

**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): Vera S. Campbell

Property Address: 6715-6735 block of Liberty Hwy (Hwy 178), Pendleton, SC 29670

Legal Description: \_\_\_\_\_

Year Purchased: 1960's Annual Taxes: \$15.72

Property Currently Zoned: Agricultural

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

Irrigated Tillable:	_____	Pasture:	_____	Other:	_____
Non-Irrigated Tillable:	_____	Lake/Pond:	_____		
Timber/Creek:	<u>6.40</u>	Home Site:	<u>0.25</u>	Total Acres (+/-)	<u>6.49</u>

<< 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: \_\_\_\_\_

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 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: At the front left of the property as viewed from Hwy 178, near an old car  
Approx. Age: 70 yrs Depth: 25' Approx. Gal/Min.: n/a Date Last Tested: n/a  
Please describe any problems with the well (if any) that you are aware of: This well has been out of use for well over fifty years
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: No known septic system exists  
Approx. Age: \_\_\_\_\_ Date Last Tested: \_\_\_\_\_ Location & Orientation of Laterals: \_\_\_\_\_  
Please describe any problems with the septic system (if any) that you are aware of: It is assumed that a septic system of some type was used by inhabitants over 70 yrs ago, it could have been an outhouse
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: n/a  
# of Tanks: n/a Owned or Leased: n/a Current Fuel Level: n/a
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 Date: \_\_\_\_\_  
☐ Other \_\_\_\_\_ Enrolled: \_\_\_\_\_ Amount: \_\_\_\_\_
16. Does the property produce any income? ☐ Yes ☒ No ☐ Unknown  
If "Yes," please describe the nature and annual amount of any income: \_\_\_\_\_
17. Are the property boundaries marked? ☒ Yes ☐ No ☐ Unknown  
☐ Fence Describe fence type and condition: \_\_\_\_\_  
☐ Other Describe boundaries: metal pins in the ground

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 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: \_\_\_\_\_
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 and turkey have been sighted

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?
- Does the new buyer have to reapply for the permit?
- Permit expiration date (if applicable): \_\_\_\_\_

☐ Yes ☐ No ☐ Unknown

☐ Yes ☐ No ☐ Unknown

**Additional Miscellaneous Comments:**

It is a very nice wooded property with an established upper tree canopy. Is a great place to hunt or to build a homesite.

☐ 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:***



Date: 09/26/2025

Vera S. Campbell

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

National Land Realty Office: \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zipcode \_\_\_\_\_