

## 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):		Roy Anderson, Martha Anderson, Rex Anderson						
Proj	perty Address:	2118 \	Wilsonville	e Rd, Ceres	sco, NE,	, USA		
Lega	al Description:	PT N 1/2	2 SE of Section	on 35-T13N-R6	E of the 6tl	h PM Saunders C	County Nebraska	
Year Purchased:		2019	Annual Taxes: \$4,2			74.98		
Proj	perty Currently Z	oned:	AGR	ICULTUR	AL			
Des	cription of Proper	ty (list <u>ap</u>	<u>proximate</u> ac	res in each cat	egory):			
Irr	igated Tillable:		Pasture:	O1	ther:		_	
No	on-Irrigated Tillable:							
Tiı	mber/Creek:		Home Site:	20.01 <sub>To</sub>	otal Acres (+	-/-) <u>20.01</u>	_	
	<< Plea	se Check	"Yes," "No	o" or "Unkno	wn" for e	ach question >	>	
1.	Has the propert		•	original 16	60 acres	Yes No		
2.	Does the Seller o	own mine	ral rights to t	he property?		Yes No		
3.	If "Yes," explain  Does the Seller of	own water	rights to the			Yes No	Unknown	
4.	If "Yes," explain  Does anyone oth  or claim to the n	er than tl nineral or	ne seller own			Yes No	Unknown	
5.	If "Yes," explain:  Does the property lie in a flood plain or zone?  If "Yes," state the last date (if ever) that the property experienced any flooding and describe the nature of such flooding:				perienced	Yes No	Unknown	
6.	Is the property association regular "Yes," explain	lations?	-			Yes	Unknown	
	, 1							
7.	Is the property of water?	connected	to city/rural			Yes No	Unknown	
	If "Yes," indicat	e service p	oroviders name	e:				

8.	Is there a well on the property?  If "Yes," please state the following to the best of yourknowledge:  Location: northern end of property	Yes No Unknown
	Approx. Age: 5 years Depth: 130 Approx. Gal/Min.: 15	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?  If "Yes," please state the following to the best of yourknowledge:  Location: Southeast of building in southeast cor	Yes No Unknown
	Data Last Lasting & Oriental	ion of terals: east to west
	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:	Yes No Unknown
12.	Is there gas on the property?	Yes No Unknown
12.	If "No," what is the distance to the nearest source: Unknown	Yes No Unknown
13.	Are there any propane tanks on the property?  If "Yes," please state the following to the best of yourknowledge:  Location: West of building	Yes No Unknown
	·	rent 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 Annual Payment Other Enrolled: 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	me: Hay production
17.	Are the property boundaries marked?	Yes No Unknown
Ļ	Fence Describe fence type and condition:  Other Describe boundaries:  Steel posts	
	Other Describe boundaries: Steel posts	

18.	Are there any crops currently planted or growing on the property?	Yes No Unknown
	If "Yes," explain: Hay	
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):  Stocked W/ Fish	Yes No Unknown Date Last Stocked:
	Approx. Size Approx.	ish 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? If "Yes," please give specifications and describe in detail:	Yes No Unknown
	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 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? If "Yes" please explain:	Yes No Unknown
33.	Are you aware of any drainage issues or has anyone complained of any drainage issues pertaining to the	Yes No Unknown
34.	property affecting their property?  Please describe the wildlife commonly found on the property (ebirds, waterfowl, etc):	e.g. Deer, turkey, upland

	it operating under, permit? If "Yes,"	Yes V	No Unknow
<ul> <li>Can the permit be transferred to the new be</li> </ul>		Yes V	No Unknow
<ul> <li>Does the new buyer have to reapply for the</li> </ul>		Yes V	No Unknow
Permit expiration date (if applicable):			
Additional Miscellaneous Comments:			
			*
Check here if additional pages are attached to	this Land Disclosure	Statement	
Seller's Certification: Seller acknowledges that	the information conta	ined herein is	accurate, true
and complete to the best of Seller's knowledge, info information in this disclosure; and that the Broker/A	armation and belief; So	eller has provi	ded all the
of this disclosure. Seller hereby authorizes the listing	g broker to provide co	pies of this di	sclosure to
other real estate agents and brokers and prospective l knowledge which renders the Land Disclosure Staten	buyers of this property	v. If seller acq	uires
the Seller shall deliver a revised Land Disclosure State	tement to the Buyer as	siy is maienai s soon as is pra	ry maccurate, acticable.
Seller:		,	
	Date:	15/25	
Day Anderson	Date:	110/2)	
Roy Anderson Seiller Printed Name.		,	
$\bigcirc$ $[$ $[$ $]$ $[$ $]$ $[$ $]$		, ,	
Det Cluberon	Date: 7 /	15/25	
Rex Anderson		100	
Seller Printed Name.	5/	1	
Martha Anderson	1/13	5/25	
Buyer's Acknowledgement: Buyer acknowledge the information contained in this Land Disclosure States	s receipt of a copy of th	is statement and	d understands that
information concerning the Property known to the Selle Seller's agent.	er. It is not a warranty of	f any kind by	ons and the Seller or
Buyer:			
	Date:		
Buyer Printed Name			
And a consistent in the constant of the consta			
	Date:		
	Date		
Buyer Printed Name			
Bawer Printed Name			