

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): Franssen Farms LLC

Property Address: 2065 Hwy 58

Legal Description: _____

Year Purchased: _____ Annual Taxes: _____

Property Currently Zoned: Residential / Farm / Ag

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

Irrigated Tillable: _____	Pasture: <u>75</u>	Other: <u>5/8 mile Middle Loop area</u>
Non-Irrigated Tillable: _____	Lake/Pond: <u>7</u>	
Timber/Creek: _____	Home Site: <u>4</u>	Total Acres (+/-) <u>86</u>

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

1. Has the property been surveyed? Yes No Unknown
If "Yes," explain: Correctly
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: _____
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: River
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 providers name: _____

8. Is there a well on the property? Yes No Unknown

If "Yes," please state the following to the best of your knowledge:

Location: _____

Approx. Age: _____ Depth: _____ Approx. Gal/Min.: _____ 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? Yes No Unknown

If "Yes," indicate service providers name: _____

10. Is there a septic system on the property? Yes No Unknown

If "Yes," please state the following to the best of your knowledge:

Location: SE of house

Approx. Age: 27 Date Last Tested: _____ Location & Orientation of Laterals: _____

Please describe any problems with the septic system (if any) that you are aware of: pumped in 2021

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

If "No," what is the distance to the nearest source: _____

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

If "No," what is the distance to the nearest source: _____

13. Are there any propane tanks on the property? Yes No Unknown

If "Yes," please state the following to the best of your knowledge:

Location: _____

of Tanks: 2 Owned or Leased: _____ Current Fuel Level: _____

14. Are there any leases on the property? (Farm, Hunting, other)? Yes No Unknown

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? Yes No Unknown

CRP WRP Other _____ Acres Enrolled: _____ Annual Payment Amount: _____ Contract End Date: _____

16. Does the property produce any income? Yes No Unknown

If "Yes," please describe the nature and annual amount of any income: hunting

17. Are the property boundaries marked? Yes No Unknown

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: Hay / Food Plots

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: Camp site / Airboat put in, Dock + Multiple deer Blinds, Feeders, Stocked ponds etc.

20. Are there any lakes or ponds on the property? (If Yes, answer following): Yes No Unknown

Approx. Size (+/- Acres): _____ Approx. Depth: 18' Type of Fish Stocked: _____
 Stocked w/ Fish Date Last 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: well + underground electric/pipe/valves/
Condition: fountains / etc.

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? ? electric 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 charges 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 170-185 class / Ducks / geese / turkeys / bald eagles / Bobcats / Coyotes / Raccoons / etc.

35. Has the subject property been issued, or is it operating under, a special use permit and/or conditional use permit? If "Yes,"

Yes No Unknown

• Can the permit be transferred to the new buyer?

Yes No Unknown

• Does the new buyer have to reapply for the permit?

Yes No Unknown

• Permit expiration date (if applicable): _____

Additional Miscellaneous Comments:

Out fitters Dream !!!
* Purchaser may Long term Hunting lease 430A(4)

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

12K/yr 10-2045
23% Inflationary rate increase

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:

Scott J. Hanson

Date: 6-5-24

Seller Printed Name

Date: _____

Seller 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:

Date: _____

Buyer Printed Name

Date: _____

Buyer Printed Name