

Agricultural District Disclosure Form and Notice

Subject property address: Maplecrest Way, Otego, NY 13825

When any purchase and contract is presented for the sale, purchase, or exchange of real property located partially or wholly within an agricultural district established pursuant to the provisions of Article 25-AA of the Agricultural and Markets Law, the prospective grantor shall present to the prospective grantee a disclosure notice which states the following:

It is the policy of this state and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food and other products, and also for its natural and ecological value. This disclosure notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district and that farming activities occur within the district. Such farming activities may include, but not limited to, activities that cause noise, dust and odors. Prospective residents are also informed that the location of property within an agricultural district may impact the ability to access water and/or sewer services for such property under certain circumstances. Prospective purchasers are urged to contact the New York State Department of Agriculture and Markets to obtain additional information or clarification regarding their rights and obligations under Article 25-AA of the Agricultural and Markets Law.

Such disclosure notice shall be signed by the prospective grantor and grantee prior to the sale, purchase or exchange of such real property.

Receipt of such disclosure notice shall be recorded on a property transfer report form prescribed by the state board of real property services as provided for in section three hundred thirty-three of the real property law.

Initial the following:

_____ The afore mentioned property **IS** located in an agricultural district.

KP
JP The afore mentioned property **IS NOT** located in an agricultural district.

I have received and read this disclosure notice.

Purchaser: _____ **Date:** _____

Purchaser: _____ **Date:** _____

Seller: Keith Philcox **Date:** 1/30/23
Keith Philcox, Jodi Philcox

Seller: Jodi Philcox **Date:** 1-30-23
Jodi Philcox

01/07

Uncapped Natural Gas Well Disclosure Form & Notice

for property commonly known as: Maplecrest Way, Otego, NY 13825

As the seller of residential real property, you are required by law to disclose the existence of an UNCAPPED NATURAL GAS WELL on your property of which you have actual knowledge and to disclose such fact to any purchaser of your property prior to entering into a contract for the sale of such property.

Section 242(3) of the Real Property Law states as follows:

Any person, firm, company, partnership or corporation offering to sell real property on which uncapped natural gas wells are situated, and of which such person, firm, company, partnership or corporation has actual knowledge, shall inform any purchaser of the existence of these wells prior to entering into a contract for the sale/purchase of such property.

Initial the following:

KP JP I HAVE NO actual knowledge of any uncapped natural gas well(s) on the aforementioned property.

_____ I HAVE actual knowledge of an uncapped natural gas well(s) on the aforementioned property.

I have received and read this disclosure notice. I authorize my agent to provide a copy of this disclosure notice to any prospective purchaser.

Seller: Keith Philcox, Jodi Philcox Date: 1/30/23
Keith Philcox, Jodi Philcox

Seller: Jodi Philcox Date: 1-30-23
Jodi Philcox

Purchaser: _____ Date: _____

Purchaser: _____ Date: _____

01/07

Utility Electric Service Availability/Surcharge Disclosure

Subject Property Address: Maplecrest Way, Otego, NY 13825

The above property Does Does Not have utility electric service available to it.

“This property is subject to an electric and/or gas utility surcharge”

The Type of Surcharge: _____

The Purpose of the Surcharge: _____

The Amount of the Surcharge: \$ _____

The Surcharge is Payable: Monthly Yearly Other _____

Purchaser: _____

Date: _____

Purchaser: _____

Date: _____

Seller: _____

Keith Philcox
Keith Philcox, Jodi Philcox

Date: _____

1/30/23

Seller: _____

Jodi Philcox
Jodi Philcox

Date: _____

1-30-23

This disclosure must be given to prospective purchasers or their agents prior to acceptance of a purchase offer. This disclosure is pursuant to Chapter 216 of the Laws of 1992. Effective 1/2/1994

Seller's Oil and Gas Lease Disclosures

Property located at: Maplecrest Way, Otego, NY 13825

Oil and/or Gas leases are a valid objection to title.

Seller makes the following representations with knowledge that the Buyer, Buyer's attorney, title insurance company and real estate agents are relying on the truth and accuracy of Seller's representations. Liability for such representations shall survive the closing and shall not merge with any deed.

Seller(s) Initials below confirm the appropriate representation for each statement:

KP JP

Seller **HAS NEVER** signed an Oil and/or Gas lease affecting this Property.

Seller **HAS** signed an Oil and/or Gas lease affecting this Property.

KP JP

Seller **HAS NEVER** received any rent, bonus, payment, royalty or other compensation for an Oil and/or Gas lease affecting this Property.

Seller **HAS** received rent, bonus, payment, royalty or other compensation for an Oil and/or Gas lease affecting this Property.

KP JP

Seller **HAS NO** knowledge of any Oil and/or Gas lease (whether signed by Seller or predecessor in title) affecting this Property.

Seller **HAS** knowledge of an Oil and/or Gas lease (whether signed by Seller or predecessor in title) affecting this Property.

I have received and read this disclosure notice. I authorize my agent to provide a copy of this disclosure notice to any prospective purchaser.

Seller: Keith Philcox, Jodi Philcox Date: 1/30/23
Keith Philcox, Jodi Philcox

Seller: Jodi Philcox Date: 1-30-23
Jodi Philcox

Purchaser: _____ Date: _____

Purchaser: _____ Date: _____

Otsego County, New York

Geographic Information System (GIS)



Date Printed: 2/6/2023



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. Otsego County, NY and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 75 feet

