



# LAND REAL ESTATE DISCLOSURE

THIS DISCLOSURE IS COMPLETED BY THE SELLER.

Seller states that the information contained in this disclosure is correct to the best of seller's current actual knowledge as of this date. Broker may deliver a copy of this disclosure to prospective buyers.

Note: If an item is not present that the property, insert "N/A" in the "comments" column. The contract to buy and sell real estate, not this disclosure, determines whether an item is included or excluded.

Date 8/2/08 Property address Highway 177 South Rd.  
City St George St KS ZIP \_\_\_\_\_

### I. Exterior and lot | describe the following

Lot size \_\_\_\_\_ Zoning \_\_\_\_\_  
Site features \_\_\_\_\_ Fence \_\_\_\_\_  
Taxes \_\_\_\_\_

Topography \_\_\_\_\_  
Detailed description of the property landscape and surroundings (include the presence of brush, timber, trees, grass, shrubs, streams, bushes, flowers, gardens, etc.)  
\_\_\_\_\_  
\_\_\_\_\_

Current use \_\_\_\_\_  
Restrictions on use of property \_\_\_\_\_

Mark any rights vested in others and explain.

	YES	NO	UNKNOWN	AGE	COMMENTS
Timber rights					
Right of ingress or egress					
Right of way					
Right of access					
Servitude of passage					
Servitude of drainage					
Common driveway					
Mineral rights					
Surface rights					
Air rights					
Conservation easement					
Land lease from others <input type="checkbox"/> state <input type="checkbox"/> federal <input type="checkbox"/> private <input type="checkbox"/> other					
Other _____					

Crops, weeds and livestock

	YES	NO	UNKNOWN	AGE	COMMENTS
Crops being grown on the property					
Seller owns all crops					

TAA

Noxious weeds					
Weed control plan					
Herbicides applied					
Biological agents or insects released on noxious weeds					
Livestock on the property					

Access and drainage

	YES	NO	UNKNOWN	AGE	COMMENTS
Any access problems					
Roads, driveways, trails or paths used by others					
Public highway or county road bordering the property	↓	≡			
Drainage, storm sewers, retention pools					
Underground sprinkler system					
Well/well pump					
Well required to be metered					
Irrigation unit/pumps					
Past or present flooding					

Environmental conditions

	YES	NO	UNKNOWN	AGE	COMMENTS
Governmental programs (Conservation Reserve Program, Wetlands Reserve Program, etc.)					
Conservation easement					
Hazardous or regulated materials (including licensed landfills, asbestos, radon gas, lead-based paint, underground storage tanks, etc)					
Flood zone, conservation area, wetland area or historical district					
Monitoring wells or test equipment					
Sliding, settling, upheaval, movement or instability of earth or expansive soils					
Mine shafts, tunnels or abandoned wells					
Dead, diseased or infected trees or shrubs					
Environmental assessments, studies, reports done					
Used for mining, graveling, or other natural resource extraction					
Environmental problems					

Signage

	YES	NO	UNKNOWN	AGE	COMMENTS
Government or private restrictions on signs					
Roads, driveways, trails or paths used by others					

II. Local area

Population \_\_\_\_\_ Prevalent industries \_\_\_\_\_  
 Description of neighborhood \_\_\_\_\_

*Handwritten mark*

**III. Additional information** | provide additional information that may be significant to potential buyers

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**IV. Disclaimer and advisory**

Seller and buyer understand that the real estate brokers do not warrant or guarantee the information stated about the property in this disclosure. Property inspection services may be purchased. This form is **not** intended as a substitute for an inspection of the property.

**Advisory to the seller**

Failure to disclose known material defect may result in legal liability. The information contained in this disclosure has been furnished by the seller, who verifies to the truth thereof based on the seller's current actual knowledge. Any changes will be disclosed by seller to potential buyers promptly after discovery.

Seller \_\_\_\_\_ Seller \_\_\_\_\_  
Date 8/2/08 \_\_\_\_\_ Date \_\_\_\_\_

**Advisory to the buyer**

Even though seller has answered the above questions to the best of the seller's current actual knowledge, buyer should obtain expert assistance to accurately and fully evaluate the property regarding use and access, water, sewer, utilities, environmental and geological conditions, noxious weeds and other matters that may affect buyer's use of the property. Valuable information may be obtained from various local/state/federal agencies and other experts may perform more specific evaluations of the property. Boundaries, location and ownership of fences, driveways, hedges and similar items may become matters of dispute. A survey may be used to determine such matters.

The contract between the seller and the buyer controls if any item is included or excluded in the purchase of the property.

Buyer acknowledges that seller does not warrant that the property is fit for buyer's intended purposes or use. Buyer acknowledges that seller's indication that an item is "working" is not to be construed as a warranty of its continued operability or as a representation or warranty that such item is fit for buyer's intended purposes.

# CAN YOU PROVIDE MORE INFORMATION?

Any information that you, as the seller, can provide to Purple Wave, will help to better market your property. If you have access to any of the following information or additional documents, please mark them on this page and email, fax, mail or deliver the documents to our auction facility. Please include your property address or auction date with the documents.

- plats, property plans
- past property information documents
- maps
- pictures
- legal description
- owner's manuals for property equipment
- ag history
- soil studies, reports or tests
- appraisal reports
- topo maps
- list of popular area newspapers, radio stations, TV channels
- past leases or contracts
- test or inspection results
- community information brochures
- local vendors (equipment retailers, grain elevators, construction companies, etc.)
- contact information for potential buyers
- aerial photos
- tracts and lotting information
- other \_\_\_\_\_