



**SELLER'S DISCLOSURE NOTICE:
UNIMPROVED RESIDENTIAL LAND**

THIS FORM IS FURNISHED BY THE FOUR RIVERS ASSOCIATION OF REALTORS®. LEGAL COUNSEL HAS REVIEWED IT FOR VOLUNTARY USE BY MEMBERS. ONLY MEMBERS OF A BOARD OR ASSOCIATION OF REALTORS® ARE AUTHORIZED TO USE THIS FORM.

Concerning the Property at: (Address or Legal Description): 7611 Soechting Road

This notice is a Disclosure of Seller's knowledge of condition of Property as of date signed by seller and is not a substitute for any inspections or warranties Buyer may wish to obtain. This is not a warranty of any kind by Seller, Seller's agent(s), or any other agent.

1. Yes [] No Is Title To Property in Seller's Name?

If Not Who Has The to Property? _____

2. [] Yes No Seller Resides In County Where Property is Located?
 Yes [] No Seller Has Personal Knowledge of Property?

Nearest publicly maintained road is (mark all applicable):

Paved or Blacktop [] Gravel [] Unpaved [] Adjoining Property [] Accessed Through Private Property

3. Mark below (Y) for Yes, (N) for No, or (U) for Unknown for presence of conditions Affecting Property:

- | | | | | | | | |
|-------------------------------------|-------------------------------------|-----|--|-----|-------------------------------------|-------------------------------------|---|
| Y | N | U | | Y | N | U | |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | [] | Cemetery or Any Burial Grounds | [] | <input checked="" type="checkbox"/> | [] | Radon Gas |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | [] | Diseased Trees on Property | [] | <input checked="" type="checkbox"/> | [] | Underground Tanks |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | [] | Endangered Species/Habitat on Property | [] | <input checked="" type="checkbox"/> | [] | Flooded in 1972 |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | [] | Geologic Fault Lines | [] | <input checked="" type="checkbox"/> | [] | Flooded in 1998 |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | [] | Soil Movement | [] | <input checked="" type="checkbox"/> | [] | Flooded in 2002 |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | [] | Hazardous or Toxic Waste | [] | [] | <input checked="" type="checkbox"/> | Other Previous Flooding |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | [] | Lead-Based Paint Hazards | [] | <input checked="" type="checkbox"/> | [] | Intermittent or Weather or Artesian Springs |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | [] | On Current or Prior Landfill | [] | <input checked="" type="checkbox"/> | [] | Wetlands on Property |
| | | | | [] | <input checked="" type="checkbox"/> | [] | Mining or Quarrying |

②
JW

[] Located in 100-Year Flood Plain? If Yes, Approx. Percent of Area in Flood Plain:
ABOUT 1/3 OF THE BACK OF THE 10 ACRES. HAS NOT FLOODED IN PAST 30 YEARS.
% [] Located Over Aquifer Recharge Zone

tt Yes to any above, please explain: _____

4. Is Seller aware of any of the following:

- | | | | | |
|-------------------------------------|-------------------------------------|-----|---|--|
| Y | N | U | | |
| <input checked="" type="checkbox"/> | [] | [] | Survey Available | |
| [] | <input checked="" type="checkbox"/> | [] | Plat or Subdivision Layout Plan | If Yes, Filed in Public Record: [] Yes [] No |
| [] | <input checked="" type="checkbox"/> | [] | Deed Restrictions, Covenants, or Other Obligations Affecting the Property | |
| [] | <input checked="" type="checkbox"/> | [] | Restrictions or Limitations on Use Recorded in Public Records | |
| [] | <input checked="" type="checkbox"/> | [] | Unrecorded Private Restrictions or Limitations on Use | |

Initials for identification: Sellers- JW

Buyers- [Signature]

Concerning the Property At: TBD Joecetting Road
(Section 4 Continued)

Y N U

Features Shared In Common with Adjoining Landowners Whose Use or Maintenance Responsibility Could Affect Property (such as Walls, Fences, Driveways, Roofs, Wells, Meters, etc.)

Encroachments, Easements or Similar Matters that May Affect Property (1)

Zoning, "Setback," or Other Violations or Non-Conforming Uses that Could Affect Property

Is Property Currently Subject to Annexation by any Municipality

Is Property Within the Extraterritorial Jurisdiction (ETJ) of any municipality

Any Old or Uncapped Wells On Property If so: Water Oil or Gas

Other Any Environmental Studies or Reports

"Roll Back Taxes" Applicable If Buyer Changes Uses of Property (0)

Notices of Abatement or Citations Against Property

Tax Exemptions You (Seller) Claim For Property

W "Yes," Explain: _____

Violent Crime or Death on Property (Except Deaths Caused by Natural Causes, Suicide or Accidents Not Related to the Property)

Property Owners/Homeowners Association Fees or Assessments. If Yes, Complete the Following:

Mandatory Voluntary Amount \$ _____ Per Month Quarter Year

Name of Assn: _____ Manager's Name: _____

Address of Property Owner's Assn: _____ Phone _____

Y N U

Municipal Utility District (MUD) with Authority Over Property

Unpaid Fees or Assessments for Property: Yes Amount \$ _____ (None

If Yes, Name of District _____

If You Answered Yes to Any Question in this Section, Please Explain: (1) Likely an easement for Crystal Clear Water hookup - close to road at front (2) Property is currently Ag Exempt tax status.

5. Utilities Available on Site: (A = Available in Area, O = On Site, N = None, U = Unknown)

A O N U

Natural Gas

Electric

Telephone

Cable TV

Sewer System

Septic Tank

Water (Detail Below)

Propane Tanks If Propane Tanks Present: Owned, or Rented

Other _____

Names of Utility Providers (If Utilities On-Site or Available in Area):

Electric: Dordanates Electric Coop Natural Gas: _____

Telephone: _____ Garbage: _____

Initials for identification: Sellers- MS W

Buyers- [Signature]

Cable TV: _____ Propane Gas: _____

Concerning the Property At: _____

(Section 5 Continued)

Sewer:

If Sewer System, Name of Provider: _____ Phone _____
___ Septic System: [] In Place [] Required [] Allowed [] Not Allowed [] Size of Field _____

Water:

If Water System, Name of Provider: Crystal Clear Water

Water System: [] City [] Well [] Municipal [] Co-Op [] Private [] MUD
[] Investor Owned Utility [] None Available [] Unknown

If Well on Property:

Approx. Depth _____ Approx. Gallons Per Minute Flow _____ Potable/Consumable? _____

Water Source: _____ (Company, Aquifer, Etc., If Known)

NOTICE TO SELLER: If any of the above information changes or you wish to amend the statements above, it is your responsibility to do so prior to this form becoming a part of a purchase contract.

Joseph A. Bird April 2023 [Signature] 4/1/23
Seller Date Seller Date

NOTICE TO BUYER: The Listing Broker, _____

and Other Broker, _____, advise you that this Seller's Notice was compiled by Seller, as of the date signed. The Listing Broker and Other Broker have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY PRIOR TO CLOSING.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice.

Buyer Date Buyer Date

Initials for identification: Sellers- [Initials]

Buyers- [Initials]