

UNIMPROVED PROPERTY DISCLOSURE STATEMENT

This form is provided as a courtesy to the parties only. It is not required to be used in this transaction and may not fit the needs, goals and purposes of the parties. The Mississippi Association of REALTORS® makes no statement or warranty as to this form, its contents or use, and the parties, by their use of this form, acknowledge said facts and agree that neither the Mississippi Association of REALTORS® nor any member thereof shall be liable to any party or person for its contents or use. If any party to this transaction does not fully understand it, or has any question, the party should seek advice from a competent legal professional before signing. Use of this form is separate and apart from any required disclosures under Mississippi License Law of 1954, as amended, and nothing in this form is intended to affect required disclosures under License Law.

Property Description/Address 1320 Shuqualak Rd, Shuqualak, MS 39361

1. Has any part of the property been classified as wetlands by the U.S. Army Corps of Engineers under Section 404 of the Clean Water Act? Yes ☐ No ☒ Unknown ☐
a. Is a determination pending? Yes ☐ No ☒ Unknown ☐
b. If pending, what was the date the determination was requested? _____
c. By whom was the determination requested? (seller or Agent and name) _____
The U.S. Army Corps of Engineers has commenced active enforcement of Section 404 of the Clean Water Act. Under this federal law, designed to protect the wetlands of the United States, certain permit requirements must be met for altering or building or filling property that is determined to be wetlands as defined by the Corps. BUYER or SELLER may be charged by the Corps for making the determination. A determination that the property is wetlands will result in additional fees and charges associated with a Section 404 permit.
2. Is a survey of the property available? Yes ☐ No ☒ If yes, indicate the date of the survey. _____
3. Is an environmental audit available? Yes ☐ No ☒ If yes, indicate the date of the audit. _____
4. Are you aware of the existence of any of the following?
- | | | | | | | | |
|---------------|------------------------------|-----------------------------|---|------------------|------------------------------|-----------------------------|---|
| Encroachments | Yes ☐ | No ☐ | Unknown ☒ | Standing water | Yes ☐ | No ☐ | Unknown ☒ |
| Easements | Yes ☐ | No ☐ | Unknown ☒ | Bluff/Erosion | Yes ☐ | No ☐ | Unknown ☒ |
| Soil Problems | Yes ☐ | No ☐ | Unknown ☒ | Subsoil problems | Yes ☐ | No ☐ | Unknown ☒ |
| Flood Zone | Yes ☐ | No ☐ | Unknown ☒ | Land Fill | Yes ☐ | No ☐ | Unknown ☒ |
5. Are there any specific problems that make the subject property a non-conforming use such as proper lot size, set backs, zoning etc. Yes ☐ No ☒ If yes, please explain: _____
6. Has the property ever flooded? Yes ☐ No ☐ Unknown ☒ Is Flood Elevation known? Yes ☐ No ☒
*Flood Zones are subject to change at any time by the U.S. Army Corps of Engineers.
7. Are there any right of way easements, etc. that affect your ownership interest in the property? Yes ☐ No ☒
8. Is the subject situated on Leasehold or Sixteenth Section Land? Yes ☐ No ☒ Unknown ☐
If yes, explain: _____
9. Is there any existing or threatening legal action affecting the property? Yes ☐ No ☒ Unknown ☐
If yes, explain: _____

I/we attest that these statements are true and correct to the best of my/our knowledge.

 Sep 22, 2026
Owner/Seller Signature Date Owner/Seller Signature Date

We acknowledge receipt of a copy hereof:

Buyer Signature Date Buyer Signature Date

