

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): EVERGREEN FARMS OF STAR, LLC (LTD)
 Property Address: 4800 S 187 HIGHWAY, STAR, SC 29684
 Legal Description: SEE ATTACHED PLAT
 Year Purchased: 1994 Annual Taxes: \$250
 Property Currently Zoned: U/IC

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

Irrigated Tillable: _____ Pasture: _____ Other: _____
 Non-Irrigated Tillable: _____ Lake/Pond: _____
 Timber/Creek: _____ Home Site: _____ Total Acres (+/-) _____

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

1. Has the property been surveyed? ☒ Yes ☐ No ☐ Unknown

If "Yes," explain: YES. SEE ATTACHED PLAT

2. Does the Seller own mineral rights to the property? ☐ Yes ☐ No ☐ Unknown

If "Yes," explain: YES. LAND IS OWNED "IN FESIMPLE"

3. Does the Seller own water rights to the property? ☐ Yes ☐ No ☐ Unknown

If "Yes," explain: YES

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: INITIAL COVENANT OF NO MOBILE HOMES

7. Is the property connected to city/rural water? ☐ Yes ☐ No ☐ Unknown

If "Yes," indicate service providers name: WEST ANDERSON WATER COMPANY
HWY 187, ANDERSON SC

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: _____
Approx. Age: _____ Date Last Tested: _____ Location & Orientation of Laterals: _____
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
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: _____ 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 Acres Annual Payment Contract End
☐ Other _____ Enrolled: _____ Amount: _____ Date: _____
16. Does the property produce any income? ☒ Yes ☐ No ☐ Unknown
If "Yes," please describe the nature and annual amount of any income: HAY AND HUNTING LEASE, ALTHOUGH NOT AT THIS TIME
17. Are the property boundaries marked? ☐ Yes ☐ No ☐ Unknown
☐ Fence Describe fence type and condition: _____
☒ Other Describe boundaries: SL 187, LUCAS CREEK

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: _____
20. Are there any lakes or ponds on the property? (If Yes, answer following): ☐ Yes ☒ No ☐ Unknown
☐ Stocked w/ Fish Date Last Stocked: _____
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
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?
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, WILD HOGS, COYOTE, RABBITS,

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

- Can the permit be transferred to the new buyer?
- Does the new buyer have to reapply for the permit?
- Permit expiration date (if applicable): _____

| | | |
|------------------------------|--|---|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Unknown |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Unknown |

Additional Miscellaneous Comments:

N/A

☐ 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:

RYAN / JUDY FAULLEWBERR Date: _____
EVERGREEN FARMS OF STARO
Seller Printed Name LLC

Date: 7/25/2024

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

National Land Realty Office: _____ City _____ State _____ Zipcode _____