

1 **VACANT LAND DISCLOSURE STATEMENT**

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3 **PROPERTY** 5245 Upper Patton Park Road

4 Martinsville, IN 46151

5 **SELLER(S)** Kyler D. Thomas

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7 Seller is providing information to help Broker market the Property. This Statement is not a  
8 substitute for any inspections or warranties that a buyer may wish to obtain. This Statement  
9 is not a warranty of any kind by Seller or warranty or representation by any listing real estate  
10 broker (Agent for Seller), any real estate broker, or their agents.

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12 **1. SELLER'S INFORMATION**

13 1. Do you possess expertise in contracting, engineering, environmental assessment,  
14 architecture, or other areas related to the construction and conditions of the  
15 Property and it's improvements? Yes ☐ No ☒

16 2. The individual completing this form is the:

- 17 ☒ Owner  
18 ☐ Executor  
19 ☐ Administrator  
20 ☐ Trustee  
21 ☐ Power of Attorney

22 Explain any yes answers that you give in this section and, if applicable, attach supporting  
23 documentation: \_\_\_\_\_  
24

25  
26 **2. PROPERTY DESCRIPTION**

27 MIX OF FLAT + HILLS, TREES, GRASS, SOME FENCING, RESIDENTIAL,  
28 CREEK W/ SMALL POND

29 **3. LAND (SOILS, DRAINAGE AND BOUNDARIES)**

- 30 1. Are you aware of any fill or expansive soil on the Property? ☐ Yes ☒ No  
31 2. Are you aware of any sliding, settling, earth movement, upheaval, or earth  
32 stability problems that have occurred on or affect the property? ☐ Yes ☒ No  
33 3. Are you aware of any past, existing or proposed mining, strip mining, or any other  
34 excavations that occurred on or might affect the Property? ☐ Yes ☒ No  
35 4. To your knowledge, is the Property, or any part of it, located in a Special Flood  
36 Hazard Area or wetlands area? ☐ Yes ☒ No  
37 5. Do you know of past or present drainage or flooding problems affecting the  
38 property? ☒ Yes ☐ No  
39 6. Do you know of any encroachments, boundary line disputes or easements on the  
40 Property? ☐ Yes ☒ No  
41 7. Are you aware of any shared or common areas on or adjoining the Property (e.g.  
42 driveways, bridges, docks, walls, etc.) or maintenance agreements for common  
43 areas? ☐ Yes ☒ No

44 Explain any yes answers that you give in the section describing the locations and, if  
45 applicable, the extent of the issue, if known.

46 DAM WAS CLOSED DURING 100/50 YEAR FLOODING  
47 AND CAUSED SILT + WATER TO BACK UP

48 **4. HAZARDOUS SUBSTANCES**

- 49 1. Are you aware of any underground tanks or hazardous substances present on the  
50 Property such as, but not limited to, polychlorinated biphenyls (PCB's), radon,  
51 lead-based paint, etc.? ☐ Yes ☒ No  
52 2. To your knowledge, has the Property been tested for any hazardous substances?  
53 ☐ Yes ☒ No  
54 3. Do you know of any environmental concerns that might impact the property?  
55 ☐ Yes ☒ No  
56 4. Are you aware of any storage tanks on the Property, now or in the past?  
57 ☐ Yes ☒ No  
58 5. Is the Seller aware of any other environmental contamination on the property?  
59 ☐ Yes ☒ No

60 Explain if you have answered Yes to any questions above: \_\_\_\_\_  
61 \_\_\_\_\_  
62 \_\_\_\_\_

63 **5. STATUS OF UTILITIES**

64 **A. Source of water:**

- 65 ☒ Public Water ☐ Connected ☒ Not Connected  
66 ☐ On-Site Water ☐ Connected ☐ Not Connected  
67 ☐ Community Water ☐ Connected ☐ Not Connected  
68 ☐ None

- 69 1. Are you aware of any issues with pumping systems, service, test results,  
70 contamination, etc. ☐ Yes ☒ No

71 Explain if you answered Yes to the question above: \_\_\_\_\_  
72 \_\_\_\_\_  
73 \_\_\_\_\_

74 **B. Sewage system:**

- 75 ☐ Public Sewer ☐ Private Sewer ☒ Septic Tank  
76 ☐ Cesspool ☐ Holding Tank ☐ None  
77 ☐ Other

- 78 1. Has the Property ever had a "Perc Test"? ☐ Yes ☒ No  
79 2. Are you aware of any issues with the current system? ☐ Yes ☒ No

80 Explain if you answered Yes to the above question: \_\_\_\_\_  
81 \_\_\_\_\_  
82 \_\_\_\_\_

- 83 6. Has the Property been surveyed? ☐ Yes ☐ No ☒ Unknown  
84 7. Is the seller aware of any encroachments, easements, zoning violations or non-  
85 conforming uses? ☐ Yes ☒ No  
86 8. Is the seller aware of any mineral rights in the property held by any person or entity other  
87 than the seller? ☐ Yes ☒ No

- 88 9. Is the seller aware of any flooding, drainage or grading problems? ☐ Yes ☒ No  
89 10. Zoning classification of the property if known: RESIDENTIAL ☐ Unknown  
90 11. Is the seller aware of any cemetery or burial sites on the property? ☐ Yes ☒ No  
91  
92

93 If the answer to any of the above questions is yes, or if there is any other material information  
94 that the Buyer should be aware of, please explain:  
95

96  
97 EXISTING BUILDINGS WERE ON THE PROPERTY WHEN  
98 I PURCHASED IT  
99

100 ACCESS TO PATION LAKE IS AVAILABLE FOR AN ANNUAL  
101 FEE  
102  
103  
104  
105  
106

107 Seller certifies that the information contained in the statement is true and correct to the best of  
108 the Seller's knowledge as of the date of the signature.  
109

110 BUYER SHOULD OBTAIN PROFESSIONAL ADVICE AND INSPECTIONS OF THE PROPERTY TO MORE  
111 FULLY DETERMINE THE CONDITION AND USEABILITY OF THE PROPERTY.  
112

113 The Seller has owned the property since APR 2019 (date) and makes representation  
114 only since that date. If prior to closing the Seller becomes aware that any of the information  
115 contained in this disclosure form is incorrect, Seller will immediately disclose the changes to the  
116 Buyer. Should a Broker or Broker's Agent represent the Buyer or Seller of stated property, in no  
117 event shall the parties hold the Broker or the Broker's Agent liable for any representations not  
118 directly made by the Broker or Broker's Agent.  
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122 SELLER(S):

KYLE THOMAS

K. Thomas

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126 BUYER(S):

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