

Kansas Association of REALTORS®
SELLER'S PROPERTY DISCLOSURE STATEMENT
FOR LAND ONLY#
(To Be Completed by Seller)

MLS # ~~100217~~ 100217

Property Address 112 Nottingham Court, Garden City, KS 67846 Date _____
Date purchased _____

THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY KNOWN BY THE SELLER ON THE DATE ON WHICH IT IS SIGNED. IT IS NOT A WARRANTY OF ANY KIND BY THE SELLER(S) OR ANY REAL ESTATE LICENSEE IN THIS TRANSACTION, AND SHOULD NOT BE ACCEPTED AS A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. THE INFORMATION PROVIDED IN THIS STATEMENT IS THE REPRESENTATION OF THE SELLER AND NOT THE REPRESENTATION OF ANY REAL ESTATE LICENSEE.

THE INFORMATION CONTAINED HEREIN IS INTENDED TO BE PART OF ANY CONTRACT BETWEEN THE SELLER AND THE PURCHASER.

SELLER'S INFORMATION

The Seller discloses the following information with the knowledge that even though this is not a warranty, prospective Buyers may rely on this information in deciding whether, and on what terms, to purchase the subject real property. Seller hereby authorizes any real estate licensee in this transaction to provide a copy of this statement to any person or entity in connection with any actual or possible sale of the real property.

PART 1 - Indicate the condition of the following items by marking the appropriate box. Check only one box.

Section A - Hazardous Conditions: Are you (Seller), TO THE BEST OF YOUR KNOWLEDGE, aware of any of the following substances, materials, or products on or near the real property which may be an environmental hazard?

Has an Environmental evaluation been completed? Yes No

- | | | YES | NO | | | YES | NO |
|---|--------------------------|-------------------------------------|----|---|--------------------------|-------------------------------------|----|
| 1. Contaminated soil or water (including drinking water)..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 7. EMP's (Electric Magnetic Fields) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 2. Expansive Soil | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 8. Gas or oil wells in area | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 3. Landfill or buried materials | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 9. Other (specify) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 4. Radon Gas | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 10. Other (specify) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 5. Toxic Materials | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 11. Other (specify) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 6. Underground fuel or chemical storage tanks?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | | | |

Section B - Title Disclosures: Are you (Seller), TO THE BEST OF YOUR KNOWLEDGE, aware of any of the following which could affect the real property?

- | | | YES | NO | | | YES | NO |
|--|--------------------------|-------------------------------------|----|--|-------------------------------------|-------------------------------------|----|
| 1. Features, such as walls, fences, driveways, which are shared in common w/adjoining landowners who use or have responsibility for maintenance of the feature | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 9. Any condominium, regime or other deed restrictions or obligations, or any Homeowner's Association which has authority over the real property..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 2. Has a boundary survey been performed? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 10. Any "common area" (facilities such as pools, tennis courts, walkways, or other areas co-owned in individual interest with other) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Date _____ | | | | 11. Any lawsuits against Seller threatening or affecting this real property | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 3. Any mortgage survey or I.L.C. (Improved Location Certificate) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 12. Any notices from any governmental or quasi-governmental agency affecting this real property | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Date _____ | | | | 13. Any planned road or street expansions, improvements or widenings adjacent to the property | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 4. Easements, other than normal utility easements | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 14. Overlapping Water Rights..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 5. Any encroachments | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 15. Mineral Rights Included..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 6. Any zoning violations, non-conforming uses, or violations of setback requirements | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 16. Livestock Permits..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 7. Any lot-line disputes or other unusual claims against the real property | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 17. Other (specify) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 8. Any pending or levied assessments on the real estate, including but not limited to those for sidewalks, streets, sewers, water and gas lines | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | | | |

Section C - Other Disclosures: For property and improvements thereon:

- | | | YES | NO | | | YES | NO |
|--|-------------------------------------|-------------------------------------|----|--|--------------------------|-------------------------------------|----|
| 1. Is there public water to the property? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | 6. Are there any trees or shrubs diseased or dead? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 2. Is the property connected to a public sewer system? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | Scheduled to be removed? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| <input checked="" type="checkbox"/> County <input type="checkbox"/> City | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | 7. Are there any flooding, drainage, or grading problems? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Is the system currently operational? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | 8. Is the property in a flood plain? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 3. Is the property connected to a private/community water system? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | 9. Trash Service <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Is the system currently operational? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | 10. Do you own the fencing on your property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 4. Is the property connected to a private/community sewer system? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | 11. Is there a utility hook-up fee? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Is the system currently operational? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | 12. Has water been tested? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 5. Is the property connected to a septic system? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | Date Tested _____ | | | |
| Is the system operational? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 13. Has Water Well been serviced? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Are you aware of any problems? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | Date Serviced _____ | | | |
| | | | | 14. Other (specify) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| | | | | 15. Other (specify) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| | | | | 16. Other (specify) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |

Buyer's Initials

Date _____
Date _____

Seller's Initials

Date 01/09/2025
 Date 01/09/2025
01/09/25 01/09/25
11:24 AM CST 11:22 AM CST
dotloop verified dotloop verified

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PART III-Miscellaneous:

1. Are you aware of any other facts, conditions or circumstances, on or off-site, which can affect the value, beneficial use or desirability of property? YES NO
If yes, explain: _____

PART IV - Additional comments and/or explanations. (Use additional pages, if necessary.) Reference comments on items responded to earlier by Part 1 or 2, Section letter and number. (Seller to attach any available property condition or inspection reports.)
If separate pages used, initial here: _____

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof to the best of Seller's belief and knowledge, as of the date signed by the Seller. (Any substantive changes will be disclosed by the Seller to the Purchaser prior to closing).

Seller John Ross Harmon dotloop verified 01/09/25 11:24 AM CST 4911-000-0108 Date 01/09/2025
Seller Tiffany Dawn Marie Harmon dotloop verified 01/09/25 11:22 AM CST ZNYK-250-WYEW-NJUE Date 01/09/2025

BUYER'S ACKNOWLEDGEMENT AND AGREEMENT

- 1. I acknowledge that I have read and received a signed copy of the Seller's Property Disclosure Statement.
- 2. I have carefully inspected the property. Subject to any inspections allowed under my contract with Seller, I agree to purchase the property in its present condition only, without warranties or guarantees of any kind by Seller or any real estate licensee concerning the condition or value of the property.
- 3. I agree to verify any of the above information that is important to me by an independent investigation of my own. I have been advised to have the property examined by professional inspectors.
- 4. I acknowledge that neither Seller nor any real estate licensee involved in this transaction is an expert at detecting or repairing physical defects in the property. I state that no important representations concerning the condition of the property are being relied upon by me except as disclosed above or as fully set forth as follows:

Buyer _____ Date _____
Buyer _____ Date _____

This form was updated on the following date: _____

Seller _____ Date _____
Seller _____ Date _____
Buyer _____ Date _____
Buyer _____ Date _____