

## VACANT LAND DISCLOSURE STATEMENT

Note: Use this form to fulfill Seller's required disclosures in the Offer to Purchase and Contract – Vacant Lot/Land Form 12-T.

Property: 17643 Efird Rd, Albemarle, NC 28001

Buyer: \_\_\_\_\_

Seller: W. Dennis Efird, Carrie Ann Huskey Efird

Buyer understands and agrees that this Disclosure Statement is not a substitute for professional inspections, and that this document does not relieve Buyer of their duty to conduct thorough Due Diligence on the Property. Any representations made by Seller in this Disclosure Statement are true to the best of Seller's knowledge, and copies of any documents provided by Seller are true copies, to the best of Seller's knowledge. Buyer is strongly advised to have all information confirmed and any documents substantiated during the Due Diligence Period.

If Seller checks "yes" for any question below, Seller is affirming actual knowledge of either: (1) the existence of documentation or information related to the Property; or (2) a problem, issue, characteristic, or feature existing on or associated with the Property. If Seller checks "no" for any question below, Seller is stating they have no actual knowledge or information related to the question. If Seller checks "NR," meaning no representation, Seller is choosing not to disclose whether they have knowledge or information related to the question.

### A. Physical Aspects

	Yes	No	NR
1. Non-dwelling structures on the Property .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, please describe: <u>Barn Barn + Storage Building</u>			
2. Current or past soil evaluation test (agricultural, septic, or otherwise).....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Caves, mineshafts, tunnels, fissures or open or abandoned wells .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Erosion, sliding, soil settlement/expansion, fill or earth movement .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Communication, power, or utility lines.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Pipelines (natural gas, petroleum, other).....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Landfill operations or junk storage .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>old metal + glass debris pile</u>			
<input type="checkbox"/> Previous <input type="checkbox"/> Current <input type="checkbox"/> Planned <input type="checkbox"/> Legal <input type="checkbox"/> Illegal			
8. Drainage, grade issues, flooding, or conditions conducive to flooding .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Gravesites, pet cemeteries, or animal burial pits.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Rivers, lakes, ponds, creeks, streams, dams, or springs.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Well(s).....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Potable <input type="checkbox"/> Non-potable      Water Quality Test? <input type="checkbox"/> yes <input type="checkbox"/> no			
depth _____; shared (y/n) _____; year installed _____; gal/min _____			
12. Septic System(s).....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes: Number of bedrooms on permit(s) _____			
Permit(s) available? <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> NR			
Lift station(s)/Grinder(s) on Property? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no <input type="checkbox"/> NR			
Septic Onsite? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> Details: _____			
Tank capacity _____			
Repairs made (describe): _____			
Tank(s) last cleaned: _____			
If no: Permit(s) in process? <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> NR			
Soil Evaluation Complete? <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> NR			
Other Septic Details: _____			



This form approved by:

NC REALTORS®

Seller Initials W.D. / C.A.H. Buyer Initials \_\_\_\_\_



Phone: 9807348065

Fax: \_\_\_\_\_

71.5 Stanly Efird



**D. Agricultural, Timber, Mineral Aspects**

Yes	No	NR
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1. Agricultural Status (e.g., forestry deferral) .....  Yes  No  NR
2. Licenses, leases, allotments, or usage permits (crops, hunting, water, timber, etc.).....  Yes  No  NR  
If yes, describe in detail: Crop LEASE
3. Forfeiture, severance, or transfer of rights (mineral, oil, gas, timber, development, etc.)  Yes  No  NR  
If yes, describe in detail: \_\_\_\_\_
4. Farming on Property:  owner or  tenant .....  Yes  No  NR *WDFE CAKE*
5. Presence of vegetative disease or insect infestation.....  Yes  No  NR
6. Timber cruises or other timber related reports.....  Yes  No  NR
7. Timber harvest within past 25 years ..... 1st Thinning 2006 .....  Yes  No  NR  
If yes, monitored by Registered Forester? .....  Yes  No  NR  
If replanted, what species: \_\_\_\_\_  
Years planted: \_\_\_\_\_
8. Harvest impact (other than timber) .....  Yes  No  NR  
If yes, describe in detail: \_\_\_\_\_

**E. Environmental Aspects**

1. Current or past Phase I, Phase II or Phase III Environmental Site Assessment(s).....  Yes  No  NR *WDFE CAKE*
2. Underground or above ground storage tanks .....  Yes  No  NR  
If yes, describe in detail: Above ground (oil)
3. Abandoned or junk motor vehicles or equipment of any kind.....  Yes  No  NR
4. Past illegal uses of property (e.g., methamphetamine manufacture or use).....  Yes  No  NR
5. Federal or State listed or protected species present.....  Yes  No  NR  
If yes, describe plants and/or animals: \_\_\_\_\_
6. Government sponsored clean-up of the property .....  Yes  No  NR *WDFE CAKE*
7. Groundwater, surface water, or well water contamination  Current  Previous ...  Yes  No  NR
8. Previous commercial or industrial uses.....  Yes  No  NR
9. Wetlands, streams, or other water features .....  Yes  No  NR  
Permits or certifications related to Wetlands .....  Yes  No  NR  
Conservation/stream restoration.....  Yes  No  NR
10. Coastal concern (tidal waters, unbuildable land, flood zone, CAMA, Army Corp., etc.)  Yes  No  NR  
If yes, describe in detail: \_\_\_\_\_
11. The use or presence on the property, either stored or buried, above or below ground, of:
  - i. Asbestos, Benzene, Methane, Pesticides, Radioactive Material .....  Yes  No  NR
  - If yes, describe in detail: \_\_\_\_\_
  - ii. Other fuel/chemical.....  Yes  No  NR
  - iii. Paint  Lead based paint  Other paint/solvents .....  Yes  No  NR
  - iv. Agricultural chemical storage .....  Yes  No  NR

**F. Utilities**

Check all currently available on the Property and indicate the provider.

- Water (describe): \_\_\_\_\_
- Sewer (describe): \_\_\_\_\_
- Gas (describe): \_\_\_\_\_
- Electricity (describe): Union Power Cooperative
- Cable (describe): \_\_\_\_\_

- High Speed Internet (describe): \_\_\_\_\_
- Fiber Optic (describe): \_\_\_\_\_
- Telephone (describe): \_\_\_\_\_
- Private well (describe): no information available
- Shared private well or community well (describe): \_\_\_\_\_
- Hauled water (describe): \_\_\_\_\_
- Other (describe): \_\_\_\_\_

**Explanation Sheet for Vacant Land Disclosure Statement**

**Instructions:** Identify a line item in the first column (e.g., "E/8") and provide further explanation in the second column.

A5	Two Power Transmission Lines on property
A11	Well was last used in 2003. No current information available
A12	No information available
B4	Agricultural and timber deferrals
B11	Propane Tank Rental - Amerigas
C6	Easements for communication and power lines
D1	Forestry Deferral
D2	Agricultural lease
D6	NC Forest Service Forest Management Plan April 20, 2021
E2	Above ground oil tank
E9	<del>Some</del> Wet areas behind barn after heavy rainfall
<b>Attach additional sheets as necessary</b>	

THE NORTH CAROLINA ASSOCIATION OF REALTORS®, INC., MAKES NO REPRESENTATION AS TO THE LEGAL VALIDITY OR ADEQUACY OF THIS FORM. CONSULT A NORTH CAROLINA ATTORNEY BEFORE YOU SIGN IT.

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

Seller: W. Dennis Efir Date: 4/10/2026  
**W. Dennis Efir**

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

Seller: Carrie Ann Huskey Efir Date: 4/10/2026  
**Carrie Ann Huskey Efir**

Entity Buyer:

Entity Seller:

\_\_\_\_\_  
 (Name of LLC/Corporation/Partnership/Trust/Etc.)

\_\_\_\_\_  
 (Name of LLC/Corporation/Partnership/Trust/Etc.)

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_