



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 2138 State Hwy Z Bruner MO 65620 Christian
 3 Street Address City Zip Code County
 4 _____
 5 Section Township Range Parcel No(s) Farm No(s) # of Acres (more or less)
 _____ 40

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? 2014
- 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) driveway easement
 49 _____
 50 _____
 51 _____