

SELLER'S PROPERTY DISCLOSURE STATEMENT - for Land Only

(To be completed by Seller)

This report supersedes any list appearing in the MLS

1 Property Address: 1712 CUSTER LANE AUGUSTA KS 67010
 2 Seller: _____ Date of Purchase: _____
 3 Property currently zoned as: R-3

4 **Message to the Seller:** This statement is a disclosure of the condition of the above described Property known by the SELLER on
 5 the date that it is signed. It is not a warranty of any kind by the SELLER(S) or any real estate licensees involved in this transaction,
 6 and should not be accepted as a substitute for any inspections or warranties the BUYER(S) may wish to obtain. If you know
 7 something important about the Property that is not addressed on the Seller's Property Disclosure, add that information to the
 8 form. Prospective Buyers may rely on the information you provide.

9 **Instructions:** (1) Complete this form yourself. (2) Answer all questions truthfully and as fully as possible. (3) Attach all available
 10 supporting documentation. (4) Use explanation lines as necessary. (5) If you do not have the personal knowledge to answer a
 11 question, use the comment lines to explain.

12 By signing below, you acknowledge that the failure to disclose known material information about the Property may result in liability.

13 **Message to the Buyer:** Although Seller's Property Disclosure is designed to assist the SELLER in disclosing all known material
 14 (important) facts about the Property, there are likely facts about the Property that the SELLER does not know. Therefore, it is
 15 important that you take an active role in obtaining the information about the Property.

16 **Instructions:** (1) Review this form and any attachments carefully. (2) Verify all important information. (3) Ask about any
 17 incomplete or inadequate responses. (4) Inquire about any concerns not addressed on the Seller's Property Disclosure. (5) Obtain
 18 professional inspections of the Property. (6) Investigate the surrounding area.

19 **THE FOLLOWING ARE REPRESENTATIONS OF THE SELLER(S) AND ARE NOT INDEPENDENTLY VERIFIED BY THE BROKER(S) OR AGENTS(S).**

PART I

Indicate the condition of the following items by marking the appropriate box.
 Check only one box for each item.

None	Does Not Transfer	Working	Not Working	Don't Know
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

WATER SYSTEMS

20 Well/Pump _____
 21 Drinking Yes _____ Irrigation _____
 22 Location _____
 23 Depth _____
 24 Type _____
 25 If on well water, has water ever shown test results of contamination? Yes No
 26 Is the property connected to city rural water systems?
 27 Rural Water Transfer? Yes No Transfer Fee \$ _____
 28 Cistern _____
 29 Other _____

30 Comments: There is a water meter on the west side
 31 of the property, by Custer Lane
 32

DRAINAGE/SEWAGE SYSTEMS

33 Sewer Lines Located on Custer Lane - City Sewer
 34 Septic/Laterals _____
 35 Lagoon _____
 36 Tank Size _____ Location _____
 37 # Feet of Laterals _____
 38 Other _____
 39 Other _____

40 Comments: New pond professionally dug April 2022 - roughly
 41 15 ft deep
 42

Seller's Initials TC

Buyer's Initials _____

PART II

Answer questions to the best of your (Seller's) knowledge.

None Does Not Transfer Working Not Working Don't Know

GAS/ELECTRIC

- 43 Is there a propane tank on the property?
44 If yes, is it owned or leased?
45 Company:
46 Are there solar panels on the property?
47 If yes, are they owned or rented/leased?
48 Company:
49 Are there wind turbines on the property?
50 If yes, are they owned or rented/leased?
51 Company:
52 Is there hydroelectric on the property?

Yes No Don't Know

- 53 Is gas connected to property? If not, distance to nearest source?
54 Is electricity connected to property? If not, distance to nearest source?
55 To your knowledge, is there any additional costs to hook up utilities?

Comments: There is various gas located at Custer Lane. Electricity is available on the east and south property lines. It can be run overhead or underground.

DRAINAGE/SEWAGE SYSTEMS

- 60 Is property connected to a public sewer system?
61 if yes, no explanation required.
62 Is there a septic tank/lagoon system serving this property?
63 If yes, when was it last serviced? Date
64 To your knowledge, is there any problems relating to the septic tank/cesspool/sewer system?
65 To your knowledge, is the property located in a federally designated flood plain or wetlands area?
66 Is the property located in a subdivision with a master drainage plan?
67 If so, is this property in compliance?
68 Has the property ever had a drainage problem during your ownership?
69 Do you currently pay flood insurance?
70 Other drainage/sewage systems and their conditions:
71 Comments: Sewer line is on Custer Lane

BOUNDARIES/LAND

- 73 Have you had a survey of your property? YES
74 Are the boundaries of your property marked in any way? YES
75 Is there any fencing on the boundary(ies) of the property? NO
76 If yes, does the fencing belong to the property?
77 To your knowledge, are there any boundary disputes, encroachments, or unrecorded easements?
78 Are there any features of the property shared in common with adjoining landowners, such as walls, fences, roads, driveways? NO
79 Is this property owner responsible for maintenance of any such shared feature? NO
80 Do you know of any expansive soil, fill dirt, sliding, settling, earth movement, upheaval, or earth stability problems that have occurred on the property or in the immediate neighborhood?
81 Comments: Savoy Company surveyed and recorded easements. Property can be subdivided for a development.

Seller's Initials Buyer's Initials

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Yes
No
Don't Know

HOMEOWNER'S ASSOCIATION

Is the property subject to rules or regulations of any homeowner's association?
Annual dues \$ 0 Initiation Fee \$ 0
To your knowledge, are there any problems relating to any common area?
Have you been notified of any condition which may result in an increase in assessments?
Comments: _____

ENVIRONMENTAL CONDITIONS

To your knowledge, are any of the following substances, materials, or products present on the real property?
 ~~Asbestos~~
 ~~Contaminated soil or water (including drinking water)~~
 ~~Landfill or buried materials~~
 ~~Methane gas~~
 ~~Oil sheers in wet areas~~
 ~~Radioactive material~~
 ~~Toxic material disposal (e.g., solvents, chemicals, etc.)~~
 ~~Underground fuel or chemical storage tanks~~
 ~~EMFs (Electro Magnetic Fields)~~
 ~~Gas or oil wells in area~~
 ~~Other~~
To your knowledge, are any of the above conditions present near your property?
Comments: _____

MISCELLANEOUS

To your knowledge:
 Are there any gas/oil wells on the property or adjacent property?
 Is the present use of the property a non-conforming use?
 Are there any violations of local, state or federal government laws or regulations relating to this property?
 Is there any existing or threatened legal or regulatory action affecting this property?
 Are there any current special assessments or do you have knowledge of any future assessments?
 Are there any proposed or pending zoning changes on this or adjacent property?
 Are any local, state, or federal agencies requiring repairs, alterations or corrections of any existing conditions?
 Are there any diseased or dead trees or shrubs?
 Is the property located in an area where public authorities have or are contemplating condemnation proceedings?
 Are there any facts, conditions, or circumstances, on or off site, which could affect the value, beneficial use, or desirability of the property? If yes, please explain below.
Comments: _____

Seller Owns:

Mineral Rights:
100 % pass with the land to the Buyer 0 % remain with the Seller
0 % are owned by third party 0 unknown
Are there any oil, gas, or wind leases of record or Other? Please explain:
No
Crops planted at the time of sale:
_____ pass with the land to the Buyer _____ remain with the Seller
_____ none _____ negotiable
_____ Other (please describe): _____

Seller's Initials TC Buyer's Initials _____

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Tenant's rights apply to the subject property with lease or shares as follows: _____

Water Rights:

_____ pass with the land to the Buyer Permit # _____
_____ remain with the Seller - Permit # _____
_____ have been terminated

Comments: City of Augusta water

SELLER'S ACKNOWLEDGMENT

144 Seller acknowledges that: the information contained in this disclosure is accurate, true and complete to the best of Seller's
145 knowledge, information and belief; Seller has provided all the information contained in this Seller's Property Disclosure; and that
146 the Broker/Realtor® has not prepared, nor assisted in the preparation of this Disclosure. Seller hereby indemnifies, holds harmless
147 and releases all Brokers/Realtors® involved in the sale of the property from all liability, claims, loss, cost, or damage in connection
148 with the information contained in this Disclosure. Seller hereby authorizes the listing broker to provide copies of this Disclosure
149 to other real estate brokers and agents and prospective buyers of the property.

150 [Signature] 12/16/22 _____
151 Seller Date Seller Date

OR

152 Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by Seller.
153 I have not occupied this property in _____ years and am not familiar with all conditions represented in this form.

154 [Signature] 12/16/22 _____
155 Seller Date Seller Date

BUYER'S ACKNOWLEDGMENT AND AGREEMENT

- 156 1. I personally have carefully inspected the property. I will rely upon the inspections encouraged under my contract with Seller.
- 157 Subject to any inspections, I agree to purchase the property in its present condition without representations or guarantees of
- 158 any kind by the Seller or any REALTOR® concerning the condition or value of the property.
- 159
- 160 2. I agree to verify any of the above information that is important to me by an independent investigation of my own. I have been
- 161 advised to have the property examined by professional inspectors.
- 162 3. I acknowledge that neither Seller nor any REALTOR® involved in this transaction is an expert at detecting or repairing physical
- 163 defects in the property. I state that no important representations concerning the condition of the property are being relied
- 164 upon by me except as disclosed above or as fully set forth as follows: _____
- 165 _____
- 166 4. I acknowledge that I have been informed that Kansas Law requires persons who are convicted of certain sexually violent crimes
- 167 after April 14, 1994, to register with the sheriff of the county in which they reside. I have been advised that if I desire
- 168 information regarding those registrants, I may find information on the home page of the Kansas Bureau of Investigation (KBI)
- 169 at <http://www.Kansas.gov/kbi> or by contacting the local sheriff's office.
- 170 5. I acknowledge that McConnell Air Force Base is located within Sedgwick County and is an operational military Air Force base
- 171 that is open 24 hours a day and activity at that base may generate noise. The volume, pitch, amount and frequency of noise
- 172 may be affected by future changes in McConnell Air Force Base activity. I have been informed that if I desire information
- 173 regarding potential for noise caused by the aircraft operations associated with McConnell Air Force Base and its operations, I
- 174 may find information by contacting the Metropolitan Area Planning Department.

175 _____
176 Buyer Date Buyer Date

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