

- j. Any fencing on the Property? Yes ☒ No ☐
If "Yes", does fencing belong to the Property? N/A ☐ Yes ☒ No ☐
k. Any diseased, dead, or damaged trees or shrubs on the Property? Yes ☐ No ☒
l. Any gas/oil wells, lines or storage facilities on Property or adjacent property? Yes ☐ No ☒
m. Any oil/gas leases, mineral, or water rights tied to the Property? Yes ☐ No ☒

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

6. ROOF.

- a. Approximate Age: 6 years ☐ Unknown Type: Composition
b. Have there been any problems with the roof, flashing or rain gutters? Yes ☐ No ☒
If "Yes", what was the date of the occurrence? _____
c. Have there been any repairs to the roof, flashing or rain gutters? Yes ☐ No ☒
Date of and company performing such repairs _____ / _____
d. Has there been any roof replacement? Yes ☒ No ☐
If "Yes", was it: ☒ Complete or ☐ Partial
e. What is the number of layers currently in place? 1 layers or ☐ Unknown.

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

June 2020 complete roof & gutter replacement on home.

7. INFESTATION. ARE YOU AWARE OF:

- a. Any termites or other wood destroying insects on the Property? Yes ☐ No ☒
b. Any other pests including rodents, bats or other nuisance wildlife? Yes ☐ No ☒
c. Any damage to the Property by wood destroying insects or **other** pests? Yes ☒ No ☐
d. Any termite, wood destroying insects or **other** pest control treatments on the Property in the last five (5) years? Yes ☐ No ☒
If "Yes", list company, **when and where** treated Terminix - whole home
e. Any current warranty, bait stations or other treatment coverage by a licensed pest control company on the Property? Yes ☐ No ☒
If "Yes", the annual cost of service renewal is \$ _____ and the time remaining on the the service contract is _____.
(Check one) ☒ The treatment system stays with the Property or ☐ the treatment system is subject to removal by the treatment company if annual service fee is not paid.

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

8. STRUCTURAL, BASEMENT/CRAWL SPACE, FIREPLACE AND EXTERIOR ITEMS. ARE YOU AWARE OF:

- a. Any movement, shifting, deterioration, or other problems with walls, foundations, crawl space or slab? Yes ☐ No ☒
b. Any cracks or flaws in the walls, ceilings, foundations, concrete slab, crawl space, basement floor or garage? Yes ☐ No ☒
c. Any corrective action taken including, but not limited to piling or bracing? Yes ☐ No ☒
d. Any water leakage or dampness in the house, crawl space or basement? Yes ☐ No ☒
e. Any dry rot, wood rot or similar conditions on the wood of the Property? Yes ☐ No ☒
f. Any problems with windows or exterior doors? Yes ☐ No ☒

BM-SIGNED
05/21/2020
SELLER

Initials

Initials

BUYER BUYER

- g. Any problems with driveways, patios, decks, fences or retaining walls on the Property? Yes ☐ No ☒
- h. Any problems with fireplace including, but not limited to firebox, chimney, chimney cap and/or gas line? N/A ☐ Yes ☐ No ☒
Date of any repairs, inspection(s) or cleaning? _____
Date of last use? 2017
- i. Does the Property have a sump pump? Yes ☒ No ☐
If "Yes", location: Basement
- j. Any repairs or other attempts to control the cause or effect of any problem described above? Yes ☐ No ☒

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

9. ADDITIONS AND/OR REMODELING.

- a. Are you aware of any additions, structural changes, or other material alterations to the Property? Yes ☐ No ☒
If "Yes", explain in detail: _____
- b. If "Yes", were all necessary permits and approvals obtained, and was all work in compliance with building codes? N/A ☒ Yes ☐ No ☐
If "No", explain in detail: _____

10. PLUMBING RELATED ITEMS.

- a. What is the drinking water source? ☒ Public ☐ Private ☐ Well ☒ Cistern ☐ Other: _____
If well water, state type _____ depth _____ diameter _____ age _____
- b. If the drinking water source is a well, has water been tested for safety? N/A ☐ Yes ☐ No ☐
If "Yes", when was the water last checked for safety? _____ (attach test results)
- c. Is there a water softener on the Property? Yes ☐ No ☒
If "Yes", is it: ☐ Leased ☐ Owned?
- d. Is there a water purifier system? Yes ☐ No ☒
If "Yes", is it: ☐ Leased ☐ Owned?
- e. What type of sewage system serves the Property? ☐ Public Sewer ☐ Private Sewer
☒ Septic System, Number of Tanks 1 ☐ Cesspool ☐ Lagoon ☐ Other _____
- f. Approximate location of septic tank and/or absorption field: 2000 gallon tank on South West Side of House installed in May 2021
- g. The location of the sewer line clean out trap is: South East Side of House Near Library Window
- h. Is there a sewage pump on the septic system? N/A ☐ Yes ☐ No ☒
- i. Is there a grinder pump system? Yes ☐ No ☒
- j. If there is a privately owned system, when was the septic tank, cesspool, or sewage system last serviced? May 2021 By whom? Double Eagle Excavating - Jimmy Thompson
- k. Is there a lawn sprinkler system? Yes ☐ No ☒
Does lawn sprinkler system cover full yard and landscaped areas? N/A ☐ Yes ☐ No ☐
If "No", explain in detail: _____
Month and year of last use: _____ Month and year of last service: _____
- l. Is there a swimming pool on the property? Yes ☐ No ☒
If "Yes" the Seller's Disclosure Swimming Pool-SPA Rider must be attached.
- m. Are you aware of any leaks, backups, or other problems relating to any of the plumbing, water, and sewage related systems? Yes ☐ No ☒
- n. Type of plumbing material currently used in the Property (check all that apply):
☒ Copper ☐ Galvanized ☒ PVC ☐ PEX ☐ Polybutylene ☐ Unknown ☐ Other _____
The location of the main water shut-off is: South East Yard
- o. Is there a back flow prevention device on the lawn sprinkling system, sewer or pool? N/A ☒ Yes ☐ No ☐

If your answer to (m) in this section is "Yes", explain in detail or attach available documentation: _____

BM-SIGNED
11/23/21
09/24/21
11/23/21
SELLER SELLER

Initials

Initials

BUYER BUYER

171
172
173
174
175
176
177
178
179
180
18
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228

☒ Central Electric ☐ Central Gas ☐ Heat Pump ☐ Window Unit(s)

Serial	Date of Sale	Owner	Location	First Date of Use
1.	August 2023	Owned		Bradley Heating & Air

Are you currently using the air conditioning system(s) Yes ☐ No ☐

Does the Property have heating systems? Yes ☒ No ☐

☐ Fuel Tank ☐ Other

1.	August 2023	Owned	Bradley Heating & Air
----	-------------	-------	-----------------------

Are you currently using the heating system(s) Yes ☐ No ☒

Are there rooms without heat or air conditioning? Yes ☐ No ☒

Does the Property have a water heater? Yes ☒ No ☐

[illegible]

2.

If "Yes", explain in detail: _____

a. Type of material used: ☒ Copper ☐ Aluminum ☐ Unknown

Location of electrical panel(s): **Basement**

Size of electrical panel(s) (total amps), if known: **200 amp**

Are you aware of any problem with the electrical system? Yes ☐ No ☒

If "Yes", explain in detail: _____

a. Any underground tanks on the Property? Yes ☒ No ☐

c. Any toxic substances on the Property (e.g. tires, batteries, etc.)? Yes ☐ No ☒

d. Any contamination with radioactive or other hazardous material?..... Yes ☐ No ☒

e. Any testing for any of the above-listed items on the Property? Yes ☐ No ☒

f. Any professional testing for radon on the Property? Yes ☐ No ☒

g. Any professional mitigation system for radon on the Property? Yes ☐ No ☒

h. Any professional testing/mitigation for mold on the Property? Yes ☐ No ☒

i. Any other environmental issues? Yes ☐ No ☒

j. Any controlled substances ever manufactured on the Property?..... Yes ☐ No ☒

k. Any methamphetamine ever manufactured on the Property? Yes ☐ No ☒

If any of the answers in this section are “Yes”, explain in detail or attach test results and other documentation:

Initials

Initials

BUYER	BUYER
-------	-------

14. TAXES, NEIGHBORHOOD & HOMEOWNER'S ASSOCIATION. ARE YOU AWARE OF:

- a. The Property located outside of city limits? Yes ☒ No ☐
Any current/pending bonds, assessments, or special taxes that apply to Property? Yes ☐ No ☒
If "Yes", what is the amount? \$ _____
- b. Any tax credits or a tax freeze? Yes ☐ No ☒
- c. The Property being subject to tax abatement? Yes ☐ No ☒
- d. Any condition or proposed change in your neighborhood or surrounding area or having received any notice of such? Yes ☐ No ☒
- e. Any defect, damage, proposed change or problem with any common elements or common areas? Yes ☐ No ☒
- f. Any condition or claim which may result in any change to assessments or fees? Yes ☐ No ☒
- g. Any streets that are privately owned? Yes ☐ No ☒
- h. The Property being in a historic, conservation or special review district that requires any alterations or improvements to the Property be approved by a board or commission? Yes ☐ No ☒
- i. The Property being subject to a right of first refusal? Yes ☐ No ☒
If "Yes", number of days required for notice: _____
- j. The Property being subject to covenants, conditions, and restrictions of a Homeowner's Association or subdivision restrictions? Yes ☐ No ☒
- k. Any violations of such covenants and restrictions? N/A ☐ Yes ☐ No ☒
- l. The Homeowner's Association imposing its own transfer fee and/or initiation fee when the Property is sold? N/A ☐ Yes ☐ No ☒
If "Yes", what is the amount? \$ _____
- m. The Property being subject to a Homeowners Association fee? Yes ☐ No ☒
If "Yes", Homeowner's Association dues are paid in full until _____ in the amount of \$ _____ payable ☐ yearly ☐ semi-annually ☐ monthly ☐ quarterly, sent to: _____ and such includes: _____
Homeowner's Association/Management Company contact name, phone number, website, or email address: _____
- n. The Property being subject to a secondary Master Community Homeowners Association fee?... Yes ☐ No ☐

If any of the answers in this section are "Yes" (except m), explain in detail or attach other documentation:

15. PREVIOUS INSPECTION REPORTS.

- Has Property been inspected in the last twelve (12) months? Yes ☐ No ☒
If "Yes", a copy of inspection report(s) are available upon request.

16. OTHER MATTERS. ARE YOU AWARE OF:

- a. Any of the following?
☐ Party walls ☐ Common areas ☐ Easement Driveways Yes ☐ No ☒
- b. Any fire damage to the Property? Yes ☐ No ☒
- c. Any liens, other than mortgage(s)/deeds of trust currently on the Property? Yes ☐ No ☒
- d. Any violations of laws or regulations affecting the Property? Yes ☐ No ☒
- e. Any other conditions that may materially affect the value or desirability of the Property? Yes ☐ No ☒
- f. Any other condition, including but not limited to financial, that may prevent you from completing the sale of the Property? Yes ☐ No ☒
- g. Any animals or pets residing in the Property during your ownership? Yes ☐ No ☒
- h. Any general stains or pet stains to the carpet, the flooring or sub-flooring? Yes ☐ No ☒
- i. Missing keys for any exterior doors, including garage doors to the Property? Yes ☐ No ☒
List locks without keys _____
- j. Any violations of zoning, setbacks or restrictions, or non-conforming uses? Yes ☐ No ☒
Any unrecorded interests affecting the Property? Yes ☐ No ☒



Initials _____

Initials _____

BUYER | BUYER

- l. Anything that would interfere with giving clear title to the BUYER? Yes ☐ No ☒
- m. Any existing or threatened legal action pertaining to the Property? Yes ☐ No ☒
- n. Any litigation or settlement pertaining to the Property? Yes ☐ No ☒
- o. Any added insulation since you have owned the Property? Yes ☐ No ☒
- p. Having replaced any appliances that remain with the Property in the past five (5) years? Yes ☐ No ☒
- q. Any transferable warranties on the Property or any of its components? Yes ☐ No ☒
- r. Having made any insurance or other claims pertaining to the Property in the past five (5) years? Yes ☐ No ☒
If "Yes", were repairs from claim(s) completed? N/A ☐ Yes ☐ No ☒
- s. Any use of synthetic stucco on the Property? Yes ☐ No ☒

If any of the answers in this section are "Yes", explain in detail: _____

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

Electric Company Name:	<u>Evergy</u>	Phone #	<u>888-471-5275</u>
Gas Company Name:	<u>D&D Propane</u>	Phone #	<u>620-473-2626</u>
Water Company Name:	<u>Rural Water #1</u>	Phone #	<u>913-757-2199</u>
Trash Company Name:	<u>n/a</u>	Phone #	_____
Other:	_____	Phone #	_____
Other:	_____	Phone #	_____

18. 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.

19. FIXTURES, EQUIPMENT AND APPLIANCES (FILL IN ALL BLANKS).

The Residential Real Estate Sale Contract, including this paragraph of the residential Seller's Disclosure and Condition of Property Addendum ("Seller's Disclosure"), not the MLS, or other promotional material, provides for what is included in the sale of the Property. Items listed in the "Additional Inclusions" or "Exclusions" in Subparagraphs 1b and 1c of the Contract supersede the Seller's Disclosure and the pre-printed list in Paragraph 1 of the Contract. If there are no "Additional Inclusions" or "Exclusions" listed, the Seller's Disclosure and the pre-printed list govern what is or is not included in this sale. If there are differences between the Seller's Disclosure and the Paragraph 1 list, the Seller's Disclosure governs. Unless modified by the Seller's Disclosure and/or the "Additional Inclusions" and/or the "Exclusions" in Paragraph 1b and/or 1c, all existing improvements on the Property (if any) and appurtenances, fixtures and equipment (which seller agrees to own free and clear), whether buried, nailed, bolted, screwed, glued or otherwise permanently attached to Property are expected to remain with Property, including, but not limited to:

Attached shelves, racks, towel bars	Fireplace grates, screens, glass doors
Attached lighting	Mounted entertainment brackets
Attached floor coverings	Plumbing equipment and fixtures
Bathroom vanity mirrors, attached or hung	Storm windows, doors, screens
Fences (including pet systems)	Window blinds, curtains, coverings and window mounting components

BM-SIGNED
 Initials
 SELLER SELLER

Initials

Initials

BUYER BUYER

341 **Fill in all blanks using one of the abbreviations listed below.**

342 "OS" = Operating and Staying with the Property (any item that is performing its intended function).

343 "EX" = Staying with the Property but Excluded from Mechanical Repairs; cannot be an Unacceptable Condition.

344 "NA" = Not applicable (any item not present).

345 "NS" = Not staying with the Property (item should be identified as "NS" below.)

346

347

348 NA Air Conditioning Window Units, # _____

349 OS Air Conditioning Central System _____

350 OS Attic Fan _____

351 NA Boat Dock, ID# _____

352 OS Ceiling Fan(s), # _____

353 NA Central Vac and Attachments _____

354 NA Closet Systems, Location _____

355 OS Camera-Surveillance Equipment _____

356 OS Doorbell / _____ Video Doorbell _____

357 _____ Electric Air Cleaner or Purifier _____

358 _____ Electric Car Charging Equipment _____

359 _____ Exhaust Fan(s) – Baths _____

360 _____ Fences – Invisible & Controls _____

361 Fireplace(s), # _____

362 Location #1 _____ Location #2 _____

363 EX Chimney EX Chimney _____

364 _____ Gas Logs _____ Gas Logs _____

365 _____ Gas Starter _____ Gas Starter _____

366 _____ Heat Re-circulator _____ Heat Re-circulator _____

367 _____ Insert _____ Insert _____

368 EX Wood Burning EX Wood Burning _____

369 _____ Other _____ Other _____

370 _____ Fountain(s) _____

371 OS Furnace/Heat Pump/Other Heating System _____

372 NA Garage Door Keyless Entry _____

373 OS Garage Door Opener Unit(s), # 2 _____

374 OS Garage Door Remote(s), # _____

375 NA Generator _____

376 NA Humidifier _____

377 NA Intercom _____

378 NA Jetted Tub _____

379 KITCHEN APPLIANCES

380 Cooking Unit

381 NA Stove/Range

382 _____ Elec. _____ Gas _____ Convection

383 OS Built-in Oven

384 OS Elec. _____ Gas _____ Convection

385 OS Cooktop OS Elec. _____ Gas

386 OS Range Exhaust Hood

387 NA Microwave Oven

388 EX Dishwasher

389 OS Disposal

390 NA Freezer

391 Location _____

392 NA Refrigerator (#1)

393 Location _____

394 NA Refrigerator (#2)

395 Location _____

396 NA Trash Compactor

397

NA Laundry - Washer

NA Laundry - Dryer

NA Elec. _____ Gas

MOUNTED Entertainment Equipment

_____ TV, Location _____

_____ TV, Location _____

_____ TV, Location _____

_____ TV, Location _____

_____ Speakers, Location _____

_____ Speakers, Location _____

_____ Other/Location _____

_____ Other/Location _____

_____ Other/Location _____

_____ Other/Location _____

_____ Outside Cooking Unit

OS Propane Tank

OS Owned _____ Leased

_____ Security System

_____ Owned _____ Leased

_____ Smoke/Fire Detector(s), # _____

OS Shed(s), # 1

NA Spa/Hot Tub (SPA Rider Attached)

NA Spa/Sauna

NA Spa Equipment

NA Sprinkler System (Lawn) Auto Timer

_____ Sprinkler System (Lawn) Back Flow Valve

NA Sprinkler System (Lawn) Components & Controls

NA Statuary/Yard Art

NA Swing set/Playset

OS Sump Pump(s), # _____

NA Swimming Pool (Swimming Pool Rider Attached)

NA Swimming Pool Heater

NA Swimming Pool Equipment

OS TV Antenna/Receiver/Satellite Dish

OS Owned _____ Leased

OS Water Heater(s)

NA Water Softener

NA Water Purification System

_____ Owned _____ Leased

NA Wood Burning Stove

OS Yard Light

OS Elec. _____ Gas

_____ Other _____

_____ Other _____

_____ Other _____

_____ Other _____

_____ Other _____

_____ Other _____

BM-SIGNED
10/23/2020
08:42 AM CDT
SELLER

Initials

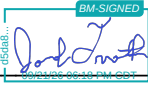
Initials

BUYER BUYER

Disclose any material information and describe any significant repairs, improvements or alterations to the Property not fully revealed above. If applicable, state who did the work. Attach to this disclosure any repair estimates, reports, invoices, notices or other documents describing or referring to the matters revealed herein:

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 the 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 attach a list of additional changes. If attached, # of pages).**

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.

	<u>Sep 21, 2026</u>		<u>Sep 20, 2026</u>
SELLER	DATE	SELLER	DATE

BUYER ACKNOWLEDGEMENT AND AGREEMENT

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 Property examined by professional inspectors.
4. I acknowledge neither SELLER nor Broker(s) is an expert at detecting or repairing physical defects in Property.
5. I specifically represent there are no important representations concerning the condition or value of 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	_____ BUYER	_____ DATE
----------------	---------------	----------------	---------------

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 the 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 September 2025. All previous versions of this document may no longer be valid. Copyright January 2026.



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): Jordan Troth (amp) Caitlin Burton (amp)

LEGAL DESCRIPTION: (As described in the attached Legal Description/Company Disclosure Addendum, or described below) 22829 SHOWALTER RD, La Cygne, Ks 66040

Approximate date SELLER purchased Property: _____ Property is currently zoned as Res and Ag

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.

- a. Is there a water source on or to the Property? Yes ☐ No ☐
☒ Public ☐ Private ☐ Well ☒ Cistern ☐ None ☐ Other _____
If well, state type _____ depth _____ diameter _____ age _____
Has water been tested? Yes ☐ No ☒
b. Other water systems and their condition: _____
c. Is there a water meter on the Property? Yes ☒ No ☐
d. Is there a rural water certificate? Yes ☐ No ☒
e. Other applicable information: _____

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

4. GAS/ELECTRIC.

- a. Is there electric service on the Property? Yes ☒ No ☐
If "Yes", is there a meter? N/A ☐ Yes ☒ No ☐
b. Is there gas service on the Property? Yes ☒ No ☐
If "Yes", what is the source? 1000 Gallon Propane Tank - Owned
c. Are you aware of any additional costs to hook up utilities? Yes ☐ No ☒
d. Other applicable information: _____

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

BM-SIGNED
10/24/25
09/24/25
10/24/25
SELLER SELLER

Initials

Initials

BUYER BUYER

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: _____

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? May 2021
By whom? Double Eagle Excavating - Jimmy Thompson
Approximate location of septic tank and/or absorption field: South West Side of House
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: _____
Contact number is: _____
Seller is responsible for: _____
Lessee is responsible for: _____
Split or Rent is: _____
Agreement between Seller and Lessee shall end on or before: _____
☐ Copy of Lease is attached.

BM-SIGNED
10/26/2020
10/26/2020
SELLER SELLER

Initials

Initials

BUYER BUYER

- b. Are there tenant's rights in the Property? Yes ☐ No ☒
- If "Yes", complete the following:
- Tenant/Tenant Farmer is: Doug Barrett
- Contact number is: 913-259-0339
- Seller is responsible for: _____
- Tenant/Tenant Farmer is responsible for: _____
- Split or Rent is: \$5,000 / year
- Agreement between Seller and Tenant shall end on or before: December 31, 2026
- ☐ **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: _____

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? _____
- 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 ☒

BM-SIGNED
10/26/2026
10/26/2026
SELLER SELLER

Initials

Initials

BUYER BUYER

- 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: _____

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: _____

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

Electric Company Name:	<u>Evergy</u>	Phone #	<u>888-471-5275</u>
Gas Company Name:		Phone #	
Water Company Name:	<u>Rural Water #1</u>	Phone #	<u>913-757-2199</u>
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).**

BM-SIGNED
09/26/2020
10:30 AM
SELLER
CB
09/26/2020
10:30 AM
SELLER

Initials

Initials

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.

	<u>Sep 21, 2026</u>		<u>Sep 20, 2026</u>
SELLER	DATE	SELLER	DATE

BUYER ACKNOWLEDGEMENT AND AGREEMENT

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	_____ BUYER	_____ DATE
----------------	---------------	----------------	---------------

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 2026.