

# Seller Property Disclosure (Farm, Ranch & Recreational Land)

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FORM SERIAL NUMBER: 059042-300174-3544764

TO BE COMPLETED BY SELLER: (Please Print)

Date: 04/03/2025

Seller(s): Traci Hackleman

Seller ☒ is ☐ is not occupying Property.

If Seller is occupying or has occupied Property, give length of occupancy in years: 2

Legal Description/Property Address: 620 MC 226 Texarkana, AR 71854

100 Acres out of:

Legal: SE & W/2 Subdivision: 09-17S-28W

620 MC 226 Texarkana, AR 71854

Approximate finished, heated & cooled square footage (if applicable): 2200

Approximate Date of Construction: April 2024

Type of Zoning: n/a

Is this Property under a specific use permit? n/a

Is this Property subject to any verbal farm or agricultural leases? ☐ Yes ☒ No

Number of irrigation wells located on Property: n/a

List below depth and size of each irrigation well and indicate if in good working order: n/a

n/a

n/a

n/a

Number of irrigation pivots located on Property: n/a

List below the size of each irrigation well and indicate if in good working order: n/a

n/a

n/a

n/a

To your knowledge, are there any underground irrigation pipelines located on Property? ☐ Yes ☒ No

If yes, please list the diameter, length and location of the pipelines and indicate if in good working order: n/a

n/a

n/a

n/a

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To your knowledge, are any grain bins or storage facilities located on Property? ☐ Yes ☒ No

List the storage capacity of each grain bin and/or storage facility and indicate if in good working order: n/a

n/a

n/a

To your knowledge, is there any irrigation equipment, such as pivots, gearheads, risers, drainage pipes, re-lifts, power units or above-ground pipe, on Property owned by a person or entity other than those listed above as "Sellers"? ☐ Yes ☒ No

If yes, please explain: n/a

n/a

n/a

Are there any verbal hunting agreements or leases on Property? ☐ Yes ☒ No

If yes, please explain: n/a

n/a

n/a

n/a

To your knowledge, are there any hunting stands, blinds, pits, feeders or other structures on Property that will be included in the conveyance of Property? ☐ Yes ☒ No

If yes, how many of each and explain: n/a

n/a

n/a

n/a

To your knowledge, are there any hunting stands, blinds, pits, feeders or other structures on Property owned by a person or entity other than those listed above as "Sellers"? ☐ Yes ☒ No

If yes, please explain: n/a

n/a

n/a

n/a

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Please check the following boxes as they apply to Property:

☒ Water, provided by

☐ A rural water district or other non-municipal water system: n/a

☐ A municipality or county: n/a

☒ Well

☐ Other: n/a

☐ Natural gas, provided by: n/a

☒ Propane tank: ☒ Owned ☐ Rented from: n/a

☒ Electricity, provided by: Southwest Ark Electric Coop

☒ Sewer, provided by: Thompson Wastewater Solutions

☐ A non-municipal sewer system: n/a

☐ A municipality or county: n/a

☒ Septic system. Type, if known: Aerobic

☐ Other: n/a

☐ Water n/a ☐ Gas n/a ☐ Garbage pickup n/a ☐ Other: n/a

☐ Special Property Assessment: Amount \$ n/a Frequency: n/a

☒ Cable/Satellite/Internet, provided by: Southwest Ark. Telephone Coop

☐ Internet Security Service, ☐ Leased ☐ Owned, provided by: n/a

☒ Telephone, provided by: Southwest Ark. Telephone Coop

☐ Garbage pickup, provided by: n/a

☐ Fire protection, provided by: n/a

☒ Termite policy (current), provided by (Name of Company): Pest Pro Services

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**Purpose Of Statement:** This is a statement of conditions and information concerning Property. Unless otherwise advised, Seller does not possess any expertise in construction, architecture, engineering or any other specific areas related to the construction or condition of improvements on Property or Property itself, other than occupying or having ownership of Property. Seller possesses no greater knowledge than that which could be obtained by inspection of Property by potential buyers, lessees, tenants or their representatives. This statement is not a warranty of any kind by Seller, Listing Firm or any subagent of Listing Firm. **THIS DISCLOSURE IS NOT A SUBSTITUTE FOR INSPECTIONS. ANY POTENTIAL BUYER OF PROPERTY IS ENCOURAGED TO OBTAIN A PROFESSIONAL, PERSONAL OR OTHER INSPECTION PRIOR TO PURCHASING, LEASING, EXCHANGING, RENTING OR OFFERING TO PURCHASE PROPERTY.**

**Instructions to Seller:** (1) Complete this form yourself. (2) Report known conditions affecting Property. (3) Attach additional pages with your signature if additional space is required. (4) Answer ALL questions. (5) If some items do not apply to Property, check "Not Applicable". (6) If you do not know the answer to a question or do not understand a question, check the answer "Unknown." **Seller's Statement:** Even though this is not a warranty, Seller hereby specifically makes the following representations based on Seller's knowledge as of the above date. Seller agrees to immediately notify Listing Firm in writing and to modify this Seller Property Disclosure if any answer set forth below changes prior to Closing. Unless a potential buyer desires not to obtain a copy of this statement (as expressly set forth in a Real Estate Contract), Seller authorizes Listing Firm to provide a copy of this statement to any person or entity in connection with any possible, actual or anticipated sale, exchange, lease or rental of Property.

**ALL STATEMENTS MADE IN THIS DISCLOSURE ARE MADE BY SELLER AND ARE NOT REPRESENTATIONS OF ANY AGENT(S) AND/OR SUBAGENT(S) OF SELLER. THE STATEMENTS MADE BY SELLER ARE BASED SOLELY UPON SELLER'S KNOWLEDGE AND INFORMATION AND DO NOT CONSTITUTE ANY REPRESENTATION OR WARRANTY BY SELLER AGAINST ANY CONDITIONS THAT MAY EXIST THAT ARE UNKNOWN TO SELLER. THE BUYER IS AGAIN STRONGLY ENCOURAGED TO CONDUCT AND OBTAIN INSPECTIONS OF PROPERTY.**

## Concerning Property referenced above:

1.	To your knowledge, are there any features of Property shared in common with adjoining landowners, such as walls, fences, driveways, turn rows, ditches, canals, septic systems, water wells, satellite dishes, or shared meters or utilities?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="radio"/> Unknown	<input type="checkbox"/> Not Applicable
2.	To your knowledge, are there any encroachments, easements, rights of way, leases, licenses, liens, mortgages or deeds of trust, contracts for sale or installment land sales contracts, adverse possession claims or similar matters that affect Property that a title search would not reveal?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="radio"/> Unknown	<input type="checkbox"/> Not Applicable
3.	To your knowledge, are there any Bills of Assurance, deed restrictions, or other use restrictions or obligations for Property that a title search would not reveal?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="radio"/> Unknown	<input type="checkbox"/> Not Applicable
4.	To your knowledge, is Property subject to any custom farming operation agreements or production contracts, such as contracts pertaining to the production of hogs, poultry, fruit or vegetables?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="radio"/> Unknown	<input type="checkbox"/> Not Applicable
5.	To your knowledge, is Property subject to any timber contracts or timber deeds?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="radio"/> Unknown	<input type="checkbox"/> Not Applicable
6.	To your knowledge, are there any violations or nonconforming uses of Property regarding zoning, land use restrictions or "setback" requirements?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="radio"/> Unknown	<input type="checkbox"/> Not Applicable
7.	To your knowledge, is any portion of Property within a designated flood plain, floodway or wetlands area?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="radio"/> Unknown	<input type="checkbox"/> Not Applicable
8.	To your knowledge, has any lender required you to purchase flood insurance on Property?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="radio"/> Unknown	<input type="checkbox"/> Not Applicable
9.	To your knowledge, are there any other leases or rental agreements (or parties other than Seller in possession) currently in effect on Property?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="radio"/> Unknown	<input type="checkbox"/> Not Applicable

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10.	To your knowledge, has any portion of the Property been enrolled in the Conservation Reserve Program, Wetlands Reserve Easement (WRE), Wetland Reserve Enhancement Program, Grasslands Reserve Program, Agricultural Conservation Easement Program or Healthy Forests Reserve Program?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="radio"/> Unknown	<input type="checkbox"/> Not Applicable
11.	To your knowledge, has any portion of Property been enrolled in the Conservation Stewardship Program, Environmental Quality Incentives Program, Emergency Watershed Protection Program, Wildlife Habitat Incentive Program, or Agricultural Water Enhancement Program?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="radio"/> Unknown	<input type="checkbox"/> Not Applicable
12.	To your knowledge, are there any other conservation or agricultural easements, contracts or agreements with the United States Department of Agriculture, Farm Service Agency, Natural Resources Conservation Service, or other governmental agency concerning Property?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="radio"/> Unknown	<input type="checkbox"/> Not Applicable
13.	To your knowledge, are there any persons or entities, other than those listed above as "Sellers," who claim or have ownership or leasehold interest or first right of refusal option on Property?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="radio"/> Unknown	<input type="checkbox"/> Not Applicable
14.	To your knowledge, are there any public or private easements or agreements for utilities or access?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="radio"/> Unknown	<input type="checkbox"/> Not Applicable
15.	To your knowledge, is Property located in any special zoning district or under a specific use permit?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="radio"/> Unknown	<input type="checkbox"/> Not Applicable
16.	To your knowledge, are there any pending changes in zoning or in the physical condition of Property?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="radio"/> Unknown	<input type="checkbox"/> Not Applicable
17.	To your knowledge, are there any conditions upon or affecting Property that would affect Property's compliance with the Highly Erodible Land Conservation and Wetland Conservation requirements set forth in the Food Security Act of 1985 (16 U.S.C. § 3811, et seq.)?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="radio"/> Unknown	<input type="checkbox"/> Not Applicable
18.	To your knowledge, are there any conditions upon or affecting Property that would affect Property's eligibility to participate in or receive payments under any agricultural or conservation program administered by the United States Department of Agriculture, Farm Service Agency, Natural Resources Conservation Service, Risk Management Agency, or any other governmental agency?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="radio"/> Unknown	<input type="checkbox"/> Not Applicable
19.	Have you ever filed or made an insurance claim, warranty claim, or other claim concerning Property?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="radio"/> Unknown	<input type="checkbox"/> Not Applicable
20.	To your knowledge, has Property ever been surveyed?	<input checked="" type="radio"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> Not Applicable
21.	To your knowledge, has any boundary discrepancy or unsatisfactory condition concerning Property been disclosed to you, including information obtained from a boundary survey, environmental report or property inspection of Property?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="radio"/> Unknown	<input type="checkbox"/> Not Applicable

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22.	To your knowledge, is there now or has there ever been a waste disposal maintenance and monitoring contract with maintenance personnel certified by the Arkansas Department of Health?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="radio"/> Unknown	<input type="checkbox"/> Not Applicable
23.	To your knowledge, have there been any problems with any private sewer or water system, septic system, water well, or other system or utility servicing Property?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="radio"/> Unknown	<input type="checkbox"/> Not Applicable
24.	To your knowledge, are there any groundwater use restrictions or limitations affecting Property, or is any portion of Property located within a designated critical groundwater area as determined by the Arkansas Natural Resources Commission?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="radio"/> Unknown	<input type="checkbox"/> Not Applicable
25.	To your knowledge, have there been any room additions, structural modifications or other alterations or repairs made to Property since Property was originally constructed?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="radio"/> Unknown	<input type="checkbox"/> Not Applicable
26.	If the answer to Question 25 was "Yes," to your knowledge were such structural changes done following issuance of a permit and in compliance with building codes?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="radio"/> Unknown	<input type="checkbox"/> Not Applicable
27.	To your knowledge, are there any underground storage tanks of any kind located on Property?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="radio"/> Unknown	<input type="checkbox"/> Not Applicable
28.	To your knowledge, has there been any settling from any cause, or slippage, sliding or other poor soil conditions at Property or at adjacent properties?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="radio"/> Unknown	<input type="checkbox"/> Not Applicable
29.	To your knowledge, has there been any flooding, drainage, grading problems, or has water ever stood on Property or under any improvement constructed thereon?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="radio"/> Unknown	<input type="checkbox"/> Not Applicable
30.	To your knowledge, has there been any damage to Property or any of the structures from fire, earthquake, storms, floods or landslides prior to or during your ownership?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="radio"/> Unknown	<input type="checkbox"/> Not Applicable
31.	To your knowledge, are there any notices of abatement or citations against Property?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="radio"/> Unknown	<input type="checkbox"/> Not Applicable
32.	To your knowledge, are there any lawsuits affecting this Property or judgments against Seller that would affect the title or sale of Property?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="radio"/> Unknown	<input type="checkbox"/> Not Applicable
33.	To your knowledge, are there any defects in the mechanical, electrical, plumbing, heating and air conditioning, water, sewer or septic systems of Property?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="radio"/> Unknown	<input type="checkbox"/> Not Applicable
34.	To your knowledge, are there any defects in the structure(s) or sub-structure(s) of any improvements located on Property?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="radio"/> Unknown	<input type="checkbox"/> Not Applicable
35.	To your knowledge, are there any fuel or fertilize storage tanks on Property owned by a person or entity other than those listed above as "Sellers"?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="radio"/> Unknown	<input type="checkbox"/> Not Applicable
36.	To your knowledge, has there ever been a problem with the roof on any of the improvements on Property, such as defective shingles, damaged shingles, leaking or otherwise?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="radio"/> Unknown	<input type="checkbox"/> Not Applicable



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37.	To your knowledge, is there any infestation by termites or other wood-destroying insects?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="radio"/> Unknown	<input type="checkbox"/> Not Applicable
38.	To your knowledge, is there any damage from a previous infestation of this type on Property?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="radio"/> Unknown	<input type="checkbox"/> Not Applicable
39.	Do you have knowledge or have you ever received notice from a termite company or other person or entity concerning possible problems or potential problems with Property?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="radio"/> Unknown	<input type="checkbox"/> Not Applicable
40.	Have you ever received a settlement of a claim and not made repairs to improvements on Property?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="radio"/> Unknown	<input type="checkbox"/> Not Applicable
41.	To your knowledge, has any person or entity ever refused to complete the purchase of Property because of an actual or alleged problem with the condition of Property?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="radio"/> Unknown	<input type="checkbox"/> Not Applicable
42.	To your knowledge, has any part of Property been designated as Wetlands?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="radio"/> Unknown	<input type="checkbox"/> Not Applicable
43.	To your knowledge, are there any existing pipelines carrying oil, gas or chemicals underneath or adjacent to Property or are there any pipeline rights-of-way or easements over or adjacent to Property?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="radio"/> Unknown	<input type="checkbox"/> Not Applicable
44.	To your knowledge, has there been an unsatisfactory percolation, groundwater, or soil test concerning Property?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="radio"/> Unknown	<input type="checkbox"/> Not Applicable
45.	To your knowledge, are there any facts, circumstances or events on or around Property which, if known to a potential buyer, could adversely affect in a material manner the value or desirability of Property?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="radio"/> Unknown	<input type="checkbox"/> Not Applicable
46.	To your knowledge, is there any surface or sub-surface mining or extraction for coal, gravel, rock, oil, gas, or other minerals on Property or on adjacent properties?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="radio"/> Unknown	<input type="checkbox"/> Not Applicable
47.	To your knowledge, is there any person or entity claiming or possibly having the right to claim the right to extract any minerals, oil, natural gas, coal or other minerals from the surface or sub-surface of the Property?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="radio"/> Unknown	<input type="checkbox"/> Not Applicable
48.	To your knowledge, is Property currently certified under the United States Department of Agriculture's National Organic Program (the "NOP"), or other state or federal program, to produce of any plants, crops, fruits, vegetables, poultry, livestock or other commodity certified and labeled as organic?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="radio"/> Unknown	<input type="checkbox"/> Not Applicable
49.	If the answer to Question 48 was "Yes," to your knowledge, has any event, occurrence or action transpired, or any substance prohibited from use in production of organic products under the NOP, or other similar state or federal program, been used, applied or stored upon or around the Property which could affect Property's organic certification status or eligibility, or has any notice or violation been issued concerning Property's status or eligibility for organic certification by any state or federal governmental agency?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="radio"/> Unknown	<input type="checkbox"/> Not Applicable
50.	To your knowledge, does any person or entity, other than Seller, claim any rights to any natural resource or minerals located on the surface of Property, sub-surface of Property, or otherwise affecting or impacting the ownership or use of such natural resources or mineral rights?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="radio"/> Unknown	<input type="checkbox"/> Not Applicable

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51.	Does Seller hold a real estate license?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="radio"/> Unknown	<input type="checkbox"/> Not Applicable
52.	To your knowledge, does any person owning an interest in Property (if Seller is a corporation or other entity) hold a real estate license?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="radio"/> Unknown	<input type="checkbox"/> Not Applicable
53.	To your knowledge, are there any other defects in Property?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="radio"/> Unknown	<input type="checkbox"/> Not Applicable
54.	To your knowledge, are there landfills, hazardous waste, asbestos, radon gas, urea-formaldehyde, electromagnetic fields, or other substances that may affect Property or the occupants of Property?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="radio"/> Unknown	<input type="checkbox"/> Not Applicable
55.	Is Seller aware of any unlawful chemical or drug substances or their manufacture within Property?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="radio"/> Unknown	<input type="checkbox"/> Not Applicable
56.	To your knowledge, are there any notifications of environmental conditions about Property from the EPA, governmental agencies, or some other source?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="radio"/> Unknown	<input type="checkbox"/> Not Applicable
57.	To your knowledge, have there ever been any hazardous materials released or deposited on, under or about the Property, or leaking on or from Property?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="radio"/> Unknown	<input type="checkbox"/> Not Applicable
58.	To your knowledge, have there been any hazardous materials released or deposited on or leaking from other properties contiguous to Property?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="radio"/> Unknown	<input type="checkbox"/> Not Applicable

If the answer to any of the previous questions is yes, explain. Attach additional sheets if necessary.  
n/a



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**MOLD ENVIRONMENTAL CONDITIONS:** Mold, mildew, spores and other microscopic organisms and/or allergens (collectively referred to as "mold") are environmental conditions that are common in properties and may affect Property. Mold, in some forms, has been reported to be toxic and may cause serious illnesses, including, but not limited to, allergic and/or respiratory reactions or other problems, particularly in persons with immune system problems, young children and/or the elderly. Mold has also been reported to cause extensive damage to personal and real property.

Selling Firm or Listing Firm cannot suggest, refer, recommend, or infer that you should or should not use a Mold Inspector. Should you desire an inspection by a Certified Mold Inspector, you should contact an Inspector who has been authorized to capture mold samples and/or air samples for laboratory testing.

**No warranty, representation or recommendation can be made by any agent or representative of Selling Firm or Listing Firm concerning any Mold Inspector. The person(s) signing this Seller Property Disclosure is STRONGLY URGED to independently determine the competency of any Mold Inspector to be used in connection with the purchase, sale or rental of real estate.**

59.	To your knowledge, is there or has there ever been any past or present water intrusion in any structure?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="radio"/> Unknown	<input type="checkbox"/> Not Applicable
60.	To your knowledge, is there or has there ever been any presence of mold in any structure?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="radio"/> Unknown	<input type="checkbox"/> Not Applicable

If the answer to questions 59 or 60 is yes, explain. Attach additional sheets if necessary.

n/a