

America's Land Partners

Seller's Land Disclosure Statement

This disclosure provides information about the condition of the property listed below to the best of the Seller's knowledge as of the date signed. It is not a warranty of any kind and should not replace inspections or warranties the Buyer may wish to obtain. This statement is the Seller's representation and is not part of any contract between Buyer and Seller.

Seller Name(s): Glenda Rawls

Property Address: TBD County Road 129, Brownwood, TX 76801

Legal Description: See Exhibit

Year Purchased: 1979

Annual Property Taxes: \$5,982.32

Current Zoning: None

LAND COMPOSITION:

Category	Acres	Category	Acres	Category	Acres
Irrigated Tillable		Pasture	74.19	Other	
Non-irrigated Tillable		Lake/Pond	0.6		
Timber/Creek		Home Site		Total Acres	74.79

PROPERTY CONDITION CHECKLIST:

Please check **Yes**, **No**, or **Unknown** for each item and provide details where applicable.

- Survey completed?** ☐ Yes ☒ No ☐ Unknown *Details:*
- Mineral rights owned?** ☐ Yes ☐ No ☒ Unknown *Details:*
- Water rights owned?** ☒ Yes ☐ No ☐ Unknown *Details:*
- Other parties with mineral/water claims?** ☐ Yes ☒ No ☐ Unknown *Details:*
- Located in flood zone?** ☐ Yes ☐ No ☒ Unknown *Flood history:*
- Subject to covenants/HOA?** ☐ Yes ☒ No ☐ Unknown *Details:*
- Connected to city/rural water?** ☐ Yes ☒ No ☐ Unknown *Provider:*Brookesmith SUD
- Well present?** ☐ Yes ☒ No ☐ Unknown *Location, Age, Depth, Flow Rate, Last Test Date, Issues:*
- Connected to public sewer?** ☐ Yes ☒ No ☐ Unknown *Provider:*
- Septic system present?** ☐ Yes ☒ No ☐ Unknown *Location, Age, Last Test Date, Lateral Orientation, Issues:*

11. **Electricity available?** ☐ Yes ☒ No ☐ Unknown *Distance to source: Power at the road*
12. **Gas available?** ☐ Yes ☒ No ☐ Unknown *Distance to source:*
13. **Propane tanks on site?** ☐ Yes ☒ No ☐ Unknown *Location, Quantity, Ownership, Fuel Level:*
14. **Active leases (farm, hunting, etc.)?** ☐ Yes ☒ No ☐ Unknown *Terms & Lessee Contact:*
15. **Enrolled in government programs (CRP, WRP, etc.)?** ☐ Yes ☒ No ☐ Unknown *Program Type, Acres, Annual Payment, Contract End Date:*
16. **Income-producing property?** ☐ Yes ☒ No ☐ Unknown *Nature & Annual Income:*
17. **Boundaries marked?** ☒ Yes ☐ No ☐ Unknown *Fence Type/Condition or Other Markers: Boundary Fence*
18. **Crops currently planted?** ☐ Yes ☒ No ☐ Unknown *Details:*
19. **Improvements (structures, blinds, etc.)?** ☒ Yes ☐ No ☐ Unknown *Type, Size, Condition: Old Barn*
20. **Lakes or ponds present?** ☒ Yes ☐ No ☐ Unknown *Size, Depth, Stocking Info, Shared Access:*
21. **Irrigation system included?** ☐ Yes ☒ No ☐ Unknown *Type & Condition:*
22. **Boundary disputes or unrecorded easements?** ☐ Yes ☒ No
23. **Recorded easements?** ☒ Yes ☐ No
24. **Hazardous materials present?** ☐ Yes ☒ No
25. **Underground storage tanks?** ☐ Yes ☒ No
26. **Government notices affecting property?** ☐ Yes ☒ No
27. **Access to common areas?** ☐ Yes ☒ No
28. **Shared features with neighbors (fence, road, etc.)?** ☒ Yes ☐ No ☐ Unknown
29. **Known legal/regulatory violations?** ☐ Yes ☒ No
30. **Legal actions involving property?** ☐ Yes ☒ No
31. **Pending zoning changes?** ☐ Yes ☐ No ☒ Unknown
32. **Human remains or cemeteries on site?** ☐ Yes ☒ No ☐ Unknown *Details:*
33. **Drainage issues or complaints?** ☐ Yes ☒ No
34. **Wildlife commonly found on property:** *Examples: Deer, turkey, upland birds, waterfowl, etc. Whitetail Deer, Wild Hogs, Turkey, Dove, Varmints*
35. **Special/conditional use permits?** ☐ Yes ☒ No *Transferable?* ☐ Yes ☐ No ☐ Unknown *Reapplication required?* ☐ Yes ☐ No ☐ Unknown *Expiration Date:*

ADDITIONAL COMMENTS: _____

☐ Additional pages attached

SELLER CERTIFICATION:

I certify that the information provided above is accurate and complete to the best of my knowledge. I authorize America's Land Partners to share this disclosure with prospective buyers and agents. If new information arises that materially affects this disclosure, I will provide an updated version promptly.

Seller Signature: Monica Taliaferro Attorney in Fact for Glenda Rawls Date: 11/04/25

Printed Name: Glenda Rawls

Seller Signature: _____ Date: _____

Printed Name: _____

BUYER ACKNOWLEDGEMENT:

I acknowledge receipt of this disclosure and understand it reflects the Seller's knowledge of the property's condition. It is not a warranty by the Seller or their agent.

Buyer Signature: _____ Date: _____

Printed Name: _____

Buyer Signature: _____ Date: _____

Printed Name: _____