

SELLER'S PROPERTY DISCLOSURE STATEMENT

FOR LAND ONLY#

(To Be Completed by Seller)

Property Address Evelyn J. McKenzie Revocable Trust Kearny County, Kansas Dry Crop Land Date _____

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 I - 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

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

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?

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

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

- 1. Is there public water to the property? YES NO
2. Is the property connected to a public sewer system? YES NO
3. Is the property connected to a private/community water system? YES NO
4. Is the property connected to a private/community sewer system? YES NO
5. Is the property connected to a septic system? YES NO
6. Are there any trees or shrubs diseased or dead? YES NO
7. Are there any flooding, drainage, or grading problems? YES NO
8. Is the property in a flood plain? YES NO
9. Trash Service YES NO
10. Do you own the fencing on your property? YES NO
11. Is there a utility hook-up fee? YES NO
12. Has water been tested? YES NO
13. Has Water Well been serviced? YES NO
14. Other (specify) YES NO
15. Other (specify) YES NO
16. Other (specify) YES NO

Buyer's Initials Date Date

Seller's Initials Date 01/31/2024 Date 01/31/2024

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 Ernie J. McKenzie Trust, Trustee Edwin J. Windsor III dotloop verified 01/31/24 7:28 PM MST X885-L00q-HEVF-R0WV Date 01/31/2024
Seller _____ Date _____

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 _____