



# Farm or Vacant Land or Lot Disclosure Statement

This document has legal consequences. If you do not understand it, consult your attorney.

1 The following is a disclosure statement made by Seller concerning the following property (the "Property"):

2 000 State Route M Highway Washburn MO 651692 Oregon

3 Street Address City Zip Code County

4 34 24 6 112

5 Section Township Range Parcel No(s). Farm No(s) # of Acres (more or less)

6 **This Disclosure Statement may assist a Buyer in evaluating the Property, but it is not a warranty of any**

7 **kind by Seller or any real estate licensee involved in this transaction, and is not a substitute for any**

8 **inspection or warranty a Buyer may wish to obtain. Real estate licensees involved in this transaction do**

9 **not inspect the Property for defects or guarantee the accuracy of any information provided herein.**

10 **SELLER:** Please complete the following form, including past history and known problems. Do not leave any spaces

11 blank. If the condition is not applicable to your Property (or unknown), mark "N/A" (or "Unknown") in the blank. The

12 following statements are made by Seller and NOT by any real estate licensee. Complete and truthful disclosure of

13 the history and condition of the Property gives you the best protection against potential charges that you violated a

14 legal disclosure obligation to a Buyer. Your answers (or the answers you fail to provide, either way) may have legal

15 consequences, even after closing a transaction. This form should help you meet your disclosure obligations, but it

16 may not cover all aspects of the Property. If you know of or suspect some condition which may negatively affect

17 the value of the Property or impair the health or safety of future occupants (e.g., environmental hazards, physical

18 condition or material defects in the Property or title thereto), then you should describe that condition and attach

19 additional pages if more space is required.

20 **BUYER:** Since these disclosures are based on Seller's actual knowledge, you cannot be sure that there are, in

21 fact, no problems with the Property simply because Seller is not aware of them. The statements made by Seller

22 are limited to the Property and are not warranties of its condition. You should condition your offer on a professional

23 inspection(s) of the Property or any off-site conditions as you deem necessary. Conditions of the Property that you

24 can see on a reasonable inspection and/or that are disclosed herein should either be taken into account in setting

25 the purchase price, or you should make correction of these conditions by Seller a requirement of the sale contract.

26 **IF YOU SIGN A SALE CONTRACT TO PURCHASE THE PROPERTY, THAT CONTRACT, AND NOT THIS**

27 **DISCLOSURE STATEMENT, WILL PROVIDE FOR WHAT IS TO BE INCLUDED IN THE SALE. IF YOU EXPECT**

28 **CERTAIN ITEMS OR EQUIPMENT TO BE INCLUDED THEY MUST BE SPECIFIED AS INCLUDED IN THE**

29 **SALE CONTRACT.**

- 30 **1. SURVEY, EASEMENTS, FLOODING.** To the best of your knowledge:
- 31 **A.** When did you purchase the Property? inherited in 2022
- 32 **B.** Has the Property been surveyed?  Yes  No
- 33 Year surveyed 2023 a portion that was sectioned/sold see
- 34 **C.** What company or person performed the survey?
- 35 Name \_\_\_\_\_ Phone \_\_\_\_\_
- 36 **D.** If this is platted land, has a certificate of survey been completed?  Yes  No
- 37 If "Yes," by whom? \_\_\_\_\_ When? \_\_\_\_\_
- 38 **E.** Has the plat been recorded in the land records?  Yes  No
- 39 If "Yes," Plat Book # \_\_\_\_\_ Page # \_\_\_\_\_
- 40 **F.** Are there any encroachments or boundary line disputes?  Yes  No
- 41 **G.** Are there any easements other than utility or drainage easements?  Yes  No
- 42 **H.** Is the Property in a designated flood plain or floodway of any kind?  Yes  No
- 43 **I.** Do you have a Flood Certificate regarding the Property?  Yes  No
- 44 **J.** Has there ever been a flood at the Property?  Yes  No
- 45 **K.** Have there ever been drainage problems affecting the Property?  Yes  No
- 46 **L.** Have you ever purchased flood insurance?  Yes  No
- 47 **M.** If any of questions 1.F through 1.L are answered "Yes," briefly describe the details.
- 48  (check box if additional pages are attached) \_\_\_\_\_
- 49 \_\_\_\_\_
- 50 \_\_\_\_\_
- 51 \_\_\_\_\_

52 **2. USE RIGHTS AND OTHER RESTRICTIONS.** To the best of your knowledge:

- 53 **A.** Do any of the following exist regarding the Property:
- 54 (1) Subdivision or other recorded indentures, covenants, conditions or restrictions?.....Yes No
- 55 (2) A right of first refusal to purchase?.....Yes No
- 56 (3) Variances, special use permits or other zoning restrictions specific to this Property?.....Yes No
- 57 (4) Have any mineral rights been severed or transferred?.....Yes No
- 58 **B.** Have you ever received notice from any person or authority of a breach of any of the above? Yes No
- 59 **C.** Are there any farming or crop-share agreement rights in the Property?.....Yes No
- 60 **D.** Are there any animal feeding operations ("AFO") or concentrated animal feeding operations ("CAFO") at
- 61 the Property? (if "Yes", please identify Class size and any permits issued below)..... Yes No
- 62 **E.** Are there any gas & oil leases or other severed or transferred mineral rights (clay, etc.)?..... Yes No
- 63 **F.** Are there any leasehold interests or tenant rights in the Property? .....Yes No
- 64 **G.** If any of the above questions are answered "Yes," briefly describe the details.
- 65  (check box if additional pages are attached) \_\_\_\_\_

66 \_\_\_\_\_

67 \_\_\_\_\_

68 \_\_\_\_\_

69 \_\_\_\_\_

70 \_\_\_\_\_

71 **3. CONDITION OF THE PROPERTY.** To the best of your knowledge:

- 72 **A.** Are there any structures, improvements or personal property available for sale? .....Yes No
- 73 Are there any problems or defects with any of these items? .....Yes No
- 74 **B.** Are there any operating or abandoned oil wells or buried storage tanks on the Property?.....Yes No
- 75 **C.** Is there any hazardous or toxic substance in or on the Property?
- 76 (including but not limited to lead in the soils)? .....Yes No
- 77 **D.** Are there any Phase I or other environmental reports regarding the Property? .....Yes No
- 78 **E.** Is there a solid waste disposal site or demolition landfill on the Property(whether permitted or
- 79 unpermitted)? .....Yes No
- 80 **Note: if "Yes", §260.213 RSMo requires Seller to disclose the location of the site, and**
- 81 **Buyer should be aware that Buyer may be held liable to the State for remedial action.....**
- 82 **F.** Have any soil tests been performed?..... Yes No
- 83 **G.** Does the Property have any fill?.....Yes No
- 84 **H.** Are there any settling or soil movement problems on this Property?.....Yes No
- 85 **I.** Is there any infestation, rot or disease in the trees on the Property?.....Yes No
- 86 **J.** Is any part of the Property located in a "wetlands area" designated by the Natural Resources Conservation
- 87 Service ("NRCS") or Farm Service Authority ("FSA")?..... Yes No
- 88 **K.** If any of the above questions are answered "Yes," briefly describe the details.
- 89  (check box if additional pages are attached) \_\_\_\_\_

90 \_\_\_\_\_

91 \_\_\_\_\_

92 \_\_\_\_\_

93 \_\_\_\_\_

94 **4. UTILITIES.** To the best of your knowledge:

- 95 **A.** Have any soil analysis tests for sanitary systems been performed? .....Yes No
- 96 If "Yes," When? \_\_\_\_\_ By Whom? \_\_\_\_\_
- 97 Results: \_\_\_\_\_
- 98 **B.** Do any of the following exist within the Property?
- 99 (1) Connection to public water? Yes No (5) Connection to shared sewer?.....Yes No
- 100 (2) Connection to public sewer? Yes No (6) Private Sewer/Septic tank/Lagoon?.....Yes No
- 101 (3) Connection to private water system off Property?..... Yes No (7) Connection to electric utility?.....Yes No
- 102 (4) Connection to shared water? Yes No (8) Connection to natural gas service?.....Yes No
- 103 (9) A water well?.....Yes No
- 104 **C.** Are any of the following existing at the boundary of the Property?
- 105 (1) Public water system access? Yes No (5) Electric Service Access?.....Yes No
- 106 (2) Public sewer system access? Yes No (6) Natural gas access?.....Yes No
- 107 (3) Shared water system access Yes No (7) Telephone system access?.....Yes No
- 108 (4) Shared sewer system access Yes No (8) Other: \_\_\_\_\_
- 109 **D.** Have any utility access charges been paid? .....Yes No
- 110 If "Yes," which charges have been paid? lagoon at edge used by neighbor easement for lagoon

111 **5. FEDERAL/STATE/LOCAL FARM PROGRAMS.** To the best of your knowledge:

112 **A.** Is Property enrolled in CRP (Conservation Reserve Program)? .....Yes No

113 If "Yes," complete the following:

114 \_\_\_\_\_ total acres put in CRP \_\_\_\_\_ last year of participation

115 \_\_\_\_\_ per acre bid in \_\_\_\_\_ enrollment year \_\_\_\_\_ annual payment

116 **B.** Is Property enrolled in WRP (Wetlands Reserve Program)? .....Yes No

117 If "Yes," complete the following:

118 \_\_\_\_\_ total acres put in WRP \_\_\_\_\_ last year of participation

119 \_\_\_\_\_ per acre bid in \_\_\_\_\_ enrollment year \_\_\_\_\_ annual payment

120 **C.** Other Programs (identify any other federal, state or local farm loan, price support or subsidy programs in

121 which the Property currently participates): \_\_\_\_\_

122 \_\_\_\_\_

123 \_\_\_\_\_

124 **6. OTHER MATTERS.** To the best of your knowledge:

125 **A.** Is or was the Property used as a site for methamphetamine production or the place of residence of a

126 person convicted of a crime involving any controlled substance related thereto? ..... Yes No

127 If "Yes," **§441.236 RSMo** requires disclosure to potential lessees and **§442.606 RSMo** requires

128 disclosure to purchasers of real estate. **MR Form DSC-5000 ("Disclosure of Information Regarding**

129 **Methamphetamine/Controlled Substances")** may be filled out in conjunction with these matters.

130 **B.** Is there anything else that may materially and adversely affect the Property (e.g., pending claims, litigation,

131 notice from a governmental authority of violation of a law or regulation, proposed zoning changes, street

132 changes, threat of condemnation, neighborhood noise or nuisance)? .....Yes No

133 If "Yes," briefly describe the details.  (check box if additional pages are attached) \_\_\_\_\_

134 \_\_\_\_\_

135 \_\_\_\_\_

136 \_\_\_\_\_

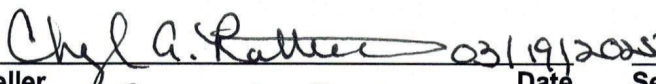
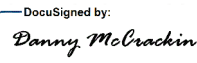
137 **SELLER'S ACKNOWLEDGMENT**

138 Seller represents that the information set forth in this Disclosure Statement is accurate and complete to the best of

139 Seller's knowledge as of the date of Seller's signature below. Seller does not intend this Disclosure Statement to

140 be a warranty or guarantee of any kind. Seller authorizes the listing broker to provide this information to prospective

141 buyers of the Property and to real estate licensees representing such buyers.

142  03/19/2025 DocuSigned by:  3/21/2025 | 9:02 AM

143 **Seller** \_\_\_\_\_ **Seller** \_\_\_\_\_ **Date** \_\_\_\_\_ **Date** \_\_\_\_\_

144 Print Name: Cheryl A. Ratterree Print Name: Danny McCrackin

145 **BUYER'S ACKNOWLEDGEMENT**

146 1. I understand and agree that the information in this form is limited to information of which Seller has actual

147 knowledge and that Seller can only make an honest effort at fully revealing the information requested.

148 2. This Property is being sold to me without warranties or guarantees of any kind by Seller or any real estate

149 licensee concerning the Property.

150 3. I understand I have the right to independently investigate the Property. I have been specifically advised to

151 have the Property and any other conditions examined by professional inspectors as I deem fit.

152 4. I acknowledge that neither Seller nor any real estate licensee is an expert at detecting or repairing physical

153 defects in the Property.

154 5. I acknowledge that there are no representations concerning the Property made by Seller or any real estate

155 licensee on which I am relying except as may be fully set forth in writing and signed by them.

156 \_\_\_\_\_ **Buyer** \_\_\_\_\_ **Buyer** \_\_\_\_\_

157 **Date** \_\_\_\_\_ **Date** \_\_\_\_\_

158 Print Name: \_\_\_\_\_ Print Name: \_\_\_\_\_

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