

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



1 Date: Feb. 25, 2022

2
3 The undersigned Owner is the owner of certain real property located at 170 Buffalo Bill Rd.,
4 Plains, MT, in the City of Plains
5 County of Sanders, Montana, which real property is legally described as:

6
7 NE 1/4 SW 1/4 of section 31, Township 21 N, Range 26 W,
8 P.M.M., SANDERS COUNTY, Montana

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.

14
15
16 **OWNER'S DISCLOSURE**

- 17
18 Owner has never occupied the Property.
19 Owner has not occupied the Property since _____ (date).

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

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

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

- 35
36 1. APPLIANCES: (Refrigerators, Microwave, Range, Dishwasher, ^{dents} Garbage Disposal, Oven, ^{missing handle + P on oven door} Trash Compactor,
37 Freezer, Washer, Dryer)
38 Appliances all purchased 2020 for our new cabin. All New work
39 great! The refrigerator has dents (2) in the door from Delivery Drivers.
40
41 2. COMPONENTS and BUILT-IN SYSTEMS: (Water Softener, Water Conditioners, Exhaust Fans, Central Vacuum
42 System and components, Water Heater, Washer/Dryer Hookups, Ceiling Fan, Intercoms, Remote Controls, T.V.
43 Antenna, Satellite Dish, Central sound systems, Wiring for phone, cable and internet, Security Alarms, Fire
44 Alarms, Smoke Detectors, Garage Door Openers, and Security Gates)
45 We have a water purifying system in the well/pumphouse complete
46 with 2 large water filters & black light for e.coli/bacteria. Water
Security Camera Systems with 10 cameras. filters under
house, too!

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47 3. ELECTRICAL SYSTEM: (Wiring, Outlets, Switches, Services, Shorts, Alterations, and Overloads)
48 All new - working properly. Shop & other out buildings
49 not wired for electricity.

51 4. PLUMBING: (including Pipes, Drains, Faucets, Fixtures, Sump Pumps and Toilets)
52 a. Faucets, fixtures, etc.
53 NO Drain field just Septic Tank pumped as needed - Blackwater
54 Drain field for gray water. 1 toilet

56 b. Private Septic Systems (Adherence to Health Codes, Clogging, Backing Up, Drain Field, Septic Tanks, Holding
57 Tanks, and Cesspools)
58 NO

61 c. Septic Systems ^{*} permit in compliance with existing use of Property
62 NO - wasn't needed

65 Date Septic System was last pumped?
66 1-15-2022

69 d. Public Sewer Systems (Clogging and Backing Up)
70 NO

73 5. HEATING, VENTILATION AND AIR-CONDITIONING SYSTEMS: (Central Heating including furnaces, Central Air
74 Conditioning including compressors, Heat pumps, Electric heating systems, Solar systems, Gas Leaks,
75 Thermostats, Wall/Window AC Evaporator Coolers, Humidifiers, Propane tanks)
76 Central Air 10KW forced air furnace - new
77 Prepare for the trailer.

79 6. ADDITIONAL HEAT SOURCES: (Gas, Pellet, Wood Stoves or Fireplaces) (Compliance with Air Quality Laws,
80 Chimney Cleanliness, Chimney Fires and Adherence to Codes in Installation)
81 No

84 7. INSULATION: (Walls, Ceiling, Utility Bills, Vapor Barrier and Formaldehyde or Asbestos Insulation)
85 13 walls 23 ceiling

88 8. OTHER BASIC COMPONENTS: (Interior Walls, Ceilings, Floors, Exterior Walls, Windows, Doors, Window
89 Screens, Slabs, Driveways, Sidewalks, Fences)
90 wood frame, thermal pane windows, plasterboard & painted
91 in bath, wall board in kitchen & living area. Metal roof all
92 Buildings

93 9. BASEMENT: (Leakage, Flooding, Moisture or Evidence of Water, and Fuel Tanks)
94 Crawlspace - no leaks

97 10. FOUNDATION: (Depth, Footings, Reinforcement, and Cracking)
98 12" Footing and 36" Block foundation,

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- 101 11. ROOF: (Rain Gutters, Leakage, Deterioration, Ice build ups and Structural Condition)
 102 all New - no leaks
 103
 104
 105 12. WATER: (Well Production, Water Quality and Quantity, Water Rights and Abandoned Wells)
 106
 107
 108
 109 a. Private well
 110 one well, 100 FT AT 3 GALLONS per minute, 1000 GAL
 111 CISTERN, HAVE NEVER RAN OUT,
 112
 113 b. Public or community water systems
 114
 115
 116
 117 13. POOLS, OUTDOOR LIVING, ANCILLARY BUILDINGS: (Window Screens, Pool, Spa, Pool/Spa Heater, Hot Tub,
 118 Sauna, Patio/Decking, Built-In Barbecue, Gazebo, Fountains, Water features, Underground Sprinklers systems
 119 and controls, Partially landscaped or un-landscaped yard, Garage, Shop, Barn, Carport)
 120 NO
 121
 122
 123 14. Waste dump or disposal or landfill or gravel pit or commercial use in the vicinity of the Property, existing or
 124 proposed, which may cause smoke, smell, noise or other nuisance, annoyance or pollution:
 125 NO
 126
 127
 128 15. ACCESS: (If the Property is not on a public street note any Driveway Agreements, Private Easements and Legal
 129 Disputes Concerning Access)
 130 Easement agreement
 131
 132
 133 16. HAZARD INSURANCE/DAMAGES/CLAIMS (past and present):
 134 NO
 135
 136
 137 17. METHAMPHETAMINE: If the Property is inhabitable real property, the Owner represents to the best of Owner's
 138 knowledge that the Property has has not been used as a clandestine Methamphetamine drug lab and
 139 has has not been contaminated from smoke from the use of Methamphetamine. If the Property has been
 140 used as a clandestine Methamphetamine drug lab or contaminated from smoke from the use of
 141 Methamphetamine, Owner agrees to execute the Montana Association of REALTORS® "Methamphetamine
 142 Disclosure Notice" and provide any documents or other information that may be required under Montana law
 143 concerning the use of the Property as a clandestine Methamphetamine drug lab or the contamination of the
 144 Property from smoke from the use of Methamphetamine.
 145
 146 18. RADON: If the Property is inhabitable real property as defined in the Montana Radon Control Act, Owner
 147 represents that to the best of Owner's knowledge the Property has has not been tested for radon gas
 148 and/or radon progeny and the Property has has not received mitigation or treatment for the same. If the
 149 Property has been tested for radon gas and/or radon progeny, attached are any test results along with any
 150 evidence of mitigation or treatment.
 151
 152 19. LEAD-BASED PAINT: If a residential dwelling exists on the Property and was built before the year 1978, Owner
 153 has has no knowledge of lead-based paint and/or lead-based paint hazards on the Property. If Owner has
 154 knowledge of lead-based paint and/or lead-based paint hazards on the Property, attached are all pertinent reports
 155 and records concerning that knowledge.

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156 20. MOLD: If the Property is inhabitable real property as defined in the Montana Mold Disclosure Act, the Owner
157 represents to the best of Owner's knowledge that the Property has has not been tested for mold and that
158 the Property has has not received mitigation or treatment for mold. If the Property has been tested for
159 mold or has received mitigation or treatment for mold, attached are any documents or other information that may
160 be required under Montana law concerning such testing, treatment or mitigation.
161

162 **If any of the following items or conditions exist relative to the Property, please check the box and provide**
163 **details below.**

- 164 1. Asbestos.
- 165 2. Noxious weeds.
- 166 3. Pests, rodents.
- 167 4. Destructive insects such as termites, pine beetles or carpenter ants. (If the Property has been tested or
168 treated, attach documentation.)
- 169 5. Common walls, fences and driveways that may have any effect on the Property.
- 170 6. Encroachments, easements, or similar matters that may affect your interest in the Property.
- 171 7. Room additions, structural modifications, or other alterations or repairs made without necessary permits or
172 HOA and HOA architectural committee permission.
- 173 8. Room additions, structural modifications, or other alterations or repairs not in compliance with building
174 codes.
- 175 9. Health department or other governmental licensing, compliance or issues.
- 176 10. Landfill (compacted or otherwise) on the Property or any portion thereof.
- 177 11. Location in the floodplain, shoreline master plan, wetland or other environmentally sensitive area or work
178 conducted by Seller in or around any natural bodies of water.
- 179 12. Settling, slippage, sliding or other soil problems.
- 180 13. Flooding, draining, grading problems, or French drains.
- 181 14. Major damage to the Property or any of the structures from fire, earthquakes, floods, slides, etc.
- 182 15. Waste dump or disposal or landfill or commercial use in the vicinity of the Property which causes smoke,
183 smell, noise or other pollution.
- 184 16. Hazardous or Environmental Waste: Underground storage tanks or sump pits.
- 185 17. Neighborhood noise problems or other nuisances.
- 186 18. Violations of deed restrictions, restrictive covenants or other such obligations.
- 187 19. Zoning or Historic District violations, non-conforming uses, violations of "setback" requirements, etc.
- 188 20. Zoning, Historic District or land use change planned or being considered by the city or county.
- 189 21. Street or utility improvement planned that may affect or be assessed against the Property.
- 190 22. Property Owner's Association obligations (dues, lawsuits, transfer fees, initiation fees, etc.).
- 191 23. Proposed increase in the tax assessment value or homeowner's association dues for the Property.
- 192 24. "Common area" problems.
- 193 25. Tenant problems, defaults or other tenant issues.
- 194 26. Notices of abatement or citations against the Property.
- 195 27. Lawsuits or legal proceedings (including foreclosures and bankruptcies) affecting or threatening the
196 Property.
- 197 28. Airport affected area.
- 198 29. Pet damage
- 199 30. Property leases including post-closing short-term rental obligations, crop share agreements, mineral leases
200 or reservations.
- 201 31. Other matters as set forth below.

202 Additional details:
203 1. We all have Noxious Weeds.
204 2. pests: chipmunks & mice
205 3. pine beetles - relentless - impossible to control.
206 4. Some chewing damage inside Kennel
207
208
209
210

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