Seller’s Land Disclosure

This statement is a disclosure of the condition of the real property described below made to the best of seller’s knowledge on the date on which this statement is signed. This statement is NOT a warranty of any kind by the seller or any agent representing a principal in the transaction, and should NOT be accepted as a substitute for any inspection or warranty that the purchaser may wish to obtain. Any agent representing a principal in the transaction may provide a copy of this statement to any other person in connection with any actual or possible sale of the real property. The information provided in this statement is the representation of the seller and NOT the representation of any agent, and is NOT intended to be part of any contract between buyer and seller.

Name of Seller(s): Morgan (Michael P. Trustee) & Christine Nelson (Trustee)

Property Address: 5072 R D 73 Potter, NE 69156-0038

Legal Description: 19-16-53 Tract in NE 1/4

Year Purchased: Annual Taxes: $2,254.26

Property Currently Zoned: Single Family

Description of Property (list approximate acres in each category):

<table>
<thead>
<tr>
<th>Irrigated Tillable</th>
<th>Pasture</th>
<th>Other</th>
</tr>
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<table>
<thead>
<tr>
<th>Non-Irrigated Tillable</th>
<th>Lake/Pond</th>
<th>Home Site</th>
<th>Total Acres (+/-)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>10</td>
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<< Please Check “Yes,” “No” or “Unknown” for each question >>

1. Has the property been surveyed? [X] Yes [ ] No [ ] Unknown
   If “Yes,” explain: 20 years ago

2. Does the Seller own mineral rights to the property? [X] Yes [ ] No [ ] Unknown
   If “Yes,” explain: To the best of my knowledge

3. Does the Seller own water rights to the property? [X] Yes [ ] No [ ] Unknown
   If “Yes,” explain: 2 wells on property

4. Does anyone other than the seller own or have any interest or claim to the mineral or water rights on the property? [ ] Yes [X] No [ ] Unknown
   If “Yes,” explain:

5. Does the property lie in a flood plain or zone? [ ] Yes [X] No [ ] Unknown
   If “Yes,” state the last date (if ever) that the property experienced any flooding and describe the nature of such flooding:

6. Is the property subject to any covenants or homeowners association regulations? [ ] Yes [X] No [ ] Unknown
   If “Yes,” explain:

7. Is the property connected to city/rural water? [X] Yes [ ] No [ ] Unknown
   If “Yes,” indicate service providers name:
8. **Is there a well on the property?**
   If "Yes," please state the following to the best of your knowledge:
   Location: 2 well one west of property one next to little house
   Approx. Age: 2
   Depth: 473
   Approx. Gal/Min.: 4
   Date Last Tested: 1998
   Please describe any problems with the well (if any) that you are aware of:

9. **Is the property connected to a public sewer system?**
   If "Yes," indicate service providers name:

10. **Is there a septic system on the property?**
    If "Yes," please state the following to the best of your knowledge:
    Location: 2 Septics, 1 North of house, 1 South of little house
    Approx. Age: 2
    Date Last Tested: 
    Location & Orientation of Laterals: 
    Please describe any problems with the septic system (if any) that you are aware of: **NONE**

11. **Is there electricity on the property?**
    If "No," what is the distance to the nearest source:

12. **Is there gas on the property?**
    If "No," what is the distance to the nearest source:

13. **Are there any propane tanks on the property?**
    If "Yes," please state the following to the best of your knowledge:
    Location: 1 North of Big House
    # of Tanks: 1
    Owned or Leased: Owned
    Current Fuel Level: Full

14. **Are there any leases on the property?** (Farm, Hunting, other)
    If "Yes," please describe the terms of lease, provide contact info for lessee:

15. **Is the property enrolled in any federal, state or local program?**
    CRP  □  WRP  □  Other  □  Acres  □  Enrolled:
    Annual Payment  □  Contract End Date:
    Amount:

16. **Does the property produce any income?**
    If "Yes," please describe the nature and annual amount of income:

17. **Are the property boundaries marked?**
    □ Fence  Describe fence type and condition:
    □ Other  Describe boundaries:
18. Are there any crops currently planted or growing on the property? □ Yes □ No □ Unknown
   If "Yes," explain: ____________________________________________________________

19. Are there any improvements on the property (e.g. outbuilding, pit blinds, other permanent structures)? □ Yes □ No □ Unknown
   If "Yes," please describe the nature, size and condition of each: multiple outbuildings

20. Are there any lakes or ponds on the property? (at Yes, answer following): □ Yes □ No □ Unknown
   □ Stocked w/ Fish
   Stocked: ____________________________
   Date Last
   Approx. Size (± acres): __________
   Approx. Depth: __________
   Type of Fish Stocked: ____________________________
   Does anyone else share access to the lake/pond? (Name & Nature of access):
   ____________________________________________________________

21. Is there any irrigation system being sold with the property? □ Yes □ No □ Unknown
   If "Yes," please give specifications and describe in detail:
   Type: ____________________________
   Condition: _______________________________________________________________________

22. Are you aware of any boundary disputes, encroachments or unrecorded easements on the property? □ Yes □ No □ Unknown

23. Are there any easements on the property? □ Yes □ No □ Unknown

24. Are you aware of any hazardous waste products, chemicals, or other hazardous items on the property? □ Yes □ No □ Unknown

25. Are you aware of any underground storage tanks on the property? □ Yes □ No □ Unknown
   cistern for little house

26. Are you aware of any notices from any governmental agency or other party affecting this property? □ Yes □ No □ Unknown

27. Does ownership of the property entitle owner to use any common areas? □ Yes □ No □ Unknown

28. Are there any features of the property shared with adjoining landowners, such as a wall, fence, road or driveway? □ Yes □ No □ Unknown

29. Are you aware of any violations of local, state or federal laws or regulations relating to this party? □ Yes □ No □ Unknown

30. Are you aware of any existing or threatened legal action related to or involving this property? □ Yes □ No □ Unknown

31. Are you aware of any proposed or pending zoning changes that might apply to this property? □ Yes □ No □ Unknown

32. Are you aware of any human remains, burials or cemeteries located on the property? □ Yes □ No □ Unknown
   If "Yes" please explain: ________________________________________________________

33. Are you aware of any drainage issues or has anyone complained of any drainage issues pertaining to the property affecting their property? □ Yes □ No □ Unknown

34. Please describe the wildlife commonly found on the property (e.g. Deer, turkey, upland birds, waterfowl, etc...):
   ____________________________________________________________________________
   deer, pheasants, rabbits, antelope
**Additional Miscellaneous Comments:**


☐ Check here if additional pages are attached to this Land Disclosure Statement!

**Seller’s Certification:** Seller acknowledges that the information contained herein is accurate, true and complete to the best of Seller’s knowledge, information and belief; Seller has provided all the information in this disclosure; and that the Broker/Agent has not materially assisted in the preparation of this disclosure. Seller hereby authorizes the listing broker to provide copies of this disclosure to other real estate agents and brokers and prospective buyers of this property. If seller acquires knowledge which renders the Land Disclosure Statement provided previously is materially inaccurate, the Seller shall deliver a revised Land Disclosure Statement to the Buyer as soon as is practicable.

**Seller:**

[Signature]

Date: 5-1-18

[Printed Name]

**Buyer’s Acknowledgement:** Buyer acknowledges receipt of a copy of this statement and understands that the information contained in this Land Disclosure Statement is a statement of certain conditions and information concerning the Property known to the Seller. It is not a warranty of any kind by the Seller or Seller’s agent.

**Buyer:**

[Signature]

Date: 

[Printed Name]