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:

LEGAL DESCRIPTION: (As described in the attached Legal Description/Company Disclosure Addendum, or described below)

Approximate date SELLER purchased Property: ______________________________. Property is currently zoned as _____________________________________________________________.

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 □ Other □ None

b. If well, state type __________________ depth __________________
   1. Diameter __________________ age __________________
   2. Has water ever been tested? ............................................................ Yes □ No □

c. Other water systems & their condition:

   Yes □ No □

d. Is there a water meter on the Property? ............................................................ Yes □ No □

e. Is there a rural water certificate? ............................................................ Yes □ No □

f. 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?

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:

____________________________________________________

____________________________________________________

Sellers Disclosure and Condition of Property Disclosure – Land
Page 1 of 5
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” (except g), 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? ......................................................................................
      By whom? ..........................................................................................................................
   b. Has Property had any surface or subsurface soil testing related to
      installation of sewage facility? ......................................................................................... N/A □ Yes □ No □
   c. 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.
b. Are there tenant’s rights in the property? .............................................. Yes □ No □
   If “Yes”, complete the following:
   Tenant/Tenant Farmer is: ________________________________________________
   Contact number is: _____________________________________________________
   Seller is responsible for: _____________________________________________
   Tenant/Tenant Farmer is responsible for: ________________________________
   Split or Rent is: ___________________________________________________
   Agreement between Seller and Tenant shall end on or before: ___________
   □ Copy of Agreement is attached.

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 □
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 or future special assessments to the Property? ................................................................. Yes No
f. Any other conditions that may materially and adversely affect the value or desirability of the Property? ......................................................................................................................................... Yes No
g. Any other condition that may prevent you from completing the sale of the Property? ................................................. Yes No
h. Any burial grounds on the Property? ............................................................................................................ Yes No
i. Any abandoned wells on the Property? ........................................................................................................ Yes No
j. Any public authority contemplating condemnation proceedings? .............................................................. Yes No
k. Any government rule limiting the future use of the Property other than existing zoning and subdivision regulations? .................................................................................................................. Yes No
l. Any government plans or discussion of public projects that could lead to special benefit assessment against the Property or any part thereof? .................................................................................. Yes No
m. Any unrecorded interests affecting the Property? ......................................................................................... Yes No
n. Anything that would interfere with passing clear title to the Buyer? ............................................................ Yes No
o. The Property being subject to a right of first refusal? .................................................................................... Yes No

If “Yes”, number of days required for notice: __________

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: ___________________________ Phone # ___________________________
- Gas Company Name: ___________________________ Phone # ___________________________
- Water Company Name: ___________________________ Phone # ___________________________

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 salespeople. 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, # _______ pages).

Initials SELLER SELLER

SELLER and BUYER acknowledge they have read this page Initials BUYER BUYER

Page 4 of 5

Seller's Disclosure and Condition of Property Addendum – Land
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.

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 agents 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 09/17. All previous versions of this document may no longer be valid. Copyright January 2018.