

NEW

NATIONAL LAND REALTY®

Turnkey Hunter's Paradise on the Loup River

89.74 +/- Acres | Howard County, NE | \$2,250,000



National Land Realty
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Blair, NE 68008
NationalLand.com

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The above information is from sources deemed reliable, however the accuracy is not guaranteed.
National Land Realty assumes no liability for error, omissions or investment results.



PROPERTY SUMMARY

Discover your hunting paradise in Howard County, Nebraska! This unique 80+/- acre property boasts a luxurious 3,600+/- square foot 4 bedroom, 3.5 bath 1.5-story brick home with a metal roof. Admire the panoramic Middle Loup River views from the spacious patio and deck. Hunt ducks, geese, deer, and turkey on this rare riverfront gem. Control water levels in the 2 ponds with an integrated and meticulously designed well and riser system that appears naturally incorporated into the land. Fish for bass, bluegill, crappie, catfish, walleye, and trout in the ponds. Easy access to the river for your airboat, kayaks, and more. Wildlife food plots enhance the hunting experience. Paved access to the driveway. Two outbuildings provide ample storage, with one being insulated and equipped with a bathroom and washer/dryer. Seller is offering the new owner an optional 10-year deer and turkey hunting lease on the 430+/- acres he owns adjacent to the property. Contact listing agent for details. LEASE WILL BE OFFERED ONLY TO THE NEW OWNER. Don't miss out on this remarkable riverfront opportunity!



ACREAGE BREAKDOWN

66 +/- acres of Pasture, 18.6 +/- acres of Accession and 4.5 +/- homesite with 5/8 of a mile of Middle Loup River frontage.

ADDRESS

2065 Highway 58
Boelus, NE 68820

LOCATION

2.5 miles East of Boelus, NE on Highway 58.

TAXES

\$6,087/year (2023)

PROPERTY HIGHLIGHTS

- Admire the panoramic Middle Loup River views from the spacious patio and deck.
- Excellent hunting opportunities for ducks, geese, deer, turkey and other small game
- Easy access to the river for your airboat, kayaks, and more.
- Water level control system in place for the 2 ponds allowing you to keep them full and open even on the days where the river may be frozen over.
- Fish for bass, bluegill, crappie, catfish, walleye, and trout in the ponds.
- Wildlife food plots enhance you hunting and wildlife viewing experience.
- Two outbuildings provide ample storage, with one being insulated and equipped with a bathroom and washer/dryer.
- Howard County has several K-12 schools, including St. Paul Public Schools and Elba Public Schools.
- Seller is offering the new owner an optional 10-year deer and turkey hunting lease on the 430+/- acres he owns adjacent to the property. Contact listing agent for details. LEASE WILL BE OFFERED ONLY TO THE NEW OWNER.



nationalland.com/listing/turnkey-hunters-paradise-on-the-loup-river



COMMERCIAL PROPERTY HIGHLIGHTS

Zoning
Agricultural

Listing ID#
2979843





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RYAN SCHROETER, ALC, /
Land Broker

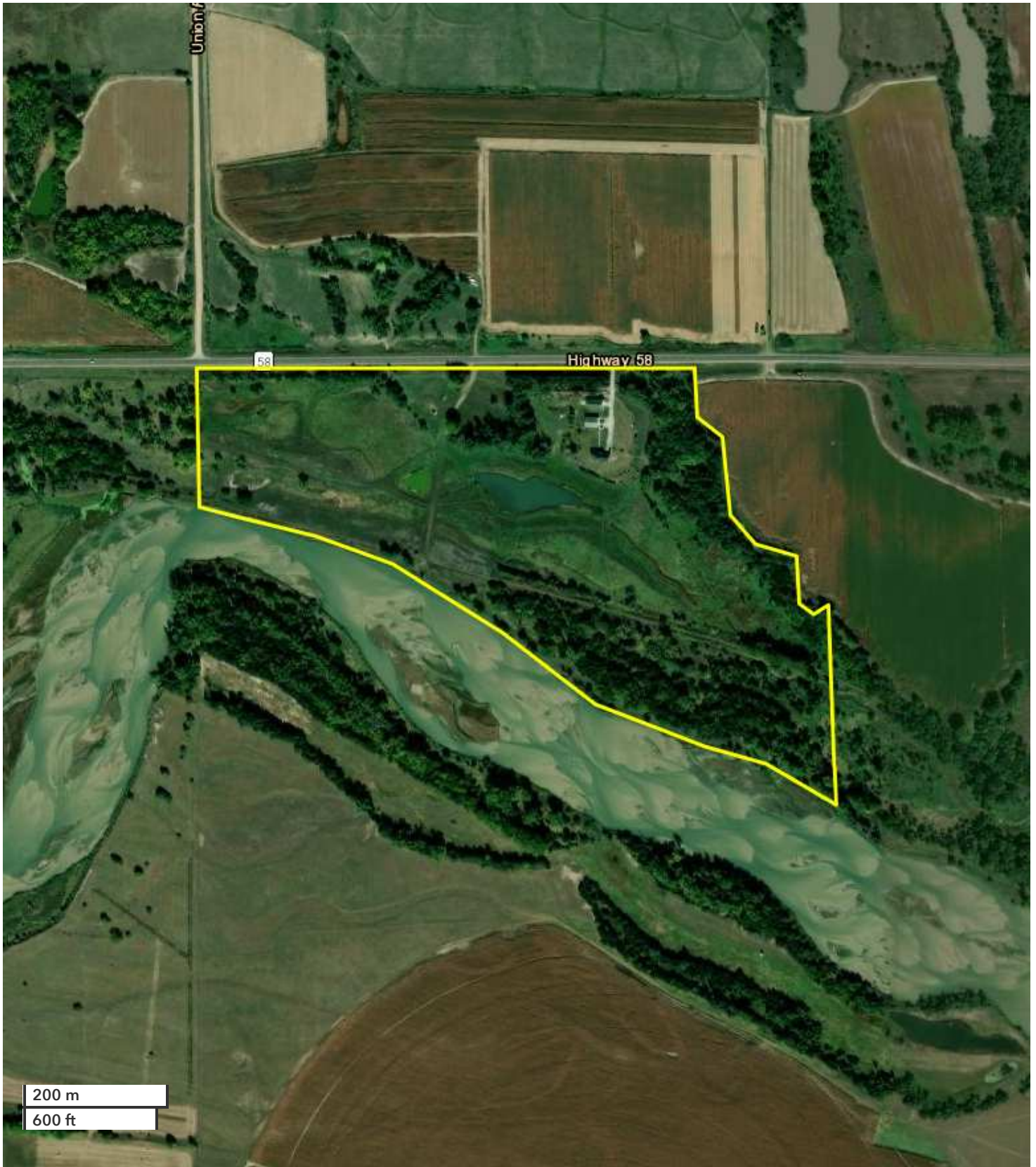
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Turnkey Hunter's Paradise on the Loup River
Howard County, NE

82 +/- Acres
\$2,250,000



All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.

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
2.3% 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: _____

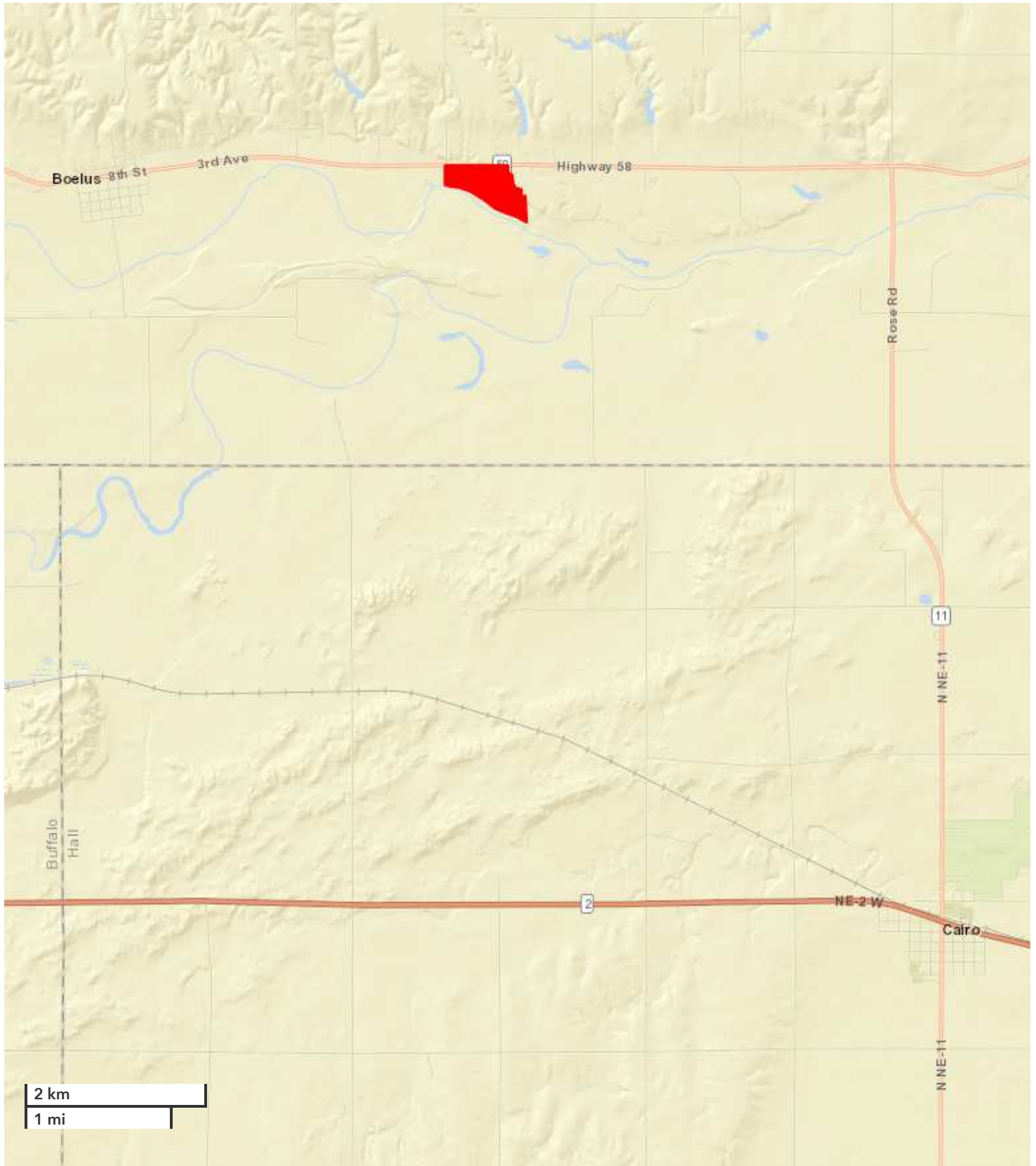
Buyer Printed Name



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**NEBRASKA REAL ESTATE COMMISSION
SELLER PROPERTY CONDITION DISCLOSURE STATEMENT
Residential Real Property**

THIS DISCLOSURE STATEMENT IS BEING COMPLETED AND DELIVERED IN ACCORDANCE WITH NEBRASKA LAW. NEBRASKA LAW REQUIRES THE SELLER TO COMPLETE THIS STATEMENT (NEB. REV. STAT. §76-2,120).

How long has the seller owned the property? 13 year(s) In family since 1981
 Is seller currently occupying the property? (Circle one) YES / NO If yes, how long has the seller occupied the property? 2017 year(s)
 If no, has the seller ever occupied the property? (Circle one) YES / NO If yes, when? From 2017 (year) to 2023 (year)

This disclosure statement concerns the real property located at 2065 Hwy 4 SP
 in the city of Doelers, County of Howard, State of Nebraska and legally described as:

This statement is a disclosure of the condition of the real property known by the seller 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**. Even though the information provided in this statement is NOT a warranty, the purchaser may rely on the information contained herein in deciding whether and on what terms to purchase the real property. 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 the seller and purchaser.

Seller please note: you are required to complete this disclosure statement IN FULL. If any particular item or matter does not apply and there is no provision or space for indicating, insert "N/A" in the appropriate box. If age of items is unknown, write "UNK" on the blank provided. If the property has more than one item as listed below please put the numbered in the appropriate box. For example – if the home has three room air conditioners, one working, one not working, and one not included, put a "1" in each of the "Working", "Not Working", and "None/Not Included" boxes for that item, and a "3" on the line provided next to the item description to indicate total number of item. You may also provide additional explanation of any item in the comments section in PART III.

SELLER STATES THAT, TO THE BEST OF THE SELLER'S KNOWLEDGE AS OF THE DATE THIS DISCLOSURE STATEMENT IS COMPLETED AND SIGNED BY THE SELLER, THE CONDITION OF THE REAL PROPERTY IS:

PART I – If there is more than one of any item in this Part, the statement made applies to each and all of such items unless otherwise noted in the Comments section in PART III of this disclosure statement, or number separately as provided in the instructions above. If an item in this Part is not on the property, or will not be included in the sale, check only the "None/Not included" column for that item.

| Section A - Appliances | Working | Not Working | Do Not Know If Working | None / Not Included |
|--|-------------------------------------|-------------|------------------------|-------------------------------------|
| 1. Refrigerator | <input checked="" type="checkbox"/> | | | |
| 2. Clothes Dryer | <input checked="" type="checkbox"/> | | | |
| 3. Clothes Washer | <input checked="" type="checkbox"/> | | | |
| 4. Dishwasher | <input checked="" type="checkbox"/> | | | |
| 5. Garbage Disposal | <input checked="" type="checkbox"/> | | | |
| 6. Freezer | <input checked="" type="checkbox"/> | | | |
| 7. Oven | <input checked="" type="checkbox"/> | | | |
| 8. Range | <input checked="" type="checkbox"/> | | | |
| 9. Cooktop | <input checked="" type="checkbox"/> | | | |
| 10. Microwave oven | <input checked="" type="checkbox"/> | | | |
| 11. Built-in vacuum system and equipment | | | | <input checked="" type="checkbox"/> |
| 12. Range ventilation systems | <input checked="" type="checkbox"/> | | | |
| 13. Gas grill | <input checked="" type="checkbox"/> | | | |
| 14. Room air conditioner (___ number) | <input checked="" type="checkbox"/> | | <u>Central</u> | |
| 15. TV antenna / Satellite dish | | | | <input checked="" type="checkbox"/> |
| 16. Trash compactor | | | | <input checked="" type="checkbox"/> |

| Section B - Electrical Systems | Working | Not Working | Do Not Know If Working | None / Not Included |
|---|-------------------------------------|-------------|------------------------|---|
| 1. Electrical service panel capacity ___ AMP Capacity (if known) ___ fuse ___ circuit breakers | <input checked="" type="checkbox"/> | | | |
| 2. Ceiling fan(s) (___ number) | <input checked="" type="checkbox"/> | | | |
| 3. Garage door opener(s) (___ number) | <input checked="" type="checkbox"/> | | | |
| 4. Garage door remote(s) (___ number) | <input checked="" type="checkbox"/> | | | |
| 5. Garage door keypad(s) (___ number) | | | | |
| 6. Telephone wiring and jacks | <input checked="" type="checkbox"/> | | | |
| 7. Cable TV wiring and jacks | <input checked="" type="checkbox"/> | | | |
| 8. Intercom or sound system wiring | <input checked="" type="checkbox"/> | | | |
| 9. Built-in speakers | <input checked="" type="checkbox"/> | | | |
| 10. Smoke detectors (___ number) | <input checked="" type="checkbox"/> | | | |
| 11. Fire alarm | <input checked="" type="checkbox"/> | | | |
| 12. Carbon Monoxide Alarm (___ number) | <input checked="" type="checkbox"/> | | | |
| 13. Room ventilation/exhaust fan (___ number) | <input checked="" type="checkbox"/> | | | |
| 14. 220 volt service | <input checked="" type="checkbox"/> | | | |
| 15. Security System ___ Owned ___ Leased ___ Central station monitoring <u>AOT</u> | <input checked="" type="checkbox"/> | | | |
| 16. Have you experienced any problems with the electrical system or its components? ___ YES ___ NO | | | | If YES, explain the condition in the comments section in PART III of this disclosure statement. |

Seller's Initials SP Property Address 2065 Hwy 4 SP Buyer's Initials 1

| Section C - Heating and Cooling Systems | Working | Not Working | Do Not Know If Working | None / Not Included |
|---|-------------------------------------|-------------|------------------------|-------------------------------------|
| 1. Air purifier | | | | <input checked="" type="checkbox"/> |
| 2. Attic fan | <input checked="" type="checkbox"/> | | | |
| 3. Whole house fan | | | | <input checked="" type="checkbox"/> |
| 4. Central air conditioning _____ year installed (if known) | <input checked="" type="checkbox"/> | | | |
| 5. Heating system _____ year installed (if known) Gas _____ Electric _____ Other (specify <u>gas</u>) | <input checked="" type="checkbox"/> | | | |
| 6. Fireplace / Fireplace Insert | <input checked="" type="checkbox"/> | | | |
| 7. Gas log (fireplace) | | | | <input checked="" type="checkbox"/> |
| 8. Gas starter (fireplace) | | | | <input checked="" type="checkbox"/> |
| 9. Heat pump _____ year installed (if known) | | | | <input checked="" type="checkbox"/> |
| 10. Humidifier | <input checked="" type="checkbox"/> | | | |
| 11. Propane Tank _____ year installed (if known) Rent _____ Own _____ | <input checked="" type="checkbox"/> | | | |
| 12. Wood-burning stove _____ year installed (if known) | <input checked="" type="checkbox"/> | | | |

| Section D - Water Systems | Working | Not Working | Do Not Know If Working | None / Not Included |
|---|-------------------------------------|-------------|------------------------|-------------------------------------|
| 1. Hot tub / whirlpool | | | | <input checked="" type="checkbox"/> |
| 2. Plumbing (water supply) | <input checked="" type="checkbox"/> | | | |
| 3. Swimming pool | | | | <input checked="" type="checkbox"/> |
| 4. a. Underground sprinkler system | <input checked="" type="checkbox"/> | | | |
| b. Back-flow prevention system | <input checked="" type="checkbox"/> | | | |
| 5. Water heater _____ year installed (if known) | <input checked="" type="checkbox"/> | | | |
| 6. Water purifier _____ year installed (if known) | | | | <input checked="" type="checkbox"/> |
| 7. Water softener _____ Rent _____ Own _____ | <input checked="" type="checkbox"/> | | | |
| 8. Well system | <input checked="" type="checkbox"/> | | | |
| Section E - Sewer Systems | Working | Not Working | Do Not Know If Working | None / Not Included |
| 1. Plumbing (water drainage) | <input checked="" type="checkbox"/> | | | |
| 2. Sump pump (discharges to _____) | | | | <input checked="" type="checkbox"/> |
| 3. Septic System | <input checked="" type="checkbox"/> | | | |

PART II - In Sections A, B, C, and D if the answer to any item is "YES", explain the condition in the comments Section in PART III of this disclosure statement.

Section A. Structural Conditions - If there is more than one of any item listed in this Section, the statement made applies to each and all of such items unless otherwise noted in the comment section in PART III of this disclosure statement.

| Section A - Structural Conditions | YES | NO | Do Not Know |
|--|-----|-------------------------------------|-------------|
| 1. Age of roof (if known) <u>5</u> year(s) | N/A | N/A | |
| 2. Does the roof leak? <u>NO</u> | | <input checked="" type="checkbox"/> | |
| 3. Has the roof leaked? <u>NO</u> | | <input checked="" type="checkbox"/> | |
| 4. Is there presently damage to the roof? <u>NO</u> | | <input checked="" type="checkbox"/> | |
| 5. Has there been water intrusion in the basement or crawl space? <u>NO</u> | | <input checked="" type="checkbox"/> | |
| 6. Has there been any damage to the real property or any of the structures thereon due to the following occurrences including, but not limited to, wind, hail, fire, flood, wood-destroying insects, or rodents? <u>NO</u> | | <input checked="" type="checkbox"/> | |
| 7. Are there any structural problems with the structures on the real property? <u>NO</u> | | <input checked="" type="checkbox"/> | |
| 8. Is there presently damage to the chimney? <u>NO</u> | | <input checked="" type="checkbox"/> | |
| 9. Are there any windows which presently leak, or do any insulated windows have any broken seals? <u>NO</u> | | <input checked="" type="checkbox"/> | |

| Section A - Structural Conditions | YES | NO | Do Not Know |
|---|-------|-------------------------------------|------------------|
| 10. Year property was built <u>NO</u> (if known) | N/A | N/A | <u>late 90's</u> |
| 11. Has the property experienced any moving or settling of the following: | ----- | ----- | ----- |
| - Foundation <u>NO PROBLEMS</u> | | <input checked="" type="checkbox"/> | |
| - Floor | | <input checked="" type="checkbox"/> | |
| - Wall | | <input checked="" type="checkbox"/> | |
| - Sidewalk | | <input checked="" type="checkbox"/> | |
| - Patio | | <input checked="" type="checkbox"/> | |
| - Driveway | | <input checked="" type="checkbox"/> | |
| - Retaining wall | | <input checked="" type="checkbox"/> | |
| 12. Any room additions or structural changes? <u>NO</u> | | | |

Section B. Environmental Conditions - Have any of the following substances, materials, or products been on the real property? If tests have been conducted for any of the following, provide a copy of all test results, if available.

| Section B - Environmental Conditions | YES | NO | Do Not Know |
|--|-----|-------------------------------------|-------------|
| 1. Asbestos | | <input checked="" type="checkbox"/> | |
| 2. Contaminated soil or water (including drinking water) | | <input checked="" type="checkbox"/> | |
| 3. Landfill or buried materials | | <input checked="" type="checkbox"/> | |
| 4. Lead-based paint | | <input checked="" type="checkbox"/> | |
| 5. Radon gas | | <input checked="" type="checkbox"/> | |
| 6. Toxic materials | | <input checked="" type="checkbox"/> | |

| Section B - Environmental Conditions | YES | NO | Do Not Know |
|--|-----|-------------------------------------|-------------|
| 7. Underground fuel, chemical or other type of storage tank? | | <input checked="" type="checkbox"/> | |
| 8. Have you been notified by the Noxious Weed Control Authority in the last 3 years of the presence of noxious weeds, as defined by Nebraska law (N.A.C. Title 25, Ch. 10), on the property? | | <input checked="" type="checkbox"/> | |
| 9. Hazardous substances, materials or products identified by the Environmental Protection Agency or its authorized Nebraska Designee (excluding ordinary household cleaners) | | <input checked="" type="checkbox"/> | |

Seller's Initials SM Property Address 2065 Hwy 58 Buyer's Initials /

Section C. Title Conditions - Do any of the following conditions exist with regard to the real property?

| Section C - Title Conditions | YES | NO | Do Not Know |
|---|-------------------------------------|-------------------------------------|-------------------------------------|
| 1. Any features, such as walls, fences and driveways which are shared? | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Any easements, other than normal utility easements? | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Any encroachments? | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Any zoning violations, non-conforming uses, or violations of "setback" requirements? | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Any lot-line disputes? | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. Have you been notified, or are you aware of, any work planned or to be performed by a utility or municipality close to the real property including, but not limited to sidewalks, streets, sewers, water, power, or gas lines? | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7. Any planned road or street expansions, improvements, or widening adjacent to the real property? | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8. Any condominium, homeowners', or other type of association which has any authority over the real property? | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 9. Any private transfer fee obligation upon sale? | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |

| Section C - Title Conditions | YES | NO | Do Not Know |
|---|-------------------------------------|-------------------------------------|-------------------------------------|
| 10. Does ownership of the property entitle the owner to use any "common area" facilities such as pools, tennis courts, walkways, or other common use areas? | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 11. Is there a common wall or walls? | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Is there a party wall agreement? | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 12. Any lawsuits regarding this property during the ownership of the seller? | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 13. Any notices from any governmental or quasi-governmental agency affecting the real property? | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 14. Any unpaid bills or claims of others for labor and/or materials furnished to or for the real property? | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 15. Any deed restrictions or other restrictions of record affecting the real property? | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 16. Any unsatisfied judgments against the seller? | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 17. Any dispute regarding a right of access to the real property? | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 18. Any other title conditions which might affect the real property? | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |

Section D. Other Conditions - Do any of the following conditions exist with regard to the real property?

| Section D - Other Conditions | YES | NO | Do Not Know |
|---|-------------------------------------|-------------------------------------|-------------------------------------|
| 1. a. Are the dwelling(s) and the improvements connected to a public water system? | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Is the system operational? | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. a. Are the dwelling(s) and the improvements connected to a private, community (non-public), or Sanitary Improvement District (SID) water system? | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Is the system operational? | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. If the dwelling(s) and the improvements are connected to a private, community (non-public) or SID water system is there adequate water supply for regular household use (i.e. showers, laundry, etc.)? | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. a. Are the dwelling(s) and the improvements connected to a public sewer system? | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Is the system operational? | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. a. Are the dwelling(s) and the improvements connected to a community (non-public) or SID sewer system? | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Is the system operational? | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. a. Are the dwelling(s) and the improvements connected to a septic system? | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Is the system operational? | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7. Has the main sewer line from the house ever backed up or exhibited slow drainage? | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |

| Section D - Other Conditions | YES | NO | Do Not Know |
|---|-------------------------------------|-------------------------------------|-------------------------------------|
| 8. a. Is the real property in a flood plain? | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Is the real property in a floodway? | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 9. Is trash removal service provided to the real property? If so, are the trash services _____ public _____ private? | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 10. Have the structures been mitigated for radon? If yes, when? ____/____/____ | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 11. Is the property connected to a natural gas system? | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 12. Has a pet lived on the property? Type(s) _____ | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 13. Are there any diseased or dead trees, or shrubs on the real property? | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 14. Are there any flooding, drainage, or grading problems in connection to the real property? | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 15. a. Have you made any insurance or manufacturer claims with regard to the real property? | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Were all repairs related to the above claims completed? | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 16. Are you aware of any problem with the exterior wall-covering of the structure including, but not limited to, siding, synthetic stucco, masonry, or other materials? | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |

Section E. Cleaning / Servicing Conditions - Have you ever performed or had performed the following? (State most recent year performed)

| Section E - Cleaning / Servicing Conditions | YEAR | YES | NO | Do Not Know | None / Not Included |
|---|------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| 1. Servicing of air conditioner | 23 | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Cleaning of fireplace, including chimney | 19 | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Servicing of furnace | 23 | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Professional inspection of furnace A/C (HVAC) System | 23 | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Servicing of septic system | 23 | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |

| Section E - Cleaning / Servicing Conditions | YEAR | YES | NO | Do Not Know | None / Not Included |
|--|------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| 6. Cleaning of wood-burning stove, including chimney | 23 | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7. Treatment for wood-destroying insects or rodents | 23 | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8. Tested well water | 19 | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 9. Serviced / treated well water | 23 | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |

Seller's Initials SP Property Address 2085 Hwy 58 Buyer's Initials /

PART III – Comments. Please reference comments on items responded to above in PART I or II, with Section letter and item number.
Note: Use additional pages if necessary.

N/A

If checked here _____ PART III is continued on a separate page(s)

SELLER'S CERTIFICATION

Seller hereby certifies that this disclosure statement, which consists of _____ pages (including additional comment pages), has been completed by Seller; that Seller has completed this disclosure statement to the best of Seller's belief and knowledge as the date hereof, which is the date this disclosure statement is completed and signed by the Seller.

Seller's Signature _____ Date 5-5-24

Seller's Signature _____ Date _____

ACKNOWLEDGEMENT OF RECEIPT OF DISCLOSURE STATEMENT, UNDERSTANDING AND CERTIFICATION

I/We acknowledge receipt of a photocopy of the above Seller Property Condition Disclosure Statement; understand that such disclosure statement is NOT a warranty of any kind by the seller or any agent representing any principal in the transaction; understand that such disclosure statement should not be accepted as a substitute for any inspection or warranty that I/we may wish to obtain; understand the information provided in this disclosure 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 the seller and purchaser; and certify that disclosure statement was delivered to me/us or my/our agent on or before the effective date of any contract entered into by me/us relating to the real property described in such disclosure statement.

Purchaser's Signature _____ Date _____

Purchaser's Signature _____ Date _____

