

VACANT LAND INFORMATION SHEET

VLI

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR).

1 **PROPERTY** 41 acres on Nagle Rd.

2
3 **SELLER(S)** Sandra Nagle McCarty, Joseph William Nagle

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

7. SELLER'S INFORMATION

8 (A) Do you possess expertise in contracting, engineering, environmental assessment, architecture, or other areas related to the con-
9 struction and conditions of the Property and its improvements? ☐ Yes ☒ No

10 (B) The individual completing this form is the:

- 11 ☒ Owner
12 ☐ Executor
13 ☐ Administrator
14 ☐ Trustee
15 ☒ Power of Attorney

16 Explain any yes answers that you give in this section and, if applicable, attach supporting documentation: _____

17
18

19.2. PROPERTY DESCRIPTION (Attach current deed, if available)

20 41 acres on Nagle Rd.

21
22 Note: an old foundation is present on the property, and an old well
23

24.3. LAND (SOILS, DRAINAGE AND BOUNDARIES)

25 (A) Are you aware of any fill or expansive soil on the Property? ☐ Yes ☒ No

26 (B) Are you aware of any sliding, settling, earth movement, upheaval, subsidence or earth stability problems that have occurred on
27 or affect the Property? ☐ Yes ☒ No

28 (C) Are you aware of any past, existing or proposed mining, strip mining or any other excavations that have occurred on or might
29 affect the Property? ☐ Yes ☒ No

30 (D) To your knowledge, is the Property, or any part of it, located in a Special Flood Hazard Area or a wetlands area?
31 ☐ Yes ☒ No

32 (E) Do you know of any past or present drainage or flooding problems affecting the Property? ☐ Yes ☒ No

33 (F) Do you know of any encroachments, boundary line disputes or easements on the Property? ☒ Yes ☐ No

34 (G) Are you aware of any shared or common areas on or adjoining the Property (e.g. driveways, bridges, docks, walls, etc.) or main-
35 tenance agreements for common areas? ☒ Yes ☐ No

36 Explain any yes answers that you give in this section, describing the locations and, if applicable, the extent of the issue, if known:

37 450 Nagle Rd. and 460 Nagle Rd. will have an easement to use access road. ATC has an easement
38 to use the road and a 100x100ft antenna site. United Electric has an easement to maintain
39 electric lines. Diversified Gas & Oil has an easement for gas wells/lines. 450 Nagle Rd. will have

40 an easement to use/maintain a spring/cistern/water lines, and a dumpster.

41 (A) Are you aware of any underground tanks or hazardous substances present on the Property such as, but not limited to, polychlori-
42 nated biphenyls (PCBs), radon, lead-based paint, etc.? ☐ Yes ☒ No

43 (B) To your knowledge, has the Property been tested for any hazardous substances? ☐ Yes ☒ No

44 (C) Do you know of any other environmental concerns that might impact the Property? ☐ Yes ☒ No

45 (D) Are you aware of any contamination to any wells or other sources of water on the Property? ☐ Yes ☒ No

46 (E) Are you aware of any discoloring of the soil or vegetation? ☐ Yes ☒ No

47 (F) Do you know if the Property is near any current or former waste disposal sites? ☐ Yes ☒ No

48 (G) Are you aware of any storage tanks on the Property? ☒ Yes (Please answer questions 1-8, below) ☐ No

49 1. Total number of storage tanks on the Property: 1 Aboveground Underground

50 2. Are all storage tanks registered with the Pennsylvania Department of Environmental Protection? ☐ Yes ☐ No Unknown

51 3. If no, identify any unregistered storage tanks: _____

51 Seller Initials: SNM / _____

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- 52 4. Has any storage tank permit ever been revoked? ☐ Yes ☐ No Unknown
53 5. Have you ever been ordered to take corrective action by a federal or state agency citing a release, or danger of release, from
54 a storage tank? ☐ Yes ☒ No
55 6. Do you know if methods and procedures exist for the operation of storage tanks and for the operator's/owner's maintenance
56 of a leak detection system, an inventory control system, and a tank testing system? ☐ Yes ☐ No Unknown
57 Explain:
58 7. To your knowledge, has there been any release, or any corrective action taken in response to a release, from any of the stor-
59 age tanks on the Property? ☐ Yes ☒ No
60 8. If yes, has the release and corrective action been reported to any governmental agency? ☐ Yes ☐ No N/A
61 Explain any yes answers that you give in this section, describing the locations and the extent of the issue, if known, and attach all
62 reports and records: Diversifrat Gas & Oil has a storage tank next to their gas
63 well, which they are responsible for

64 **5. STATUS OF UTILITIES**

- 65 (A) Source of water:
66 ☐ Public Water ☐ Connected ☐ Not Connected
67 ☐ On-Site Water ☐ Connected ☐ Not Connected
68 ☐ Community Water ☐ Connected ☐ Not Connected
69 ☒ None
70 1. If known, provide the date the water was last tested _____
71 2. What was the result of the test? _____
72 3. To your knowledge, is the pumping system in working order? ☐ Yes ☐ No ☐ Not Applicable
73 If no, explain: _____
74 4. Are you aware of any problems related to the water service? ☐ Yes ☐ No
75 If yes, explain: _____
76 5. If the Property is serviced by community water, do you have supporting documentation? ☐ Yes ☐ No ☐ Not Applicable
77 (B) Sewage system:
78 ☐ Public Sewer ☐ Private Sewer ☐ Septic Tank
79 ☐ Cesspool ☐ Holding Tank ☒ None
80 ☐ Other: _____
81 1. Do you have a current Site Investigation and Percolation Test Report for On-lot Disposal of Sewage issued by the
82 Department of Environmental Protection? ☐ Yes ☒ No
83 2. If there is a septic tank on the Property, what is the type of tank?
84 ☐ Metal/steel ☐ Cement/concrete ☐ Fiberglass ☐ Unknown ☐ Other (specify): _____
85 3. If known, provide the date the on-site sewage disposal system was last serviced _____
86 4. Is there a sewage pump? ☐ Yes ☒ No ☐ Unknown
87 If yes, is it in working order? ☐ Yes ☐ No
88 5. Are you aware of any problems related to the sewage system? ☐ Yes ☐ No
89 If yes, explain: _____
90
91 6. If the Property is serviced by public sewer, do you have supporting documentation? ☐ Yes ☐ No
- Note: spring on property will be granted to 450 Nogle Rd.

92 **6. GOVERNMENTAL ISSUES/ZONING/USE/CODES**

- 93 (A) Do you know of any violations of federal, state or local laws or regulations relating to this Property? ☐ Yes ☒ No
94 (B) To your knowledge, is the Property located in an area where public authorities are contemplating proceedings for highway, thor-
95 oughfare, rail or utility construction, a redevelopment project, street widening or lighting, or other similar public projects?
96 ☐ Yes ☒ No
97 (C) The Property is currently zoned agricultural
98 by the Elder Township (municipality).
99 (D) Do you know of any pending or proposed changes in zoning? ☐ Yes ☒ No
100 (E) Current use is: ☒ conforming ☐ non-conforming ☐ permitted by variance ☐ permitted by special exception
101 (F) To your knowledge, is the Property a designated historic or archeological site? ☐ Yes ☒ No
102 Explain any yes answers you gave in this section: _____
103

104 **7. LEGAL/TITLE ISSUES**

- 105 (A) Are you aware of any recorded encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements,
106 licenses, liens, charges, agreements, or other matters which affect the title of the Property? ☒ Yes ☐ No

107 Seller Initials: SM

- (B) Are you aware of any encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses, liens, charges, agreements, or other matters which affect the title of the Property that have not been recorded in the official records of the county recorder where the Property is located? ☒ Yes ☐ No
- (C) Are you aware of any public improvement, condominium, or owner association assessments against the Property that remain unpaid? ☐ Yes ☒ No
- (D) Are you aware of any existing or threatened action, suit, or government proceeding relating to the Property? ☐ Yes ☒ No
- (E) Are you aware of any reason, including a defect in title, that would prevent you from conveying free and clear title to the Property? ☐ Yes ☒ No
- (F) Are you aware of any judgment, encumbrance, lien (for example, co-maker or equity loan) or other debt against the Property that cannot be satisfied by the proceeds of this sale? ☐ Yes ☒ No

(G) Are you aware of any insurance claims filed relating to the property? ☐ Yes ☒ No

(H) Is the Property, or any part of it, leased to a third party? ☐ Yes ☒ No

Explain any yes answers you give in this section: Easements as in section 3; some have not been recorded yet. Diversified Gas & Oil has a gas lease. Ground within 150 ft of cistern will not be disturbed.

8. OIL, GAS, AND MINERAL RIGHTS

- (A) Are you aware of any oil, gas, and/or mineral rights that have been previously transferred by Seller or a previous owner of the Property? ☒ Yes ☐ No
- (B) Are you reserving any oil, gas, and/or mineral rights? ☐ Yes ☒ No
- (C) Is the Property, or any part of it, leased for the purpose of oil, gas, and/or mineral excavation or exploration? ☒ Yes ☐ No
If yes, is the Property pooled or unitized? ☐ Yes ☐ No Unknown
- (D) Does Seller receive any royalty payments due to any past or present oil, gas, and/or mineral excavation or exploration activities on the Property? ☒ Yes ☐ No

Explain any yes answers you give in this section, attaching copies of complete leases, where applicable: Lease with Diversified Gas & Oil for gas

9. DOMESTIC SUPPORT LIEN LEGISLATION

- (A) Has any Seller, at any time, on or since January 1, 1998, been obligated to pay support under an order that is on record in a domestic relations office in any Pennsylvania county? ☐ Yes ☒ No
If yes, list name and social security numbers of Seller(s) obligated to pay, the county, and the Domestic Relations File or docket number: _____
- (B) Is any Seller currently separated from or in the process of obtaining a divorce from a spouse? ☐ Yes ☒ No
If yes, is there currently a separation or property settlement order in place? ☐ Yes ☐ No

10. LAND USE RESTRICTIONS OTHER THAN ZONING

- (A) Is the Property, or a portion of it, preferentially assessed for tax purposes under the Farmland and Forest Land Assessment Act (72 P.S. §5490.1, et seq.) (Clean and Green Program)? ☐ Yes ☒ No

Note: An owner of property enrolled in the Clean and Green Program must submit notice of the sale and any proposed changes in the use of the owner's remaining enrolled property to the County Assessor 30 days before the transfer of title to a buyer. The sale of property enrolled in the Clean and Green program may result in the loss of program enrollment and the loss of preferential tax assessment for the property and/or the land of which it is a part and from which it is being separated. Removal from enrollment in the Clean and Green Program may result in the charge of roll-back taxes and interest. A roll-back tax is the difference in the amount of taxes that would have been paid in the absence of Clean and Green enrollment. The roll-back taxes are charged for each year that the property was enrolled in the program, limited to the past 7 years.

- (B) Is the Property, or a portion of it, preferentially assessed for tax purposes under the Open Space Act (16 P.S. §11941, et seq.) (an Act enabling certain counties of the Commonwealth to covenant with landowners for preservation of land in farm, forest, water supply, or open space uses)? ☐ Yes ☒ No

Note: This Act enables counties to enter into covenants with owners of land designated as farm, forest, water supply, or open space land on an adopted municipal, county or regional plan for the purpose of preserving the land as open space. A covenant between the owner and the county is binding upon any buyer of the property during the period of time that the covenant is in effect (5 or 10 years). Covenants automatically renew at the end of the covenant period unless specific termination notice procedures are followed. When a breach of covenant occurs, the then-owner is required to pay roll-back taxes and interest. A roll-back tax is the difference in the amount of taxes paid and the taxes that would have been paid in the absence of the covenant. The roll-back taxes are charged for each year that the property was subject to the covenant, limited to the past 5 years.

- (C) Is the Property, or a portion of it, preferentially assessed for tax purposes or enrolled in any program, other than Clean & Green and Open Space, that contains any covenants, subdivision restrictions or other restrictions affecting the Property? ☐ Yes ☒ No
- Explain any yes answers you gave in this section: _____

165 **11. SERVICE PROVIDER/CONTRACTOR INFORMATION**

166 (A) Provide the names, addresses and phone numbers of the service providers for any Maintenance Contracts on the Property (e.g.,
167 groundskeeping, pest control). Attach additional sheet if necessary: N/A

168 _____
169 _____
170 _____
171 _____
172 _____
173 _____

174 (B) Provide the names, addresses and phone numbers of the service providers for any utilities on the Property (e.g., water, water
175 softener, sewage, on-site sewage service, natural gas, electric, telephone). Attach additional sheet if necessary: N/A

176 _____
177 _____
178 _____
179 _____
180 _____
181 _____

182 The undersigned Seller represents that the information set forth in this document is accurate and complete to the best of Seller's
183 knowledge. Seller permits Broker to share information contained in this document with prospective buyers/tenants and other real
184 estate licensees. **SELLER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS**
185 **STATEMENT.** Seller will notify Broker in writing of any information supplied on this form which is rendered inaccurate by a
186 change in the condition of the Property following completion of this form.

187 SELLER Sale of J. McCarty DATE 9/20/26
188 SELLER _____ DATE _____
189 SELLER _____ DATE _____