

MONTANA ASSOCIATION OF REALTORS® PROPERTY DISCLOSURE STATEMENT (LAND)



1 Date: September 22, 2021
 2
 3 Property: TBD Block 133, Lots 11-12, Virginia City, Mt 59755
 4 Seller(s): Michael Mehn
 5 Seller Agent: Joselyn DeHart
 6

- 7 Concerning adverse material facts, Montana law provides that a seller agent is obligated to:
 8
 9 • disclose to a buyer or the buyer agent any adverse material facts that concern the property and that are known
 10 to the seller agent, except that the seller agent is not required to inspect the property or verify any statements
 11 made by the seller; and
 12 • disclose to a buyer or the buyer agent when the seller agent has no personal knowledge of the veracity of
 13 information regarding adverse material facts that concern the property.
 14

15 The Seller Agent identified above is providing the attached Owner's Property Disclosure Statement (Land) that has
 16 been completed and signed by the Seller(s), if one has been made available to the Seller Agent by the Seller(s).
 17 Regardless of whether Seller(s) has/have provided Seller Agent with an Owner's Property Disclosure Statement (Land),
 18 **except as set forth below**, the Seller Agent has no personal knowledge:
 19 (i) about adverse material facts that concern the Property or
 20 (ii) regarding the veracity (accuracy) of any information regarding adverse material facts that concern
 21 the Property
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29 Information regarding adverse material facts that concern the Property and that are known to the Seller Agent, if any,
 30 is set forth above. However, the Seller Agent is not required to inspect the Property or verify any statements made by
 31 the Seller(s). Buyer(s) is/are therefore encouraged to obtain professional advice, inspections or both of the Property
 32 and to provide for appropriate provisions in a Buy-Sell Agreement between the Buyer(s) and Seller(s) with respect to
 33 any advice, inspections or defects.
 34

35 Seller Agent Signature: Joselyn DeHart 09/22/2021
 36 ~~Joselyn DeHart~~ MDT

37 Dated: _____
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39 Buyer and Buyer Agent acknowledge receipt of this Property Disclosure Statement (Land).
 40

41 Buyer Agent: _____
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43 Buyer Agent Signature: _____
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45 Dated: _____
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47 Buyer Signature: _____
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49 Dated: _____

OWNER'S PROPERTY DISCLOSURE STATEMENT (LAND) MONTANA ASSOCIATION OF REALTORS® STANDARD FORM



1 Date: September 24, 2021

2
3 The undersigned Owner is the owner of certain real property located at TBD Block 133, Lots 11-12
4 _____, in the City of Virginia City,
5 County of Madison, Montana, which real property is legally described as:
6 VIRGINIA CITY ORIG TOWNSITE, S23, T06 S, R03 W, BLOCK 133, Lot 11 - 12, 10000 SQUARE
7 FEET

8
9 (hereafter the "Property"). Owner executes this Disclosure Statement to disclose to prospective buyers all adverse
10 material facts which concern the Property. Montana law defines an adverse material fact as a fact that should be
11 recognized as being of enough significance as to affect a person's decision to enter into a contract to buy or sell real
12 property and may be a fact that materially affects the value of the Property, that affects the structural integrity of the
13 Property, or that presents a documented health risk to occupants of the Property.

OWNER'S DISCLOSURE

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17 Owner has never ben to the Property.
18 Owner has not been to the Property since 08/21 (date).

19
20 The Owner declares that the Owner has prepared this Disclosure Statement and any attachments thereto based on
21 any adverse material facts known to the Owner. Owner hereby authorizes providing a copy of this Statement to any
22 person or entity in connection with any actual or anticipated sale of the Property. Owner further agrees to indemnify and
23 hold any and all real estate agents involved, directly or indirectly, in the purchase and sale of the Property, harmless
24 from all claims for damages based upon the disclosures made in this Disclosure Statement along with the failure of the
25 Owner to disclose any adverse material facts known to the Owner.

26
27 This information is a disclosure by the Owner of known adverse material facts concerning the Property as of the above
28 date. **It is not a warranty or representation of any kind by the Owner and it is not a contract between Owner and**
29 **buyer. This disclosure statement is not a substitute for any inspections the buyer may wish to obtain.**

30
31 Please describe any adverse material facts concerning the items listed, or other components, fixtures or matters. If
32 space is inadequate, please use the attached Addendum to Owner's Property Disclosure Statement.

33
34 Easements (written or unwritten):
35 _____
36 _____

37
38 Boundaries or property lines:
39 _____
40 _____

41
42 Encroachments or similar matters that may affect your interest in the subject Property including but not
43 limited to buildings, fences, etc.:
44 _____
45 _____

46
47 Access to the Property:
48 _____
49 _____

Buyer's Initials

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Owner's Property Disclosure Statement (Land), April 2021
Page 1 of 5

MM
Owner's Initials

50 Settling, slippage, sliding or other soil problems:

51 _____
52 _____
53 _____

54 Flooding, drainage or grading problems:

55 _____
56 _____
57 _____

58 Location of the Property in a flood plain, shoreline master plan, wetland or other environmentally sensitive area or work
59 conducted by Seller in or around any natural bodies of water:

60 _____
61 _____
62 _____

63 a. Water rights and private wells:

64 Cannot drill a well at this time but possible in the future.

65 _____
66 _____

67 b. Public or Community water systems:

68 City water not available at this time, but possible in the future.

69 _____
70 _____

71 Restrictive Covenants and Deed restrictions:

72 _____
73 _____
74 _____

75 Septic system approval or existing septic system:

76 Cannot have septic system at this point. Holding tank or city sewer possible in future.

77 Contact Robert Erdahl (public works) 406-925-0371 for more information.

78 _____
79 Major damage to the Property from fire, earthquakes, floods, slides, etc.:

80 _____
81 _____
82 _____

83 Zoning or Historic District violations, non-conforming uses:

84 _____
85 _____
86 _____

87 Neighborhood noise problems or other nuisances:

88 _____
89 _____
90 _____

91 Property Owner's association obligations (dues, lawsuits, transfer fees, initiation fees, etc.):

92 _____
93 _____
94 _____

95 Notice of abatement or citations against the Property:

96 _____
97 _____
98 _____


99 Lawsuits or legal proceedings (including foreclosures and bankruptcies) affecting or threatening the Property:

100 _____
101 _____
102 _____

103 Waste dump or disposal or landfill or gravel pit or commercial use in the vicinity of the Property, existing or proposed,
104 which may cause smoke, smell, noise or other nuisance, annoyance or pollution:

105 _____

Buyer's Initials

 _____
Owner's Initials

106 Street or utility improvement planned that may affect or be assessed against the Property:

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110 Zoning or land use change planned or being considered by the city or county:

111 City is considering the water and sewer issues on these lots. Contact Robert Erdahl (public works)406-925-0371.

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114 Proposed increase in tax assessment value or property owner's association dues for the Property:

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118 Underground storage tanks or class II injection wells:

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122 Property leases including post-closing short-term rental obligations, crop share agreements, mineral leases or
123 reservations:

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127 Conservation Easements (existing or proposed):

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131 Landfill (compacted or otherwise) on the Property or any portion thereof:

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135 Environmental issues affecting the Property:

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139 Pests, rodents:

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143 Noxious Weeds:

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147 Airport affected area:

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151 Other matters as set forth below.

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Buyer's Initials

[MM] _____
Owner's Initials

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196 mtmehns@gmail.com _____

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199 Owner certifies that the information herein is true, correct and complete to the best of the Owner's knowledge and belief
200 as of the date signed by Owner.

201 Aumentisign
202 Michael Mehn 09/23/2021
203 Owner's Signature Michael Mehn _____ Date _____

204 _____
205 _____
206 Owner's Signature _____ Date _____

Buyer's Initials

BUYER'S ACKNOWLEDGEMENT

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Subject Property Address: TBD Block 133, Lots 11-12, Virginia City, Mt 59755

Buyer(s) understand that the foregoing disclosure statement sets forth any adverse material facts concerning the Property that are known to the Owner. **The disclosure statement does not provide any representations or warranties concerning the Property, nor does the fact this disclosure statement fails to note an adverse material fact concerning a particular feature, fixture or element imply that the same is free of defects.**

Buyer(s) is/are encouraged to obtain professional advice, inspections or both of the Property and to provide for appropriate provisions in a contract between buyer(s) and owner(s) with respect to any advice, inspections or defects. **Buyer(s) are not relying upon this property disclosure statement for buyer(s)' determination of the overall condition of the Property in lieu of other inspections reports or advice.**

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.

Buyer's Signature Date

Buyer's Signature Date

NOTE: Unless otherwise expressly stated the term "Days" means calendar days and not business days. Business days are defined as all days except Sundays and holidays. Any performance which is required to be completed on a Saturday, Sunday or holiday can be performed on the next business day.

ADDENDUM TO OWNER'S PROPERTY DISCLOSURE STATEMENT (LAND)

1 This Addendum is an attachment to the Owner's Property Disclosure Statement regarding certain real property
2 located at TBD Block 133, Lots 11-12 ,
3 in the City of Virginia City , County of Madison ,
4 Montana, which real property is legally described as: _____
5 _____
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9 The Owner hereby discloses the following information:
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50	Owner's Signature	Date	Owner's Signature	Date
51	Michael Mehn			
52				
53				
54	Buyer's/ Signature	Date	Buyer's Signature	Date