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): Stilwell Family Farm LLC
Property Address: 1749 E Road, Unadilla, NE 68454
Legal Description: 28-9-10 W 1/2 E 1/2 S 1/2 SE 340 AC North Russell
Year Purchased: 2007
Annual Taxes: $6831.62
Property Currently Zoned: Agricultural

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

Irrigated Tillable: _______ Pasture: _______ Other: _______
Non-Irrigated Tillable: 105 Lake/Pond: _______
Timber/Creek: _______ Home Site: 3.5 Total Acres (+/-) 120

<< Please Check “Yes,” “No” or “Unknown” for each question >>

1. Has the property been surveyed? ☐ Yes ☐ No ☒ Unknown
   If “Yes,” explain: ____________________________

2. Does the Seller own mineral rights to the property? ☐ Yes ☐ No ☒ Unknown
   If “Yes,” explain: ____________________________

3. Does the Seller own water rights to the property? ☒ Yes ☐ No ☐ Unknown
   If “Yes,” explain: Water

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

5. Does the property lie in a flood plain or zone? ☐ Yes ☒ 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 ☒ No ☐ Unknown
   If “Yes,” explain: ____________________________

7. Is the property connected to city/rural water? ☒ Yes ☐ No ☐ Unknown
   If “Yes,” indicate service provider’s name: ____________________________
8. **Is there a well on the property?**
   If “Yes,” please state the following to the best of your knowledge:
   - **Location:** NW of house
   - **Approx. Age:** Unknown
   - **Depth:** 100 feet
   - **Gal/Min.:** 10 gpm
   - **Date Last Tested:**
   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 provider's name:
   - **Yes**
   - **No**
   - **Unknown**

10. **Is there a septic system on the property?**
    If “Yes,” please state the following to the best of your knowledge:
    - **Location:** drainage tile empties into east field; no septic tank
    - **Approx. Age:** Unknown
    - **Date Last Tested:** 10 years
    Please describe any problems with the septic system (if any) that you are aware of:

11. **Is there electricity on the property?**
    - **Yes**
    - **No**
    - **Unknown**

12. **Is there gas on the property?**
    - **Yes**
    - **No**
    - **Unknown**

13. **Are there any propane tanks on the property?**
    If “Yes,” please state the following to the best of your knowledge:
    - **Location:** NW of house
    - **# of Tanks:** 1
    - **Owned or Leased:** Owned
    - **Current Fuel Level:** On budget plan

14. **Are there any leases on the property? (Farm, Hunting, other)?**
    If “Yes,” please describe the terms of lease, provide contact info for lessee:
    - **Yes**
    - **No**
    - **Unknown**

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

16. **Does the property produce any income?**
    If “Yes,” please describe the nature and annual amount of any income:
    - **Yes**
    - **No**
    - **Unknown**
    - **Terms of Lease:** 152 acres total of $15,823.20

17. **Are the property boundaries marked?**
    - **Yes**
    - **No**
    - **Unknown**
    - **Other**
    Describe boundaries: tree line to north, waterway on west
18. Are there any crops currently planted or growing on the property?  
☐ Yes ☐ No ☐ Unknown
If "Yes," explain: [Approximately 52 acres corn; 53 acres soybeans]

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: [Shop / garage, build date unknown; newer metal roof]

20. Are there any lakes or ponds on the property? or Yes, answer following:  
☐ Yes ☐ No ☐ Unknown
Approx. Size: _______ Approx. Depth: _______ Type of Fish Stocked: _______
Date Last Stocked: _______ 
□ Stocked w/ Fish
□ Not 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:

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

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, rabbits, coyotes, pheasant, quail, turkeys, bobcats
Additional Miscellaneous Comments:

#s 8 and 10: A local technician has provided service for both systems for many years and could provide more details

☐ 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]

Susan Felton

Date: 7-1-19

**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:

[Signature]

Date:

[Signature]

Date:

National Land Realty Office: ___________________________ City Omaha State NE Zipcode ___________