

UNIMPROVED PROPERTY DISCLOSURE STATEMENT

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**Fentress Rd.
Ackerman, 39735**

1 **Property Description/Address** _____
 2 _____
 3 _____

- 4 1. Has any part of the property been classified as wetlands by the U.S. Army Corps of Engineers under Section 404 of the Clean Water
 5 Act? Yes _____ No Unknown _____
 6 a. Is a determination pending? Yes _____ No Unknown _____
 7 b. If pending, what was the date the determination was requested? _____
 8 c. By whom was the determination requested? (seller or Agent and name) _____
 9 The U.S. Army Corps of Engineers has commenced active enforcement of Section 404 of the Clean Water Act. Under this federal
 10 law, designed to protect the wetlands of the United States, certain permit requirements must be met for altering or building or filling
 11 property that is determined to be wetlands as defined by the Corps. BUYER or SELLER may be charged by the Corps for making
 12 the determination. A determination that the property is wetlands will result in additional fees and charges associated with a Section
 13 404 permit.
 14
 15 2. Is a survey of the property available? Yes No _____ If yes, indicate the date of the survey. _____
 16
 17 3. Is an environmental audit available? Yes _____ No If yes, indicate the date of the audit. _____
 18
 19 4. Are you aware of the existence of any of the following?
 20 Encroachments Yes _____ No Unknown _____ Standing water Yes _____ No Unknown _____
 21 Easements Yes _____ No Unknown _____ Bluff/Erosion Yes _____ No Unknown _____
 22 Soil Problems Yes _____ No Unknown _____ Subsoil problems Yes _____ No Unknown _____
 23 Flood Zone Yes _____ No Unknown _____ Land Fill Yes _____ No Unknown _____
 24
 25 5. Are there any specific problems that make the subject property a non-conforming use such as proper lot size, set backs, zoning etc.
 26 Yes _____ No If yes, please explain: _____
 27
 28 6. Has the property ever flooded? Yes _____ No Unknown _____ Is Flood Elevation known? Yes _____ No _____
 29 *Flood Zones are subject to change at any time by the U.S. Army Corps of Engineers.
 30
 31 7. Are there any right of way easements, etc. that affect your ownership interest in the property? Yes _____ No
 32
 33 8. Is the subject situated on Leasehold or Sixteenth Section Land? Yes _____ No Unknown _____
 34 If yes, explain: _____
 35
 36 9. Is there any existing or threatening legal action affecting the property? Yes _____ No Unknown _____
 37 If yes, explain: _____
 38

39 *I/we attest that these statements are true and correct to the best of my/our knowledge.*

40 _____
 41 **Owner/Seller Signature** 2-27-23 **Date** _____ **Owner/Seller Signature** _____ **Date** _____
 42

43 We acknowledge receipt of a copy hereof:

44 _____
 45 **Buyer Signature** _____ **Date** _____ **Buyer Signature** _____ **Date** _____
 46
 47

