

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): Richard M. and Vickie Koch

Property Address: TBD Highway 281/Koch Bass Lane, Blanco, TX 78606

Legal Description: See Exhibit A and B - +/- 72.963 Acres

Year Purchased: Inherited

Annual Property Taxes: 109.72 Ag Exempt

Current Zoning: None

LAND COMPOSITION:

Category	Acres	Category	Acres	Category	Acres
Irrigated Tillable		Pasture	72.963	Other	
Non-irrigated Tillable		Lake/Pond			
Timber/Creek		Home Site		Total Acres	72.963

PROPERTY CONDITION CHECKLIST:

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

1. Survey completed? ☐ Yes ☒ No ☐ Unknown Details:
2. Mineral rights owned? ☒ Yes ☐ No ☐ Unknown Details: reserved
3. Water rights owned? ☒ Yes ☐ No ☐ Unknown Details:
4. Other parties with mineral/water claims? ☐ Yes ☒ No ☐ Unknown Details:
5. Located in flood zone? ☐ Yes ☒ No ☐ Unknown Flood history:
6. Subject to covenants/HOA? ☐ Yes ☒ No ☐ Unknown Details:
7. Connected to city/rural water? ☐ Yes ☒ No ☐ Unknown Provider:
8. Well present? ☒ Yes ☐ No ☐ Unknown Location, Age, Depth, Flow Rate, Last Test Unknown Date, Issues:
9. Connected to public sewer? ☐ Yes ☒ No ☐ Unknown Provider:
10. Septic system present? ☒ Yes ☐ No ☐ Unknown Location, Age, Last Test Date, Lateral Orientation, Issues:

11. Electricity available? ☒ Yes ☐ No ☐ Unknown *Distance to source:*
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 Embedded & net Markers:*
18. Crops currently planted? ☐ Yes ☒ No ☐ Unknown *Details:*
19. Improvements (structures, blinds, etc.)? ☐ Yes ☒ No ☐ Unknown *Type, Size, Condition:*
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.
35. Special/conditional use permits? ☐ Yes ☒ No *Transferable?* ☐ Yes ☐ No ☐ Unknown *Reapplication required?* ☐ Yes ☐ No ☐ Unknown *Expiration Date:*

ADDITIONAL COMMENTS: old Indian burial

☐ 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: Richard M. Koch

Date: 11/7/2025

Printed Name: Richard M. Koch

Seller Signature: Vickie Koch

Date: 11/7/2025

Printed Name: Vickie Koch

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: _____