



# SELLER'S DISCLOSURE AND CONDITION OF PROPERTY ADDENDUM

(Land)

(IF PROPERTY IS IMPROVED, USE IN CONJUNCTION WITH THE APPROPRIATE SELLER'S  
DISCLOSURE AND CONDITION OF PROPERTY ADDENDUM)

**SELLER** (Indicate Marital Status): Paul R. & Diana L. Sowers (AMC) and Nancy K. & Craig W. Denson (AMC)

**LEGAL DESCRIPTION:** (As described in the attached Legal Description/Company Disclosure Addendum, or described below)

15-15-23 NE1/4 EX 10 AC CEM EX 1.52 AC CEM EX 21.99 AC HWYSUBJ TO PT FOR ST EX 13.177 AC & EX 57.384 AC LYG W  
HWY 169 55.2541 ACS M/L SP 174 & SPRING HILL (OUTSIDE LOTS) LTS 36 TO 47 INCL & VAC BARTONST ADJ LTS 38 &  
39 SPC 898

Approximate date SELLER purchased Property: Property is currently zoned as

## 1. NOTICE TO SELLER.

Be as complete and accurate as possible when answering the questions in this disclosure. Attach additional sheets if space is insufficient for all applicable comments. SELLER understands that the law requires disclosure of any material defects, known to SELLER, in the Property to prospective Buyer(s) and that failure to do so may result in civil liability for damages. This disclosure statement is designed to assist SELLER in making these disclosures. Licensee(s), prospective buyers and buyers will rely on this information.

## 2. NOTICE TO BUYER.

This is a disclosure of SELLER'S knowledge of the Property as of the date signed by SELLER and is not a substitute for any inspections or warranties that BUYER may wish to obtain. It is not a warranty of any kind by SELLER or a warranty or representation by the Broker(s) or their licensees.

## 3. WATER SOURCE.

- Is there a water source on or to the Property? Yes ☒ No ☐  
☒ Public ☐ Private ☐ Well ☐ Cistern ☐ None ☐ Other  
 If well, state type depth  
 Has water been tested? Yes ☐ No ☒
- Other water systems and their condition: Well drilled 1950 never used
- Is there a water meter on the Property? Yes ☐ No ☒
- Is there a rural water certificate? Yes ☐ No ☒
- Other applicable information:

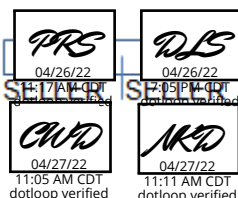
If any of the answers in this section are "Yes", explain in detail or attach documentation:

## 4. GAS/ELECTRIC.

- Is there electric service on the Property? Yes ☒ No ☐  
 If "Yes", is there a meter? N/A ☐ Yes ☒ No ☐
- Is there gas service on the Property? Yes ☒ No ☐  
 If "Yes", what is the source? Atmos Energy
- Are you aware of any additional costs to hook up utilities? Yes ☐ No ☒
- Other applicable information:

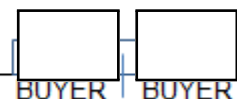
If any of the answers in this section are "Yes", explain in detail or attach documentation:

a. shared with residence b. shared with residence



Initials

Initials



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**5. LAND (SOILS, DRAINAGE AND BOUNDARIES). ARE YOU AWARE OF:**

- a. The Property or any portion thereof being located in a flood zone, wetlands area or **proposed** to be located in such as designated by FEMA which requires flood insurance? ..... Yes ☒ No ☐
- b. Any drainage or flood problems on the Property or adjacent properties? ..... Yes ☐ No ☒
- c. Any neighbors complaining Property causes drainage problems? ..... Yes ☐ No ☒
- d. The Property having had a stake survey? ..... Yes ☒ No ☐
- e. Any boundaries of the Property being marked in any way? ..... Yes ☐ No ☒
- f. Having an Improvement Location Certificate (ILC) for the Property? ..... Yes ☐ No ☒
- g. Any fencing/gates on the Property? ..... Yes ☒ No ☐  
If "Yes", does fencing/gates belong to the Property? ..... Yes ☒ No ☐
- h. Any encroachments, boundary line disputes, or non-utility easements affecting the Property? ..... Yes ☐ No ☒
- i. Any expansive soil, fill dirt, sliding, settling, earth movement, upheaval, or earth stability problems that have occurred on the Property or in the immediate vicinity? ..... Yes ☐ No ☒
- j. Any diseased, dead, or damaged trees or shrubs on the Property? ..... Yes ☒ No ☐
- k. Other applicable information: \_\_\_\_\_

**If any of the answers in this section are "Yes" explain in detail or attach all warranty information and other documentation:**

a. future flood plane d. some lots along Harrison St. j. there are some dead trees etc.

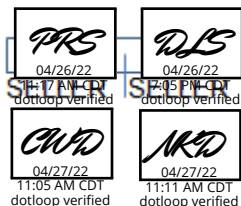
**6. SEWAGE.**

- a. Does the Property have any sewage facilities on or connected to it? ..... Yes ☒ No ☐  
If "Yes", are they:  
☐ Public Sewer ☐ Private Sewer ☒ Septic System ☐ Cesspool  
☐ Lagoon ☐ Grinder Pump ☐ Other  
If applicable, when last serviced? \_\_\_\_\_ 2-3 years ago  
By whom? \_\_\_\_\_ Bills Septic Service  
Approximate location of septic tank and/or absorption field: \_\_\_\_\_ Back yard  
Has Property had any surface or subsurface soil testing related to installation of sewage facility? ..... N/A ☐ Yes ☐ No ☒
- b. Are you aware of any problems relating to the sewage facilities? ..... Yes ☐ No ☒

**If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other documentation:**

**7. LEASEHOLD AND TENANT'S RIGHTS, INTERESTS, INCLUDING GAS AND OIL LEASES. (Check and complete applicable box(es))**

- a. Are there leasehold interests in the Property? ..... Yes ☒ No ☐  
If "Yes", complete the following:  
Lessee is: \_\_\_\_\_ Chad Duncan  
Contact number is: \_\_\_\_\_ 913-963-2231  
Seller is responsible for: \_\_\_\_\_ NA  
Lessee is responsible for: \_\_\_\_\_ spraying weeds, fertilizing, cutting hay  
Split or Rent is: \_\_\_\_\_ cash rent 26 acres x \$22.00/acre = \$572.00  
Agreement between Seller and Lessee shall end on or before: \_\_\_\_\_ 01/31/2023  
☒ **Copy of Lease is attached.**



Initials

Initials

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b. Are there tenant's rights in the Property? ..... Yes ☐ No ☒  
If "Yes", complete the following:  
Tenant/Tenant Farmer is: \_\_\_\_\_  
Contact number is: \_\_\_\_\_  
Seller is responsible for: \_\_\_\_\_  
Tenant/Tenant Farmer is responsible for: \_\_\_\_\_  
Split or Rent is: \_\_\_\_\_  
Agreement between Seller and Tenant shall end on or before: \_\_\_\_\_  
☐ **Copy of Agreement is attached.**  
c. Do additional leasehold interests or tenant's rights exist? ..... Yes ☐ No ☐  
If "Yes", explain: \_\_\_\_\_

**8. MINERAL RIGHTS (unless superseded by local, state or federal laws).**

☐ Pass unencumbered with the land to the Buyer.  
☐ Remain with the Seller.  
☐ Have been previously assigned as follows: \_\_\_\_\_

**9. WATER RIGHTS (unless superseded by local, state or federal laws).**

☒ Pass unencumbered with the land to the Buyer.  
☐ Remain with the Seller.  
☐ Have been previously assigned as follows: \_\_\_\_\_

**10. CROPS (planted at time of sale).**

☐ Pass with the land to the Buyer.  
☐ Remain with the Seller.  
☒ Have been previously assigned as follows: \_\_\_\_\_ Chad Duncan

**11. GOVERNMENT PROGRAMS.**

a. Are you currently participating, or do you intend to participate, in any government farm program? ..... Yes ☐ No ☒  
b. Are you aware of any interest in all or part of the Property that has been reserved by previous owner or government action to benefit any other property? ..... Yes ☐ No ☐

If any of the answers in this section are "Yes", explain in detail or attach documentation: \_\_\_\_\_

**12. HAZARDOUS CONDITIONS. ARE YOU AWARE OF:**

a. Any underground storage tanks on or near Property? ..... Yes ☐ No ☒  
b. Any previous or current existence of hazardous conditions (e.g., storage tanks, oil tanks, oil spills, tires, batteries, or other hazardous conditions)? ..... Yes ☒ No ☐  
If "Yes", what is the location? \_\_\_\_\_ approx. 35 tires  
c. Any previous environmental reports (e.g., Phase 1 Environmental reports)? ..... Yes ☐ No ☒  
d. Any disposal of any hazardous waste products, chemicals, polychlorinated biphenyl's (PCB's), hydraulic fluids, solvents, paint, illegal or other drugs or insulation on the Property or adjacent property? ..... Yes ☐ No ☒  
e. Environmental matters (e.g. discoloration of soil or vegetation or oil sheers in wet areas)? ..... Yes ☐ No ☒  
f. Any existing hazardous conditions on the Property or adjacent properties (e.g. methane gas, radon gas, radioactive material, landfill, toxic materials)? ..... Yes ☐ No ☒

- g. Gas/oil wells, lines or storage facilities on the Property or adjacent property? ..... Yes ☒ No ☐
- h. Any other environmental conditions on the Property or adjacent properties? ..... Yes ☐ No ☒
- i. Any tests conducted on the Property? ..... Yes ☐ No ☒

If any of the answers in this section are "Yes" explain in detail or attach documentation:

g. 1 gas well 1 water well

13. OTHER MATTERS. ARE YOU AWARE OF:

- a. Any violation of zoning, setbacks or restrictions, or non-conforming use? ..... Yes ☐ No ☒
- b. Any violation of laws or regulations affecting the Property? ..... Yes ☐ No ☒
- c. Any existing or threatened legal action pertaining to the Property? ..... Yes ☐ No ☒
- d. Any litigation or settlement pertaining to the Property? ..... Yes ☐ No ☒
- e. Any current/pending bonds, assessments, or special taxes that apply to the Property? ..... Yes ☒ No ☐
- f. Any burial grounds on the Property? ..... Yes ☐ No ☒
- g. Any abandoned wells on the Property? ..... Yes ☒ No ☐
- h. Any public authority contemplating condemnation proceedings? ..... Yes ☐ No ☒
- i. Any government rule limiting the future use of the Property other than existing zoning and subdivision regulations? ..... Yes ☐ No ☒
- j. Any condition or proposed change in surrounding area or received any notice of such? ..... Yes ☐ No ☐
- k. Any government plans or discussion of public projects that could lead to special benefit assessment against the Property or any part thereof? ..... Yes ☐ No ☒
- l. Any unrecorded interests affecting the Property? ..... Yes ☐ No ☒
- m. Anything that would interfere with passing clear title to the Buyer? ..... Yes ☐ No ☒
- n. The Property being subject to a right of first refusal? ..... Yes ☐ No ☒  
If "Yes", number of days required for notice: \_\_\_\_\_
- o. The Property subject to a Homeowner's Association fee? ..... Yes ☐ No ☒
- p. Any other conditions that may materially and adversely affect the value or desirability of the Property? ..... Yes ☐ No ☒
- q. Any other condition that may prevent you from completing the sale of the Property? ..... Yes ☐ No ☒

If any of the answers in this section are "Yes", explain in detail or attach documentation:

e. school bonds g.1 gas well 1 water well

14. UTILITIES. Identify the name and phone number for utilities listed below.

Electric Company Name:	Everygy	Phone #	800-383-1183
Gas Company Name:	Atmos Energy	Phone #	888-286-6700
Water Company Name:	City of Spring Hill	Phone #	913-592-3664
Other:		Phone #	

15. ELECTRONIC SYSTEMS AND COMPONENTS.

Any technology or systems staying with the Property? ..... N/A ☒ Yes ☐ No ☐

If "Yes", list:

Upon Closing, SELLER will provide Buyer with codes and passwords, or items will be reset to factory settings.

The undersigned SELLER represents, to the best of their knowledge, the information set forth in the foregoing Disclosure Statement is accurate and complete. SELLER does not intend this Disclosure Statement to be a warranty or guarantee of any kind. SELLER hereby authorizes Licensee assisting SELLER to provide this information to prospective BUYER of the Property and to real estate brokers and licensees. **SELLER will promptly notify Licensee assisting the SELLER, in writing, if any information in this disclosure changes prior to Closing, and Licensee assisting the SELLER will promptly notify Licensee assisting the BUYER, in writing, of such changes. (SELLER and BUYER initial and date any changes and/or any list of additional changes. If attached, # \_\_\_\_\_ of pages).**

PRS  
04/26/22  
SELLER  
CWD  
04/27/22  
11:05 AM CDT  
dotloop verified

DLB  
04/26/22  
SELLER  
MKD  
04/27/22  
11:11 AM CDT  
dotloop verified

Initials

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BUYER BUYER

CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.

*Paul R Sowers*  
dotloop verified  
04/26/22 11:17 AM CDT  
4L7U-HSOM-25RT-MVUC  
SELLER DATE

*Nancy K Denson*  
dotloop verified  
04/27/22 11:11 AM CDT  
HHRT-WQRM-QQ6U-CXTK  
SELLER DATE

*Diana L Sowers*  
dotloop verified  
04/26/22 7:05 PM CDT  
LS25-FBRT-SLJP-EPYP  
SELLER DATE

**BUYER ACKNOWLEDGEMENT AND AGREEMENT**

*Craig W. Denson*  
dotloop verified  
04/27/22 11:05 AM CDT  
YY0U-ZDLB-1QAJ-EKLG  
BUYER DATE

1. I understand and agree the information in this form is limited to information of which SELLER has actual knowledge and SELLER need only make an honest effort at fully revealing the information requested.
2. This Property is being sold to me without warranties or guaranties of any kind by SELLER, Broker(s) or Licensees concerning the condition or value of the Property.
3. I agree to verify any of the above information, and any other important information provided by SELLER or Broker(s) (including any information obtained through the Multiple Listing Service) by an independent investigation of my own. I have been specifically advised to have the Property examined by professional inspectors. Buyer assumes responsibility Property is suitable for their intended use.
4. I acknowledge neither SELLER nor Broker(s) is an expert at detecting or repairing physical defects in the Property.
5. I specifically represent there are no important representations concerning the condition or value of the Property made by SELLER or Broker(s) on which I am relying except as may be fully set forth in writing and signed by them.

BUYER DATE

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Approved by Legal Counsel of the Kansas City Regional Association of REALTORS® for exclusive use by its REALTOR® members. No warranty is made or implied as to the legal validity or adequacy of this Contract, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practices, and differing circumstances in each transaction may dictate that amendments to this Contract be made. Last revised 10/21. All previous versions of this document may no longer be valid. Copyright January 2022.