



Farm or Vacant Land or Lot Disclosure Statement

This document has legal consequences. If you do not understand it, consult your attorney.

1 **Property Address:** 4.02 acres Old Hwy 66: St. Clair, MO 63077

2 The following is a disclosure statement made by the Seller regarding the above property.

3 **NOTICE TO SELLER:** Each seller is obligated to disclose to a buyer all "adverse material facts" related to the
4 physical condition of the property being sold that are not readily ascertainable or known to a party and which
5 negatively affects the value of the property. This disclosure statement is designed to assist Seller in complying
6 with disclosure requirements and to assist Buyer in evaluating the property being considered. The listing real
7 estate broker, the selling real estate broker and their respective agents will rely upon this information when they
8 evaluate, market and present Seller's property to prospective buyers.

9 **NOTICE TO BUYER:** This is a disclosure of Seller's knowledge of the condition of the property as of the date
10 signed by Seller and is not a substitute for inspections, tests or other investigation or warranties that Buyer may
11 wish to obtain. It is not a warranty of any kind by Seller or a warranty or representation by the listing broker, the
12 selling broker, or their agents and is not a substitute for any inspection or warranty the Buyer may wish to obtain.

13 **A. SURVEY, EASEMENTS, FLOODING**

14 (1) When did you purchase the land? 1979

15 (2) Has the land been surveyed? Yes No

16 Year surveyed _____

17 (3) What company or person performed the survey?

18 Name Unknown Phone _____

19 Address _____

20 (4) If this is platted land, has a certificate of survey been completed? Yes No

21 If "Yes," by whom? _____ When? _____

22 (5) Has the plat been recorded in the land records? Yes No

23 If "Yes," Plat Book # _____ Page # _____

24 **To the best of your knowledge:**

25 (6) Are there any encroachments or boundary line disputes? Yes No

26 (7) Are there any easements other than utility or drainage easements? Yes No

27 (8) Is the property in a designated 100 year flood plain or wetlands area? Yes No

28 (9) Has there ever been a flood or other disaster at the property? Yes No

29 (10) Have there ever been drainage problems affecting the property
30 or adjacent properties? Yes No

31 (11) Give the details if any of questions 6 through 9 are answered "Yes."

32 encumbrance for sign

33 **B. USE RESTRICTIONS. To the best of your knowledge:**

34 (1) Do any of the following types of covenants, conditions, or restrictions affect the land:

35 a. Subdivision or other recorded covenants, conditions, or restrictions? Yes No

36 b. A right of first refusal to purchase? Yes No

37 c. Variances, special use permits, or other zoning restrictions specific
38 to this property? Yes No

39 (2) If any of the above questions (B1) are answered "Yes," do you have written copies of
40 these covenants, conditions or restrictions? Yes No

41 If "Yes," describe: _____

42 (3) Have you ever received notice from any person or authority as to any breach of any of
43 these covenants, conditions or restrictions? Yes No
44 If "Yes," describe: _____

45 C. CONDITION OF THE PROPERTY. To the best of your knowledge:

46 (1) Are there any structures, improvements, or personal property included in the sale Yes No
47 If "Yes," list all items: Sigma income of 30000 per month

48 Are there any problems or defects with any of these items? Yes No
49 If "Yes," describe all problems or defects: _____

50 (2) Are there any operating or abandoned oil wells, buried storage tanks, or buried debris or
51 waste on the property? Yes No
52 If "Yes," give details: _____

53 (3) Is there any hazardous or toxic substance in or on this property or any adjacent property
54 (including but not limited to mold or lead in the soils)? Yes No
55 If "Yes," give details: _____

56 (4) Have any soil tests been performed? Yes No
57 If "Yes," When? _____ By Whom? _____
58 Results: _____

59 (5) Does the property have any fill or uncompacted soils? Yes No
60 If "Yes," describe location and depth: _____

61 (6) Are there any settling or soil movement problems on this property or any adjacent property?... Yes No
62 If "Yes," give details: _____

63 (7) Is there a large-scale infestation, rot or disease in the trees on the property? Yes No
64 If "Yes," give details: _____

65 D. UTILITIES. To the best of your knowledge:

66 (1) Have any percolation tests been performed? Yes No
67 If "Yes," When? _____ By Whom? _____
68 Results: _____

69 (2) Are any of the following presently existing within the property?
70 a. Connection to public water? Yes No d. A water well? Yes No
71 b. Connection to public sewer? Yes No e. Septic tank? Yes No
72 c. Connection to private water system off property? Yes No f. Connection to electric utility? Yes No
73 g. Connection to natural gas service? Yes No

74 (3) Are any of the following existing at the boundary of the property?
75 a. Public water system access? Yes No d. Natural gas access? Yes No
76 b. Private water system access? Yes No e. Telephone system access? Yes No
77 c. Electric service access? Yes No

78 (4) Have any utility access charges been paid? Yes No
79 If "Yes," which charges have been paid? _____

80 E. FEDERAL/STATE/LOCAL FARM PROGRAMS

81 (1) CRP (Conservation Reserve Program) Was property enrolled in CRP? Yes No
82 If "Yes," complete the following:

83 _____ total acres put in CRP _____ last year of participation
84 _____ per acre bid in _____ enrollment year _____ annual payment

85 (2) WRP (Wetlands Reserve Program) was property enrolled in WRP? Yes No
86 If "Yes," complete the following:

87 _____ total acres put in WRP _____ last year of participation
88 _____ per acre bid in _____ enrollment year _____ annual payment

Reference Shangrila Apt Pt N 1/2 Sw. N Old 66 & S I-44: 4.02 acres Franklin County Missouri

89 (3) DCP (Direct and Counter-cyclical Payment Program).
90 Was property enrolled in DCP? Yes No
91 If "Yes," what is the annual payment? \$ _____

92 (4) CSP (Cost Share Program) (usually a 10-year program).
93 Is the property currently participating in any CSP?..... Yes No
94 If "Yes," check applicable boxes:

95 _____ Soil/Water _____ Terracing _____ Seeding
96 (Cost Share Program must be maintained or the original owner can be fined.)

97 (5) Other Programs (please identify any other federal, state or local farm loan, price support or subsidy
98 programs in which the property currently participates):
99 _____

100 F. OTHER MATTERS

101 (1) Are you aware that the property is or was used as a site for methamphetamine production
102 or the place of residence of a person convicted of a crime involving any controlled substance
103 related thereto? Yes No
104 If "Yes," MAR Form DSC-5000 must be filled out in conjunction with this form.

105 (2) Is there anything else that may materially and adversely affect the value or desirability of
106 property, e.g., pending claims or litigation, notice from any governmental authority of violation
107 of any law or regulation, proposed zoning changes, street changes, threat of condemnation,
108 or neighborhood noise or nuisance?..... Yes No
109 If "Yes," give details: old sewage lagoon and 2 houses on property

110 G. SELLER'S STATEMENT (to be signed at time of listing)

111 The undersigned Seller represents that the information set forth in the foregoing disclosure statement is
112 accurate and complete to the best of Seller's knowledge. Seller does not intend this disclosure statement to
113 be a warranty or guarantee of any kind. Seller hereby authorizes the listing Broker to provide this information
114 to prospective buyers of the property and to real estate brokers and sales people representing such buyers.
115 Seller will fully and promptly disclose in writing to Buyer any new information pertaining to the Property that is
116 discovered by or made known to Seller at any time prior to closing or settlement and constitutes an adverse
117 material fact or would make any existing information set forth herein false or materially misleading.

118 D. Hugh Samash Rice 2-6-09 D. Kelley Rice 2-6-09
119 Seller Date Seller Date

120 BUYER'S ACKNOWLEDGEMENT AND AGREEMENT

- 121 1. I understand and agree that the information in this form is limited to information of which Seller has actual
122 knowledge and that Seller need only make an honest effort at fully revealing the information requested.
- 123 2. This property is being sold to me without warranties or guaranties of any kind by Seller or any Broker
124 concerning the condition or value of the property.
- 125 3. I understand I have the right to make an independent investigation of my own. I have been specifically
126 advised to have the property examined by professional inspectors.
- 127 4. I acknowledge that neither Seller nor any Broker is an expert at detecting or repairing physical defects in
128 the property.
- 129 5. I specifically represent that there are no important representations concerning the condition or value of
130 the property made by Seller or any Broker on which I am relying except as may be fully set forth in writing
131 and signed by either of them.

132 _____
133 Buyer Date Buyer Date

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