 1993
- 32 **B.** Has the Property been surveyed? Yes No
- 33 Year surveyed _____
- 34 **C.** What company or person performed the survey?
- 35 Name _____ Phone _____
- 36 **D.** If this is platted land, has a certificate of survey been completed?..... Yes No
- 37 If "Yes," by whom? _____ When? _____
- 38 **E.** Has the plat been recorded in the land records? Yes No
- 39 If "Yes," Plat Book # _____ Page # _____
- 40 **F.** Are there any encroachments or boundary line disputes? Yes No
- 41 **G.** Are there any easements other than utility or drainage easements?..... Yes No
- 42 **H.** Is the Property in a designated flood plain or floodway of any kind? Yes No
- 43 **I.** Do you have a Flood Certificate regarding the Property? Yes No
- 44 **J.** Has there ever been a flood at the Property? Yes No
- 45 **K.** Have there ever been drainage problems affecting the Property?..... Yes No
- 46 **L.** Have you ever purchased flood insurance?..... Yes No
- 47 **M.** If any of questions 1.F through 1.L are answered "Yes," briefly describe the details.
- 48 (check box if additional pages are attached) _____
- 49 _____
- 50 _____
- 51 _____

52 **2. USE RIGHTS AND OTHER RESTRICTIONS.** To the best of your knowledge:

53 **A.** Do any of the following exist regarding the Property:

54 (1) Subdivision or other recorded indentures, covenants, conditions or restrictions?.....Yes No

55 (2) A right of first refusal to purchase?.....Yes No

56 (3) Variances, special use permits or other zoning restrictions specific to this Property?.....Yes No

57 (4) Have any mineral rights been severed or transferred?.....Yes No

58 **B.** Have you ever received notice from any person or authority of a breach of any of the above? Yes No

59 **C.** Are there any farming or crop-share agreement rights in the Property?.....Yes No

60 **D.** Are there any animal feeding operations ("AFO") or concentrated animal feeding operations ("CAFO") at

61 the Property? (if "Yes", please identify Class size and any permits issued below).....Yes No

62 **E.** Are there any gas & oil leases or other severed or transferred mineral rights (clay, etc.)?.....Yes No

63 **F.** Are there any leasehold interests or tenant rights in the Property?Yes No

64 **G.** If any of the above questions are answered "Yes," briefly describe the details.

65 (check box if additional pages are attached) _____

66 _____

67 _____

68 _____

69 _____

70 _____

71 **3. CONDITION OF THE PROPERTY.** To the best of your knowledge:

72 **A.** Are there any structures, improvements or personal property available for sale?Yes No

73 Are there any problems or defects with any of these items?Yes No

74 **B.** Are there any operating or abandoned oil wells or buried storage tanks on the Property?.....Yes No

75 **C.** Is there any hazardous or toxic substance in or on the Property?

76 (including but not limited to lead in the soils)?Yes No

77 **D.** Are there any Phase I or other environmental reports regarding the Property?.....Yes No

78 **E.** Is there a solid waste disposal site or demolition landfill on the Property (whether permitted or

79 unpermitted)?

80 **Note: if "Yes", §260.213 RSMo requires Seller to disclose the location of the site, and Buyer should**

81 **be aware that Buyer may be held liable to the State for remedial action.....**Yes No

82 **F.** Have any soil tests been performed?.....Yes No

83 **G.** Does the Property have any fill?.....Yes No

84 **H.** Are there any settling or soil movement problems on this Property?.....Yes No

85 **I.** Is there any infestation, rot or disease in the trees on the Property?.....Yes No

86 **J.** Is any part of the Property located in a "wetlands area" designated by the Natural Resources Conservation

87 Service ("NRCS") or Farm Service Authority ("FSA")?.....Yes No

88 **K.** If any of the above questions are answered "Yes," briefly describe the details.

89 (check box if additional pages are attached) _____

90 _____

91 _____

92 _____

93 _____

94 **4. UTILITIES.** To the best of your knowledge:

95 **A.** Have any soil analysis tests for sanitary systems been performed?Yes No

96 If "Yes," When? _____ By Whom? _____

97 Results: _____

98 **B.** Do any of the following exist within the Property?

99 (1) Connection to public water? Yes No (5) Connection to shared sewer?.....Yes No

100 (2) Connection to public sewer? Yes No (6) Private Sewer/Septic tank/Lagoon?.....Yes No

101 (3) Connection to private water system off Property?.....Yes No (7) Connection to electric utility?.....Yes No

102 (4) Connection to shared water? Yes No (8) Connection to natural gas service?.....Yes No

103 (9) A water well?.....Yes No

104 **C.** Are any of the following existing at the boundary of the Property?

105 (1) Public water system access? Yes No (5) Electric Service Access?.....Yes No

106 (2) Public sewer system access? Yes No (6) Natural gas access?.....Yes No

107 (3) Shared water system access Yes No (7) Telephone system access?.....Yes No

108 (4) Shared sewer system access Yes No (8) Other: _____

109 **D.** Have any utility access charges been paid?Yes No

110 If "Yes," which charges have been paid? _____



Water Well/Sewage System Disclosure Rider

This document has legal consequences. If you do not understand it, consult your attorney. It should be attached to and made part of DSC-8000 ("Seller's Disclosure Statement for Residential Property").

This Disclosure Rider is made by the undersigned Seller concerning the following property (the "Property"):

2645 State Rd A

Street Address

Auxvasse

City

MO 65231

Zip Code

Callaway

County

Note: Seller may not frequently use the Water Well/Sewage System. If underutilized, it may falsely appear to be problem free. Even if heavily utilized, problems may surface that were previously not known or detectable.

Does the Property include or is it served by a Water Well?: Yes No (If "Yes", complete all of the following)

- (1) Specify type and depth _____
- (2) Age of well _____ Installed/Drilled by _____
- (3) Has the well been tested? Yes No
- (4) Is any part of the well located on a neighbor's property or community lot? Yes No
- (5) Is the well shared with any other property(ies)? Yes No
If "Yes", is there a recorded agreement? Yes No
- (6) Have you been notified or cited by any authority for any problem related to the water well system? Yes No
- (7) Is there a current maintenance service agreement covering the water well system? Yes No
If "Yes", what is the annual cost and who is the current provider? _____
- (8) Are you aware of any plan to bring public water (e.g., City/Water District) to the Property? Yes No
- (9) **Are you aware of any problem or repair needed for any part of the water well system?** Yes No
Please explain any "Yes" answer above. Include all available test reports and repair history (attach additional pages if needed): _____

Does the Property include or is it served by a "Sewage System"? (meaning a private, shared or community sewer, septic, lateral, lagoon, cistern or other similar system): Yes No (If "Yes", complete all of the following)

- (1) Check all that apply: septic lateral lagoon cistern lift station Other _____
- (2) Do you have a diagram of the Sewage System? Yes No
- (3) If a lagoon, is there a fence? Yes No
- (4) If a septic tank, is it readily accessible from the surface? Yes No Are clean-outs present? Yes No
Of what is the tank constructed? Steel Concrete Other: _____
Does it discharge into a lateral or lagoon? Yes No
- (5) Does any other property owner(s) share the Sewage System? Yes No If "Yes", how many? _____
- (6) Is any part of the Sewage System located on a neighbor's property or community lot? Yes No
- (7) Is there a well within 50 feet of the Sewage System? Yes No Unknown
- (8) Does the Sewage System have an aerator? Yes No
- (9) Does any plumbing (e.g., sink, tub or shower) disperse outside of the Sewage System? Yes No
- (10) Is there any untreated seepage or discharge (effluence) from the Sewage System? Yes No
- (11) Does any effluence from a neighbor's system disperse onto your Property? Yes No
- (12) Have you noticed any unusual odors from the Sewage System? Yes No
- (13) Have you experienced slow drainage or drain backups? Yes No
- (14) Is there a current maintenance service agreement covering the Sewage System? Yes No
If "Yes", what is the annual cost and who is the current provider? _____
- (15) Does any government authority require a maintenance service agreement for the Sewage System? Yes No
- (16) Have you been notified or cited by any authority for any problem related to the Sewage System? Yes No
- (17) Have you expanded, updated or modified the Sewage System? Yes No
- (18) Have you cleaned, pumped or serviced the Sewage System during your ownership of the Property? Yes No
- Are you aware of any problem or repair needed for any part of the Sewage System?** Yes No
Please explain any "Yes" answer above. Include all available permits, test reports and repair history (attach additional pages if needed): _____

Buyer's Initials _____ (date) _____

Seller's Initials _____ (date) _____

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