



SELLER'S DISCLOSURE AND CONDITION OF PROPERTY ADDENDUM (Residential)

SELLER (Indicate Marital Status): ASP Linda F Lower ASP
24480 County Rd 255 Pittsburg MO 65724

PROPERTY:

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.

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. OCCUPANCY.

Approximate age of Property? 1987 How long have you owned? 1987
Does SELLER currently occupy the Property? Yes No
If "No", how long has it been since SELLER occupied the Property? years/months

SELLER has never occupied the Property. SELLER to answer all questions to the best of SELLER'S knowledge.

4. TYPE OF CONSTRUCTION. Conventional/Wood Frame Modular Manufactured
Mobile Other Condominium

5. LAND (SOILS, DRAINAGE AND BOUNDARIES). (IF RURAL OR VACANT LAND, ATTACH SELLER'S LAND DISCLOSURE ALSO.) ARE YOU AWARE OF:

- a. Any fill or expansive soil on the Property?
b. Any sliding, settling, earth movement, upheaval or earth stability problems on the Property?
c. 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?
d. Any drainage or flood problems on the Property or adjacent properties?
e. Any flood insurance premiums that you pay?
f. Any need for flood insurance on the Property?
g. Any boundaries of the Property being marked in any way?
h. The Property having had a stake survey?
i. Any encroachments, boundary line disputes, or non-utility easements affecting the Property?
j. Any fencing on the Property?
k. Any diseased, dead, or damaged trees or shrubs on the Property?
l. Any gas/oil wells, lines or storage facilities on Property or adjacent property?
m. Any oil/gas leases, mineral, or water rights tied to the Property?

If any of the answers in this section are "Yes", explain in detail or attach other documentation:

Initials boxes for SELLER, SELLER, BUYER, BUYER

- 56 **6. ROOF.**
 57 a. Approximate Age: 57 years Unknown Type: _____
 58 b. Have there been any problems with the roof, flashing or rain gutters? Yes No
 59 If "Yes", what was the date of the occurrence? 2024
 60 c. Have there been any repairs to the roof, flashing or rain gutters? Yes No
 61 Date of and company performing such repairs 07/24 / Carl Pope, Independent 417-763-0283
 62 d. Has there been any roof replacement? Yes No
 63 If "Yes", was it: Complete or Partial
 64 e. What is the number of layers currently in place? 1 layers or Unknown.

If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other documentation:

Storm leakage repaired due to torrential rain leakage.

- 71 **7. INFESTATION. ARE YOU AWARE OF:**
 72 a. Any termites, wood destroying insects, or **other** pests on the Property? Yes No
 73 b. Any damage to the Property by termites, wood destroying insects or **other**
 74 pests? Yes No
 75 c. Any termite, wood destroying insects or **other** pest control treatments on the
 76 Property in the last five (5) years? Yes No
 77 If "Yes", list company, **when and where** treated _____
 78 d. Any current warranty, bait stations or other treatment coverage by a licensed
 79 pest control company on the Property? Yes No
 80 If "Yes", the annual cost of service renewal is \$ _____ and the time
 81 remaining on the service contract is _____
 82 **(Check one)** The treatment system stays with the Property or the treatment system is
 83 subject to removal by the treatment company if annual service fee is not paid.

If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other documentation:

- 90 **8. STRUCTURAL, BASEMENT/CRAWL SPACE, FIREPLACE AND EXTERIOR ITEMS.**
 91 **ARE YOU AWARE OF:**
 92 a. Any movement, shifting, deterioration, or other problems with walls, foundations,
 93 crawl space or slab? Yes No
 94 b. Any cracks or flaws in the walls, ceilings, foundations, concrete slab,
 95 crawl space, basement floor or garage? Yes No
 96 c. Any corrective action taken including, but not limited to piercing or bracing? Yes No
 97 d. Any water leakage or dampness in the house, crawl space or basement? Yes No Repaired
 98 e. Any dry rot, wood rot or similar conditions on the wood of the Property? Yes No Repaired
 99 f. Any problems with windows or exterior doors? Yes No Repaired
 100 g. Any problems with driveways, patios, decks, fences or retaining walls on the Property? Yes No
 101 h. Any problems with fireplace including, but not limited to firebox, chimney,
 102 chimney cap and/or gas line? N/A Yes No
 103 Date of any repairs, inspection(s) or cleaning? _____
 104 Date of last use? _____
 105 i. Does the Property have a sump pump? Yes No
 106 If "Yes", location: _____
 107 j. Any repairs or other attempts to control the cause or effect of any problem described above? Yes No

If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other documentation:

Sealed roof from water damage, replaced water rotted paneling in small bedroom, and sealed the windows in the hallway and small bedroom

Initials _____ Initials _____
 SELLER SELLER BUYER BUYER

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9. ADDITIONS AND/OR REMODELING.

- a. Are you aware of any additions, structural changes, or other material alterations to the Property? Yes No
If "Yes", explain in detail: _____
- b. If "Yes", were all necessary permits and approvals obtained, and was all work in compliance with building codes? N/A Yes No
If "No", explain in detail: _____

10. PLUMBING RELATED ITEMS.

- a. What is the drinking water source? Public Private Well Cistem Other: Lake Forest HOA - well
If well water, state type _____ depth _____ diameter _____ age _____
- b. If the drinking water source is a well, has water been tested for safety? N/A Yes No
If "Yes", when was the water last checked for safety? October HOA (attach test results)
- c. Is there a water softener on the Property? Yes No
If "Yes", is it: Leased Owned?
- d. Is there a water purifier system? Yes No
If "Yes", is it: Leased Owned?
- e. What type of sewage system serves the Property? Public Sewer Private Sewer
 Septic System, Number of Tanks _____ Cesspool Lagoon Other
- f. Approximate location of septic tank and/or absorption field: 4 ft from She-shed - pumped 7/24
- g. The location of the sewer line clean out trap is: In front of She-shed
- h. Is there a sewage pump on the septic system? N/A Yes No
- i. Is there a grinder pump system? Yes No
- j. If there is a privately owned system, when was the septic tank, cesspool, or sewage system last serviced? 7/24 By whom? Jasen Short 417-894-5080
- k. Is there a sprinkler system? Yes No
Does sprinkler system cover full yard and landscaped areas? N/A Yes No
If "No", explain in detail: _____
- l. Are you aware of any leaks, backups, or other problems relating to any of the plumbing, water, and sewage related systems? Yes No
- m. Type of plumbing material currently used in the Property:
 Copper Galvanized PVC PEX Other
The location of the main water shut-off is: On property line
- n. Is there a back flow prevention device on the lawn sprinkling system, sewer or pool? N/A Yes No

If your answer to (l) in this section is "Yes", explain in detail or attach available documentation:

LSH _____ Initials
SELLER SELLER

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BUYER BUYER

11. HEATING AND AIR CONDITIONING.

- a. Does the Property have air conditioning? Yes No
 Central Electric Central Gas Heat Pump Window Unit(s)
 Unit Age of Unit Leased Owned Location Last Date Serviced/By Whom?
 1. 7 years In master bedroom 4/2017 Balvia Heating & Cooling
 2. 7 years Kitchen 4/2017 Balvia Heating & Cooling
- b. Does the Property have heating systems? Yes No
 Electric Fuel Oil Natural Gas Heat Pump Propane
 Fuel Tank Other: Wood burning stove, wall unit in Barn/doorium
 Unit Age of Unit Leased Owned Location Last Date Serviced/By Whom?
 1. 7 years Central Heat in mobile home
 2. 7 years Wood stove in barn/doorium & wall unit
- c. Are there rooms without heat or air conditioning? Yes No
 If "Yes", which room(s)?
- d. Does the Property have a water heater? Yes No
 Electric Gas Solar Tankless
 Unit Age of Unit Leased Owned Location Capacity Last Date Serviced/By Whom?
 1. 7 years Utility room (barn/doorium) 30 gallon 11/2013 Arthur Baldon 417-993-5767
 2. 2 years Utility room (barn/doorium) 30 gallon 1/2013 Arthur Baldon
- e. Are you aware of any problems regarding these items? Yes No
 If "Yes", explain in detail:

12. ELECTRICAL SYSTEM.

- a. Type of material used: Copper Aluminum Unknown
 b. Type of electrical panel(s): Breaker Fuse
 Location of electrical panel(s): Small bedroom of mobile home, one in the shed and one in kitchen barn/doorium
 Size of electrical panel(s) (total amps), if known: 100 amp
 c. Are you aware of any problem with the electrical system? Yes No
 If "Yes", explain in detail:

13. HAZARDOUS CONDITIONS. ARE YOU AWARE OF:

- a. Any underground tanks on the Property? Yes No
 b. Any landfill on the Property? Yes No
 c. Any toxic substances on the Property (e.g. tires, batteries, etc.)? Yes No
 d. Any contamination with radioactive or other hazardous material? Yes No
 e. Any testing for any of the above-listed items on the Property? Yes No
 f. Any professional testing for radon on the Property? Yes No
 g. Any professional mitigation system for radon on the Property? Yes No
 h. Any professional testing/mitigation for mold on the Property? Yes No
 i. Any other environmental issues? Yes No
 j. Any controlled substances ever manufactured on the Property? Yes No
 k. Any methamphetamine ever manufactured on the Property? Yes No

(In Missouri, a separate disclosure is required if methamphetamine or other controlled substances have been produced on the Property, or if any resident of the Property has been convicted of the production of a controlled substance.)

If any of the answers in this section are "Yes", explain in detail or attach test results and other documentation:

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14. NEIGHBORHOOD INFORMATION & HOMEOWNER'S ASSOCIATION. ARE YOU AWARE OF:

- a. The Property located outside of city limits? Yes No
- b. Any current/pending bonds, assessments, or special taxes that apply to Property? Yes No
If "Yes", what is the amount? \$ _____
- c. Any condition or proposed change in your neighborhood or surrounding area or having received any notice of such? Yes No
- d. Any defect, damage, proposed change or problem with any common elements or common areas? Yes No
- e. Any condition or claim which may result in any change to assessments or fees? Yes No
- f. Any streets that are privately owned? Yes No
- g. The Property being in a historic, conservation or special review district that requires any alterations or improvements to the Property be approved by a board or commission? Yes No
- h. The Property being subject to tax abatement? Yes No
- i. The Property being subject to a right of first refusal? Yes No
If "Yes", number of days required for notice: _____
- j. The Property being subject to covenants, conditions, and restrictions of a Homeowner's Association or subdivision restrictions? Yes No
- k. Any violations of such covenants and restrictions? N/A Yes No
- l. The Homeowner's Association imposing its own transfer fee and/or initiation fee when the Property is sold? N/A Yes No
If "Yes", what is the amount? \$ _____
- m. The Property being subject to a Homeowners Association fee? Yes No
If "Yes", Homeowner's Association dues are paid in full until _____ in the amount of \$ 340 payable yearly semi-annually monthly quarterly, sent to: _____

and such includes:

Homeowner's Association/Management Company contact name, phone number, website, or email address:

Lake Forest HOA Inc. Richard Gurge 1-800-280-0780 dandb.com

- n. The Property being subject to a secondary Master Community Homeowners Association fee?... Yes No

If any of the answers in this section are "Yes" (except m), explain in detail or attach other documentation:

15. PREVIOUS INSPECTION REPORTS.

- Has Property been inspected in the last twelve (12) months? Yes No
- If "Yes", a copy of inspection report(s) are available upon request.

16. OTHER MATTERS. ARE YOU AWARE OF:

- a. Any of the following? Party walls Common areas Easement Driveways Yes No
- b. Any fire damage to the Property? Yes No
- c. Any liens, other than mortgage(s)/deeds of trust currently on the Property? Yes No
- d. Any violations of laws or regulations affecting the Property? Yes No
- e. Any other conditions that may materially affect the value or desirability of the Property? Yes No
- f. Any other condition, including but not limited to financial, that may prevent you from completing the sale of the Property? Yes No
- g. Any animals or pets residing in the Property during your ownership? Yes No
- h. Any general stains or pet stains to the carpet, the flooring or sub-flooring? Yes No
- i. Missing keys for any exterior doors, including garage doors to the Property? Yes No
List locks without keys Storm door on mobile home front door
- j. Any violations of zoning, setbacks or restrictions, or non-conforming uses? Yes No
- k. Any unrecorded interests affecting the Property? Yes No

Initials SELLER Initials SELLER Initials BUYER Initials BUYER

- 269 l. Anything that would interfere with giving clear title to the BUYER? Yes No
- 270 m. Any existing or threatened legal action pertaining to the Property? Yes No
- 271 n. Any litigation or settlement pertaining to the Property? Yes No
- 272 o. Any added insulation since you have owned the Property? Yes No
- 273 p. Having replaced any appliances that remain with the Property in the
274 past five (5) years? Yes No
- 275 q. Any transferable warranties on the Property or any of its
276 components? Yes No
- 277 r. Having made any insurance or other claims pertaining to the Property
278 in the past five (5) years? Yes No
- 279 If "Yes", were repairs from claim(s) completed? N/A Yes No
- 280 s. Any use of synthetic stucco on the Property? Yes No

If any of the answers in this section are "Yes", explain in detail:

Insulation was added to Barndominium throughout whole ceiling.

17. UTILITIES. Identify the name and phone number for utilities listed below.

Electric Company Name: Southwest Electric Phone #: 417-326-5244
 Gas Company Name: Hompson Gas Phone #: 417-345-7928
 Water Company Name: Lake Forest HDA Phone #: 1-800-280-0180
 Trash Company Name: Babbie's Phone #: 417-993-0710
 Other: _____ Phone #: _____
 Other: _____ Phone #: _____

18. ELECTRONIC SYSTEMS AND COMPONENTS.

Any technology or systems staying with the Property? N/A Yes No

If "Yes" list:

Mounted TV in Barndominium, Electric Fridge in mobile home

Upon Closing SELLER will provide BUYER with codes and passwords, or items will be reset to factory settings.

19. FIXTURES, EQUIPMENT AND APPLIANCES (FILL IN ALL BLANKS).

The Residential Real Estate Sale Contract, including this paragraph of the residential Seller's Disclosure and Condition of Property Addendum ("Seller's Disclosure"), not the MLS, or other promotional material, provides for what is included in the sale of the Property. Items listed in the "Additional Inclusions" or "Exclusions" in Subparagraphs 1b and 1c of the Contract supersede the Seller's Disclosure and the pre-printed list in Paragraph 1 of the Contract. If there are no "Additional Inclusions" or "Exclusions" listed, the Seller's Disclosure and the pre-printed list govern what is or is not included in this sale. If there are differences between the Seller's Disclosure and the Paragraph 1 list, the Seller's Disclosure governs. Unless modified by the Seller's Disclosure and/or the "Additional Inclusions" and/or the "Exclusions" in Paragraph 1b and/or 1c, all existing improvements on the Property (if any) and appurtenances, fixtures and equipment (which seller agrees to own free and clear), whether buried, nailed, bolted, screwed, glued or otherwise permanently attached to Property are expected to remain with Property, including, but not limited to:

- | | |
|----------------------------------------------|----------------------------------------------------------------------|
| Attached shelves, racks, towel bars | Fireplace grates, screens, glass doors |
| Attached lighting | Mounted entertainment brackets |
| Attached floor coverings | Plumbing equipment and fixtures |
| Bathroom vanity mirrors,
attached or hung | Storm windows, doors, screens |
| Fences (including pet systems) | Window blinds, curtains, coverings
and window mounting components |

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324 Fill in all blanks using one of the abbreviations listed below.
 325 "OS" = Operating and Staying with the Property (any item that is performing its intended function).
 326 "EX" = Staying with the Property but Excluded from Mechanical Repairs; cannot be an Unacceptable
 327 Condition.
 328 "NA" = Not applicable (any item not present).
 329 "NS" = Not staying with the Property (item should be identified as "NS" below.)
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332 OS Air Conditioning Window Units, # 3
 333 NA Air Conditioning Central System
 334 NA Attic Fan
 335 OS Ceiling Fan(s), # 1
 336 NA Central Vac and Attachments
 337 NA Closet Systems, Location _____
 338 NA Camera-Surveillance Equipment _____
 339 OS Doorbell
 340 NA Electric Air Cleaner or Purifier
 341 NA Electric Car Charging Equipment
 342 OS Exhaust Fan(s) - Baths
 343 NA Fences - Invisible & Controls
 344 Fireplace(s), # 1
 345 Location #1 Random Location #2 _____
 346 _____ Chimney _____ Chimney
 347 _____ Gas Logs _____ Gas Logs
 348 _____ Gas Starter _____ Gas Starter
 349 _____ Heat Re-circulator _____ Heat Re-circulator
 350 _____ Insert _____ Insert
 351 X Wood Burning _____ Wood Burning
 352 _____ Other _____ Other
 353 NA Fountain(s)
 354 OS Furnace/Heat Pump/Other Heating System
 355 NA Garage Door Keyless Entry
 356 NA Garage Door Opener(s), # _____
 357 NA Garage Door Transmitter(s), # _____
 358 NA Generator
 359 NA Humidifier
 360 NA Intercom
 361 NA Jetted Tub
 362 KITCHEN APPLIANCES
 363 Cooking Unit
 364 OS Stove/Range
 365 _____ Elec. OS Gas _____ Convection
 366 NA Built-in Oven
 367 _____ Elec. _____ Gas _____ Convection
 368 NA Cooktop _____ Elec. _____ Gas
 369 OS Microwave Oven
 370 NA Dishwasher
 371 NA Disposal
 372 NA Freezer
 373 Location Mobile Home
 374 OS Refrigerator (#1)
 375 Location Kitchen
 376 OS Refrigerator (#2)
 377 Location Barn/Downstairs
 378 NA Trash Compactor

OS Laundry - Washer
OS Laundry - Dryer
1 Elec. _____ Gas
 MOUNTED Entertainment Equipment
OS TV, Location BARN/DOWNSTAIRS
NA TV, Location _____
NA TV, Location _____
NA TV, Location _____
NA Speakers, Location _____
NA Speakers, Location _____
NA Other/Location _____
NA Other/Location _____
NA Other/Location _____
NA Other/Location _____
NA Outside Cooking Unit
OS Propane Tank LEASED Thompson Gas
 _____ Owned X Leased
NA Security System
 _____ Owned _____ Leased
NA Smoke/Fire Detector(s), # _____
OS Shed(s), # 3
NA Spa/Hot Tub
NA Spa/Sauna
NA Spa Equipment
NA Sprinkler System Auto Timer
NA Sprinkler System Back Flow Valve
NA Sprinkler System (Components & Controls)
NA Statuary/Yard Art
OS Swing set/Playset
NA Sump Pump(s), # _____
NA Swimming Pool (Swimming Pool Rider Attached)
NA Swimming Pool Heater
NA Swimming Pool Equipment
2 TV Antenna/Receiver/Satellite Dish
OS Owned _____ Leased
OS Water Heater(s)
NA Water Softener and/or Purifier
 _____ Owned _____ Leased
OS Wood Burning Stove - 1
OS Yard Light 6
X Elec. _____ Gas
NA Boat Dock, ID# _____
NS Other BOOK CASE, mobile home
NS Other COMPUTER DESK + COMPUTER
NS Other TRASH CAN
OS Other SMART TV - mobile home
 _____ Other _____

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 BUYER BUYER

379 Disclose any material information and describe any significant repairs, improvements or alterations to the Property not
380 fully revealed above. If applicable, state who did the work. Attach to this disclosure any repair estimates, reports,
381 invoices, notices or other documents describing or referring to the matters revealed herein:
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386 The undersigned SELLER represents, to the best of their knowledge, the information set forth in the foregoing
387 Disclosure Statement is accurate and complete. SELLER does not intend this Disclosure Statement to be a warranty or
388 guarantee of any kind. SELLER hereby authorizes the Licensee assisting SELLER to provide this information to
389 prospective BUYER of the Property and to real estate brokers and licensees. SELLER will promptly notify Licensee
390 assisting the SELLER, in writing, if any information in this disclosure changes prior to Closing, and Licensee
391 assisting the SELLER will promptly notify Licensee assisting the BUYER, in writing, of such changes. (SELLER
392 and BUYER initial and date any changes and/or attach a list of additional changes. If attached, # of
393 pages).
394

395 **CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS**
396 **DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT.**
397 **IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.**
398
399
400

401 *Linda J. Lober* 7-24-2024
402
403 SELLER DATE

404 SELLER DATE

405 **BUYER ACKNOWLEDGEMENT AND AGREEMENT**

- 406
- 407 1. I understand and agree the information in this form is limited to information of which SELLER has actual knowledge
 - 408 and SELLER need only make an honest effort at fully revealing the information requested.
 - 409 2. This Property is being sold to me without warranties or guaranties of any kind by SELLER, Broker(s) or licensees
 - 410 concerning the condition or value of the Property.
 - 411 3. I agree to verify any of the above information, and any other important information provided by SELLER or Broker(s)
 - 412 (including any information obtained through the Multiple Listing Service) by an independent investigation of my own.
 - 413 I have been specifically advised to have Property examined by professional inspectors.
 - 414 4. I acknowledge neither SELLER nor Broker(s) is an expert at detecting or repairing physical defects in Property.
 - 415 5. I specifically represent there are no important representations concerning the condition or value of Property made
 - 416 by SELLER or Broker(s) on which I am relying except as may be fully set forth in writing and signed by them.
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421 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 the 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 September 2023. All previous versions of this document may no longer be valid. Copyright January 2024.



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)

1 SELLER (Indicate Marital Status): _____ Linda F Lober (ASP)
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3

4
5 LEGAL DESCRIPTION: (As described in the attached Legal Description/Company Disclosure Addendum, or
6 described below)

7 Lots 13-17 BLK 12 Lake Forest
8
9

10 Approximate date SELLER purchased Property: 7/4/1967 Property is
11 currently zoned as Residential
12

13 **1. NOTICE TO SELLER.**

14 Be as complete and accurate as possible when answering the questions in this disclosure. Attach additional sheets
15 if space is insufficient for all applicable comments. SELLER understands that the law requires disclosure of any
16 material defects, known to SELLER, in the Property to prospective Buyer(s) and that failure to do so may result in
17 civil liability for damages. This disclosure statement is designed to assist SELLER in making these disclosures.
18 Licensee(s), prospective buyers and buyers will rely on this information.
19

20 **2. NOTICE TO BUYER.**

21 This is a disclosure of SELLER'S knowledge of the Property as of the date signed by SELLER and is not a
22 substitute for any inspections or warranties that BUYER may wish to obtain. It is not a warranty of any kind by
23 SELLER or a warranty or representation by the Broker(s) or their licensees.
24

25 **3. WATER SOURCE.**

26 a. Is there a water source on or to the Property? Yes No

27 Public Private Well Cistern None Other Lake Forest HOA

28 If well, state type _____ depth _____
29 Has water been tested? HOA has results Yes No

30 b. Other water systems and their condition: _____

31 c. Is there a water meter on the Property? Yes No

32 d. Is there a rural water certificate? HOA Yes No

33 e. Other applicable information: _____
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36 If any of the answers in this section are "Yes", explain in detail or attach documentation:

37 Shared water line from HOA well. Water shutoff (Main) across the road
38 behind the She-shed.
39

40 **4. GAS/ELECTRIC.**

41 a. Is there electric service on the Property? Yes No

42 If "Yes", is there a meter? N/A Yes No

43 b. Is there gas service on the Property? Yes No

44 If "Yes", what is the source? Propane

45 c. Are you aware of any additional costs to hook up utilities? Yes No

46 d. Other applicable information: _____
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48
49 If any of the answers in this section are "Yes", explain in detail or attach documentation:

50 Electric pole near road on lower end of property near shed. Propane tanks - one
51 behind barn/miniature and one on the side of mobile home.

52  _____
SELLER SELLER

Initials

Initials _____
BUYER BUYER

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" explain in detail or attach all warranty information and other documentation:

Survey stakes in place

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? 6/26/24
 By whom? Jason Short
 Approximate location of septic tank and/or absorption field: 4 ft from She-shed
 Has Property had any surface or subsurface soil testing related to installation of sewage facility? N/A Yes No
- b. 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.

JS Initials
SELLER SELLER

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103 b. Are there tenant's rights in the Property? Yes No

104 If "Yes", complete the following:

105 Tenant/Tenant Farmer is: _____

106 Contact number is: _____

107 Seller is responsible for: _____

108 Tenant/Tenant Farmer is responsible for: _____

109 Split or Rent is: _____

110 Agreement between Seller and Tenant shall end on or before: _____

111 Copy of Agreement is attached.

112 c. Do additional leasehold interests or tenant's rights exist? Yes No

113 If "Yes", explain: _____

114 _____

115 _____

116 8. **MINERAL RIGHTS (unless superseded by local, state or federal laws).**

117 Pass unencumbered with the land to the Buyer.

118 Remain with the Seller.

119 Have been previously assigned as follows: _____

120 _____

121 _____

122 9. **WATER RIGHTS (unless superseded by local, state or federal laws).**

123 Pass unencumbered with the land to the Buyer.

124 Remain with the Seller.

125 Have been previously assigned as follows: _____

126 _____

127 _____

128 10. **CROPS (planted at time of sale).**

129 Pass with the land to the Buyer.

130 Remain with the Seller.

131 Have been previously assigned as follows: _____

132 _____

133 _____

134 11. **GOVERNMENT PROGRAMS.**

135 a. Are you currently participating, or do you intend to participate, in any government

136 farm program? Yes No

137 b. Are you aware of any interest in all or part of the Property that has been reserved

138 by previous owner or government action to benefit any other property? Yes No

139

140 If any of the answers in this section are "Yes", explain in detail or attach documentation:

141 _____

142 _____

143 _____

144 12. **HAZARDOUS CONDITIONS. ARE YOU AWARE OF:**

145 a. Any underground storage tanks on or near Property? Yes No

146 b. Any previous or current existence of hazardous conditions (e.g., storage tanks, oil

147 tanks, oil spills, tires, batteries, or other hazardous conditions)? Yes No

148 If "Yes", what is the location? _____

149 c. Any previous environmental reports (e.g., Phase 1 Environmental reports)? Yes No

150 d. Any disposal of any hazardous waste products, chemicals, polychlorinated

151 biphenyl's (PCB's), hydraulic fluids, solvents, paint, illegal or other drugs or

152 insulation on the Property or adjacent property? Yes No

153 e. Environmental matters (e.g. discoloration of soil or vegetation or oil sheers

154 in wet areas)? Yes No

155 f. Any existing hazardous conditions on the Property or adjacent properties (e.g.

156 methane gas, radon gas, radioactive material, landfill, toxic materials)? Yes No

 Initials _____ Initials

SELLER SELLER BUYER BUYER

- 157 g. Gas/oil wells, lines or storage facilities on the Property or adjacent property? Yes No
- 158 h. Any other environmental conditions on the Property or adjacent properties? Yes No
- 159 i. Any tests conducted on the Property? Yes No
- 160

161 If any of the answers in this section are "Yes" explain in detail or attach documentation:

165 **13. OTHER MATTERS. ARE YOU AWARE OF:**

- 166 a. Any violation of zoning, setbacks or restrictions, or non-conforming use? Yes No
- 167 b. Any violation of laws or regulations affecting the Property? Yes No
- 168 c. Any existing or threatened legal action pertaining to the Property? Yes No
- 169 d. Any litigation or settlement pertaining to the Property? Yes No
- 170 e. Any current/pending bonds, assessments, or special taxes that apply to the Property? Yes No
- 171 f. Any burial grounds on the Property? Yes No
- 172 g. Any abandoned wells on the Property? Yes No
- 173 h. Any public authority contemplating condemnation proceedings? Yes No
- 174 i. Any government rule limiting the future use of the Property other than existing
175 zoning and subdivision regulations? Yes No
- 176 j. Any condition or proposed change in surrounding area or received any notice of such? Yes No
- 177 k. Any government plans or discussion of public projects that could lead to special
178 benefit assessment against the Property or any part thereof? Yes No
- 179 l. Any unrecorded interests affecting the Property? Yes No
- 180 m. Anything that would interfere with passing clear title to the Buyer? Yes No
- 181 n. The Property being subject to a right of first refusal? Yes No
- 182 If "Yes", number of days required for notice: _____
- 183 o. The Property subject to a Homeowner's Association fee? Yes No
- 184 p. Any other conditions that may materially and adversely affect the value or
185 desirability of the Property? Yes No
- 186 q. Any other condition that may prevent you from completing the sale of the Property? Yes No
- 187

188 If any of the answers in this section are "Yes", explain in detail or attach documentation:

189 HOA membership fee \$340/year

190 Pittsburg, MO Volunteer Fire Department \$90/year

193 **14. UTILITIES.** Identify the name and phone number for utilities listed below.

194 Electric Company Name: Southwest Electric Phone # 417-326-5244

195 Gas Company Name: Thompson Gas Phone # 417-345-7128

196 Water Company Name: Lake Forest HOA Phone # 1-800-288-0780

197 Other: Bubba's Trash Phone # 417-993-1710

199 **15. ELECTRONIC SYSTEMS AND COMPONENTS.**

200 Any technology or systems staying with the Property? N/A Yes No

201 If "Yes", list:

202 Mounted tv in barn/miniature, electric fireplace in mobile home

204 Upon Closing, SELLER will provide Buyer with codes and passwords, or items will be reset to factory settings.

206 The undersigned SELLER represents, to the best of their knowledge, the information set forth in the foregoing
207 Disclosure Statement is accurate and complete. SELLER does not intend this Disclosure Statement to be a
208 warranty or guarantee of any kind. SELLER hereby authorizes Licensee assisting SELLER to provide this
209 information to prospective BUYER of the Property and to real estate brokers and licensees. **SELLER will promptly**
210 **notify Licensee assisting the SELLER, in writing, if any information in this disclosure changes prior to**
211 **Closing, and Licensee assisting the SELLER will promptly notify Licensee assisting the BUYER, in writing,**
212 **of such changes. (SELLER and BUYER initial and date any changes and/or any list of additional changes. If**
213 **attached, # _____ of pages).**

214  Initials
SELLER SELLER

Initials
BUYER BUYER

214 CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS
215 DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, CONSULT AN
216 ATTORNEY BEFORE SIGNING.

217
218

<i>Linda J. Pese</i> 7-24-24	
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219 SELLER DATE SELLER DATE
220
221

222 **BUYER ACKNOWLEDGEMENT AND AGREEMENT**

- 223
- 224 1. I understand and agree the information in this form is limited to information of which SELLER has actual
 - 225 knowledge and SELLER need only make an honest effort at fully revealing the information requested.
 - 226 2. This Property is being sold to me without warranties or guaranties of any kind by SELLER, Broker(s) or
 - 227 Licensees concerning the condition or value of the Property.
 - 228 3. I agree to verify any of the above information, and any other important information provided by SELLER or
 - 229 Broker(s) (including any information obtained through the Multiple Listing Service) by an independent
 - 230 investigation of my own. I have been specifically advised to have the Property examined by professional
 - 231 inspectors. Buyer assumes responsibility Property is suitable for their intended use.
 - 232 4. I acknowledge neither SELLER nor Broker(s) is an expert at detecting or repairing physical defects in the
 - 233 Property.
 - 234 5. I specifically represent there are no important representations concerning the condition or value of the Property
 - 235 made by SELLER or Broker(s) on which I am relying except as may be fully set forth in writing and signed by
 - 236 them.

237
238

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239 BUYER DATE BUYER DATE
240

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