



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 TBD Van Horn Drive, Bland, Missouri 65014 MO 65014 Gasconade

3 Street Address City Zip Code County

4 Bland 34.63

5 Section Township Range Parcel No(s). Farm No(s) # of Acres (more or less)

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?** 2023
- 32 **B. Has the Property been surveyed?** Yes No
- 33 **Year surveyed** 2023
- 34 **C. What company or person performed the survey?**
- 35 **Name** osage county land survey **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)
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2. USE RIGHTS AND OTHER RESTRICTIONS. To the best of your knowledge:

- A. Do any of the following exist regarding the Property:
- (1) Subdivision or other recorded indentures, covenants, conditions or restrictions?.....Yes No
 - (2) A right of first refusal to purchase?.....Yes No
 - (3) Variances, special use permits or other zoning restrictions specific to this Property?.....Yes No
 - (4) Have any mineral rights been severed or transferred?.....Yes No
- B. Have you ever received notice from any person or authority of a breach of any of the above? Yes No
- C. Are there any farming or crop-share agreement rights in the Property?.....Yes No
- D. Are there any animal feeding operations ("AFO") or concentrated animal feeding operations ("CAFO") at the Property? (if "Yes", please identify Class size and any permits issued below)..... Yes No
- E. Are there any gas & oil leases or other severed or transferred mineral rights (clay, etc.)?..... Yes No
- F. Are there any leasehold interests or tenant rights in the Property?Yes No
- G. If any of the above questions are answered "Yes," briefly describe the details.
 (check box if additional pages are attached)

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

- A. Are there any structures, improvements or personal property available for sale?Yes No
Are there any problems or defects with any of these items?Yes No
- B. Are there any operating or abandoned oil wells or buried storage tanks on the Property?.....Yes No
- C. Is there any hazardous or toxic substance in or on the Property?
(including but not limited to lead in the soils)?Yes No
- D. Are there any Phase I or other environmental reports regarding the Property?.....Yes No
- E. Is there a solid waste disposal site or demolition landfill on the Property (whether permitted or unpermitted)?Yes No
- Note: if "Yes", §260.213 RSMo requires Seller to disclose the location of the site, and Buyer should be aware that Buyer may be held liable to the State for remedial action.**
- F. Have any soil tests been performed?..... Yes No
- G. Does the Property have any fill?.....Yes No
- H. Are there any settling or soil movement problems on this Property?.....Yes No
- I. Is there any infestation, rot or disease in the trees on the Property?.....Yes No
- J. Is any part of the Property located in a "wetlands area" designated by the Natural Resources Conservation Service ("NRCS") or Farm Service Authority ("FSA")?..... Yes No
- K. If any of the above questions are answered "Yes," briefly describe the details.
 (check box if additional pages are attached)

4. UTILITIES. To the best of your knowledge:

- A. Have any soil analysis tests for sanitary systems been performed?Yes No
If "Yes," When? _____ By Whom? _____
Results: _____
- B. Do any of the following exist within the Property?
- | | |
|---|---|
| (1) Connection to public water? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | (5) Connection to shared sewer?..... <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| (2) Connection to public sewer? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | (6) Private Sewer/Septic tank/Lagoon?..... <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| (3) Connection to private water system off Property?..... <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | (7) Connection to electric utility?..... <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| (4) Connection to shared water? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | (8) Connection to natural gas service?..... <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| (9) A water well?..... <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
- C. Are any of the following existing at the boundary of the Property?
- | | |
|---|---|
| (1) Public water system access? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | (5) Electric Service Access?..... <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| (2) Public sewer system access? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | (6) Natural gas access?..... <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| (3) Shared water system access <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | (7) Telephone system access?..... <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| (4) Shared sewer system access <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | (8) Other: _____ |
- D. Have any utility access charges been paid?Yes No
If "Yes," which charges have been paid? _____

