



# 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 5.81 acres +/- along Highway 51/Perryville Blvd Perryville MO 63775 Perry  
3 **Street Address** **City** **Zip Code** **County**

4 \_\_\_\_\_ 5.81 acres +/-  
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  
13 of 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? 2/8/2000
- 32 B. Has the Property been surveyed? .....  Yes  No  
33 Year surveyed \_\_\_\_\_
- 34 C. What company or person performed the survey?  
35 Name \_\_\_\_\_ Phone N/A
- 36 D. If this is platted land, has a certificate of survey been completed?.....  Yes  No  
37 If "Yes," by whom? \_\_\_\_\_ When? N/A
- 38 E. Has the plat been recorded in the land records? .....  Yes  No  
39 If "Yes," Plat Book # \_\_\_\_\_ Page # \_\_\_\_\_ N/A
- 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) N/A

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 Crop share with Farmer Alan Huber 60/40.

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 (7) Connection to electric utility?.....Yes No
- 102 system off Property?..... Yes No (8) Connection to natural gas service?.....Yes No
- 103 (4) Connection to shared water? Yes No (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? \_\_\_\_\_

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): N/A  
 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 Catherine R. Pfaff, Trustee Herbert R. Pfaff, Trustee 6/19/21  
 143 **Seller** **Seller** **Date** **Date**  
 144 Print Name: Catherine R. Pfaff Herbert P. Pfaff  
 145 \_\_\_\_\_

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 guaranties 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 \_\_\_\_\_  
 157 **Buyer** **Date** **Buyer** **Date**  
 158 Print Name: \_\_\_\_\_ Print Name: \_\_\_\_\_

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# Additional Signature Page

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

**Note:** This Additional Signature Page is available for use when a Missouri REALTORS® standard form does not have enough space to accommodate the signatures of all parties to a transaction. Complete as needed.

1 In reference to and as part of Missouri REALTORS® Form # DSC-8020 regarding Property located at:

2 5.81 acres +/- along Highway 51/Perryville Blvd Perryville MO 63775 Perry  
3 **Street Address City Zip Code County**

4 **If signing on behalf of a trust or other legal entity,** **If signing on behalf of a trust or other legal entity,**  
5 **please print its name and your title below:** **please print its name and your title below:**

8 Print Entity Name Print Entity Name

10 Title Title

11 \_\_\_\_\_  
12 **BUYER or TENANT Date/Time** **OWNER/SELLER or LANDLORD Date/Time**  
13 Print Name: \_\_\_\_\_ Print Name: Shannon Gillespie 6/23/2021

DocuSigned by:

Shannon Gillespie

6/23/2021

14 \_\_\_\_\_  
15 **BUYER or TENANT Date/Time** **OWNER/SELLER or LANDLORD Date/Time**  
16 Print Name: \_\_\_\_\_ Print Name: Jeffery Gillespie 7/5/2021

DocuSigned by:

Jeffery Gillespie

7/5/2021

17 \_\_\_\_\_  
18 **BUYER or TENANT Date/Time** **OWNER/SELLER or LANDLORD Date/Time**  
19 Print Name: \_\_\_\_\_ Print Name: Kelly Reid 6/23/2021

DocuSigned by:

Kelly Reid

6/23/2021

20 \_\_\_\_\_  
21 **BUYER or TENANT Date/Time** **OWNER/SELLER or LANDLORD Date/Time**  
22 Print Name: \_\_\_\_\_ Print Name: Harry E Reid 7/2/2021

DocuSigned by:

Harry E Reid

7/2/2021

23 \_\_\_\_\_  
24 **BUYER or TENANT Date/Time** **OWNER/SELLER or LANDLORD Date/Time**  
25 Print Name: \_\_\_\_\_ Print Name: Brandon Morgan 6/24/2021

DocuSigned by:

Brandon Morgan

6/24/2021

26 \_\_\_\_\_  
27 **BUYER or TENANT Date/Time** **OWNER/SELLER or LANDLORD Date/Time**  
28 Print Name: \_\_\_\_\_ Print Name: Steven Morgan Sr. 6/25/2021

DocuSigned by:

Steven Morgan Sr.

6/25/2021

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2     5.81 acres +/- along Highway 51/Perryville Blvd         Perryville         MO 63775         Perry      
3 **Street Address City Zip Code County**

4 **If signing on behalf of a trust or other legal entity,** **If signing on behalf of a trust or other legal entity,**  
5 **please print its name and your title below:** **please print its name and your title below:**

8 \_\_\_\_\_  
Print Entity Name Print Entity Name

10 \_\_\_\_\_  
Title Title

11 \_\_\_\_\_  
12 **BUYER or TENANT Date/Time** **DocuSigned by:**     Steven Morgan Jr.         6/24/2021      
**OWNER/SELLER or LANDLORD Date/Time**

13 Print Name: \_\_\_\_\_ Print Name:     Steven Morgan Jr.    

\*\*\*\*\*

14 \_\_\_\_\_  
15 **BUYER or TENANT Date/Time** **DocuSigned by:**     Taylor Morgan         7/2/2021      
**OWNER/SELLER or LANDLORD Date/Time**

16 Print Name: \_\_\_\_\_ Print Name:     Taylor Morgan    

\*\*\*\*\*

17 \_\_\_\_\_  
18 **BUYER or TENANT Date/Time** **DocuSigned by:**     Douglas Scott Huber         6/29/2021      
**OWNER/SELLER or LANDLORD Date/Time**

19 Print Name: \_\_\_\_\_ Print Name:     Douglas Scott Huber    

\*\*\*\*\*

20 \_\_\_\_\_  
21 **BUYER or TENANT Date/Time** **OWNER/SELLER or LANDLORD Date/Time**

22 Print Name: \_\_\_\_\_ Print Name: \_\_\_\_\_

\*\*\*\*\*

23 \_\_\_\_\_  
24 **BUYER or TENANT Date/Time** **OWNER/SELLER or LANDLORD Date/Time**

25 Print Name: \_\_\_\_\_ Print Name: \_\_\_\_\_

\*\*\*\*\*

26 \_\_\_\_\_  
27 **BUYER or TENANT Date/Time** **OWNER/SELLER or LANDLORD Date/Time**

28 Print Name: \_\_\_\_\_ Print Name: \_\_\_\_\_

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## Seller's Disclosure Statement for Commercial/Industrial Property

### Addendum to Listing Contract # \_\_\_\_\_

The following is a disclosure statement, made by Seller concerning the condition of the property located at:

Street Address: 5.81 acres +/- along Hwy 51/Perryville Blvd

City: Perryville State: MO

Zip Code: 63775 County: Perry

This disclosure is not a warranty of any kind by Seller or any agent of Seller in this transaction, and is not a substitute for any inspection or warranties the buyer may wish to obtain. The following are representations made by the Seller and are not representations of the Seller's agent.

#### To the Seller:

Please complete the following form, including past history or problems if known. **Do not leave any spaces blank.** If the condition is not applicable to your property, mark "NA" in the blank. **Attach additional pages if additional space is required.** Be sure to sign every page.

#### 1. GENERAL.

- a) Approximate Year Built: N/A (Seller to complete Lead-based Paint Disclosure Form (DSC-2000 or DSC-3000) for residential building built prior to 1978).
- b) Date Purchased: 2/8/2000

#### 2. OCCUPANCY.

- a) Is the property currently vacant?  Yes  No
- b) Does Seller currently occupy this property?  
 Yes  No. If not, how long has it been since Seller occupied or inspected the property?  
 (1) Occupied N/A  
 (2) Inspected 6 months

#### 3. LAND (SOILS, DRAINAGE AND BOUNDARIES).

- a) Has any part of the property been filled other than in ordinary construction?  Yes  No  Unknown
- b) Is the property located in a flood zone, established flood plain or wetlands area?  Yes  No  Unknown
- c) Do you know of any past or present drainage or flood problems affecting the property or immediately adjacent properties?  Yes  No
- d) Do you know of any encroachments, title disputes, boundary line disputes, or easements affecting the property?  Yes  No

If any of your answers in this section are "Yes," explain in detail: \_\_\_\_\_

#### 4. ROOF. (Defined as outer layer of roof)

- a) Age: N/A years.
- b) Has the roof ever leaked during your ownership?  
 Yes  No
- c) Has the roof been replaced or repaired during your ownership?  Yes  No
- d) Do you know of any problems with the roof or rain gutters?  Yes  No

If any of your answers in this section are "Yes," explain in detail: \_\_\_\_\_

#### 5. TERMITES, DRYROT, PESTS. N/A

- a) Do you have any knowledge of termites, wood destroying insects, dryrot or pests on or affecting the property?  Yes  No
- b) Do you have any knowledge of any previous treatment or damage to the property relating to termites, dryrot or pests?  Yes  No
- c) Is your property currently under warranty or other coverage by a licensed pest control company?  
 Yes  No

If any of your answers in this section are "Yes," explain in detail: \_\_\_\_\_

#### 6. STRUCTURAL ITEMS. N/A

- a) Are you aware of any past or present cracks or flaws in the walls, foundations or structural areas?  
 Yes  No
- b) Are you aware of any past or present water leakage or seepage in the building?  Yes  No
- c) Are you aware of any fire damage or other casualty to the property?  Yes  No
- d) Have there been any repairs or other attempts to control any problem described above?  Yes  No
- e) Have any insurance claims been made in the last 5 years?  Yes  No
- f) Have you received any insurance payments for damage to the property, which were not spent for repairs?  
 Yes  No
- g) Are you aware of any insurance application or prior coverage regarding all or any part of the property that has been rejected or will not be renewed?  Yes  No
- h) Are you aware that any existing insurance coverage will be subjected to increased premium rates?  
 Yes  No

- i) Do you know of any temporary repairs that when made the repairmen advised that replacement would soon be needed?  Yes  No

*If any of your answers in this section are "Yes," explain in detail. When describing repairs or control efforts, describe the location, extent, date, and name of the persons who did the repair or control effort. Also attach copies of any available insurance claims made within the last 5 years.*

**7. BASEMENTS, CRAWLSPACES AND FOUNDATIONS. N/A**

- a) Does the property have a sump pump?  Yes  No
- b) Has there ever been any water leakage, seepage, accumulation, moisture or dampness within or around the basement, crawlspace, foundation or slab?  Yes  No *If "Yes," describe in detail:*
- c) Have there been any repairs or other attempts to control any water or dampness problem relating to the basement, crawlspace, foundation or slab?  Yes  No *If "Yes," describe the location, extent, date, and name of the person who did the repair or control effort:*

**8. ADDITIONS/REMODELS. N/A**

- a) Have you made any additions, improvements, structural changes, or other alterations to the property?  Yes  No *If "Yes," did you obtain all necessary permits and approvals and was all work in compliance with building codes?*  Yes  No  Unknown *If your answer is "No," explain:*

**9. HEATING AND AIR CONDITIONING. N/A**

- a) Air Conditioning:  Central Electric  Central Gas  Window  (#) Units
- b) Heating:  Electric  Propane  Natural Gas  Other:
- c) Water Heating:  Electric  Gas  Solar

Are you aware of any problems regarding these items?  Yes  No *If "Yes," explain in detail:*

- 10. **ELECTRICAL SYSTEM.** Are you aware of any problems with the electrical system?  Yes  No *If "Yes," explain in detail:*

- 11. **PLUMBING SYSTEM.** Are you aware of any problems with the plumbing system?  Yes  No *If "Yes," explain in detail:*

**12. OTHER EQUIPMENT AND ITEMS. N/A**

Mark the number of items being sold with property:

- Electric Garage Door Opener
- Transmitters
- Water Softener
- Smoke Detectors
- Security Alarm System
- Disposal
- Lawn Sprinklers
- Fire Suppression Equipment
- Spa/Hot Tub
- Refrigerator
- Dishwasher
- Automatic Timers
- Fireplace Doors and Covering
- Stove
- Microwave Oven
- Ceiling Fans
- TV Antennas
- Washer
- Dryer
- FP Insert
- Wood Stove
- Swimming Pool
- Pool Heater
- Propane Tank
- Pool/spa Equipment (list)

Other (describe):  
*If any of the above are not in working order, or are not owned by Seller, explain:*

**13. AVAILABLE RESOURCES.**

- Sewer System  Natural Gas  Electricity
- Telephone Cable  Television Cable

- a) What is your drinking water source:  Public  Private System  Well on Property  Shared Well
- b) If non-public, date last tested: *N/A*
- c) What is the type of sewage system:  Public Sewer  Connected  Private Sewer  Septic Tank  None
- d) Is there a sewage lift pump?  Yes  No
- e) When was the septic system last serviced? *N/A*
- f) Do you know of any leaks, backups or other problems relating to any of the plumbing, water and sewage-related items?  Yes  No *If "Yes," explain in detail:*

- 14. **NEIGHBORHOOD.** Are you aware of any annexation, school re-districting, threat of condemnation, zoning changes or street changes?  Yes  No *If "Yes," explain in detail:*

**15. HAZARDOUS SUBSTANCES.**

- a) Are you aware of the presence of any lead-based paint on the property?  Yes  No
- b) Are you aware of asbestos materials on the property, such as roof shingles, siding insulation, ceiling, flooring, pipe wrap, etc?  Yes  No
- c) Are you aware of the presence of other environmental concerns that may affect the property such as underground tanks, lead water supply pipes, polychlorinated biphenyls (PCB's), radon gas, mold, toxic waste, dump sites, or any other hazardous substance?  Yes  No

- d) Are you aware whether the property has been tested for mold, radon gas or any other hazardous substances?  
 Yes  No N/A  
 If "Yes," please give date performed, type of test and test results: \_\_\_\_\_  
 If any of the above answers are "Yes," explain in detail: \_\_\_\_\_

Other disclosures: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**16. PROPERTY OWNERS ASSOCIATIONS/ CONDOMINIUMS/USE RESTRICTIONS.**

- a) Is the property subject to covenants, conditions and restrictions (CC&R's)?  
 Yes  No  Unknown
  - b) Is the property part of a condominium, property owner's association or other common ownership?  
 Yes  No  Unknown  
 (If your answer to (b) is "No," or "Unknown," you may ignore the remainder of this section).
  - c) Is there any condition or claim which may result in an increase in assessments or fees?  
 Yes  No  Unknown  
 If your answer to (c) is "Yes," explain in detail: \_\_\_\_\_
  - d) Are all association dues, fees, charges and assessments related to the property current?  
 Yes  No  Unknown  
 If your answer to (d) is "No," explain in detail: \_\_\_\_\_
- What are the association fees, dues and other assessments related to the property? \_\_\_\_\_

**DUE TO SELLER'S LIMITED KNOWLEDGE OF THE PROPERTY, SELLER MAKES NO DISCLOSURES.**

The undersigned Seller represents that the information set forth in the foregoing disclosure statement is accurate and complete to the best of Seller's knowledge. Seller does not intend this disclosure statement to be a warranty or guaranty of any kind. Seller hereby authorizes the Broker to provide this information to prospective buyers of the property and to real estate brokers and sales people. Seller will fully and promptly disclose in writing to Buyer any new information pertaining to the Property that is discovered by or made known to Seller at any time prior to closing or settlement and constitutes an adverse material fact or would make any existing information set forth herein false or materially misleading. Seller does have legal authority to sell the property, and does not know of any facts that could restrict, impede or prevent Seller's ability to sell.

Seller: Catherine R. Ploff, Trustee  
 Date: 6/19/2021  
 Seller: Herbert P. Ploff, Trustee  
 Date: 6/19/2021

**17. OTHER MATTERS.**

- a) Do you know of any existing legal action which would prevent Seller from conveying the property?  
 Yes  No
- b) Do you know of any violations, or alleged violations of local, state or federal laws or regulations, or any covenants, conditions or restrictions relating to this property?  Yes  No
- c) Do you know of any mortgages, deeds of trust or other liens against the property that may affect your ability to sell the property?  Yes  No
- d) Do you know of proceedings which might result in a special tax bill or assessment on the property?  
 Yes  No
- e) Are you aware that the property is or was used as a site for methamphetamine production, storage or was the residence of a person convicted of a crime involving any controlled substance related thereto?  
 Yes  No  Unknown **If "Yes," MAR form DSC-5000 must be filled out in conjunction with this form.**

If any of your answers in this section are "Yes," explain in detail: \_\_\_\_\_  
 (use extra sheets, if necessary)

**RECEIPT AND ACKNOWLEDGMENT OF BUYER**

The undersigned Buyer is urged to carefully inspect the property and, if desired, to have the property examined by professional inspectors. Buyer understands that this disclosure statement is not a substitute for such inspections. Buyer acknowledges that no broker or salesperson involved in this transaction is an expert at detecting or repairing physical defects in the property. Buyer understands that there are areas of the property of which Seller has no knowledge and that this disclosure statement does not encompass those areas.

Buyer understands that unless stated otherwise in the Contract with Seller, the property is being sold in its present condition only, without warranties or guarantee of any kind by Seller or any broker or salesperson. Buyer states that no representations concerning the condition of the property are being relied upon by Buyer except as stated within the sale contract.

Buyer: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Buyer: \_\_\_\_\_  
 Date: \_\_\_\_\_

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# Additional Signature Page

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

**Note:** This Additional Signature Page is available for use when a Missouri REALTORS® standard form does not have enough space to accommodate the signatures of all parties to a transaction. Complete as needed.

1 In reference to and as part of Missouri REALTORS® Form #  DSC-8010  regarding Property located at:

2  5.81 acres +/- along Highway 51/Perryville Blvd   Perryville   MO 63775   Perry   
3 **Street Address City Zip Code County**

4 **If signing on behalf of a trust or other legal entity,** **If signing on behalf of a trust or other legal entity,**  
5 **please print its name and your title below:** **please print its name and your title below:**

8 \_\_\_\_\_  
Print Entity Name Print Entity Name

10 \_\_\_\_\_  
Title Title

11 \_\_\_\_\_  
12 **BUYER or TENANT Date/Time** **OWNER/SELLER or LANDLORD Date/Time**  
DocuSigned by:  
 Shannon Gillespie 6/23/2021

13 Print Name: \_\_\_\_\_ Print Name:  Shannon Gillespie

14 \_\_\_\_\_  
15 **BUYER or TENANT Date/Time** **OWNER/SELLER or LANDLORD Date/Time**  
DocuSigned by:  
 Jeffery Gillespie 7/5/2021

16 Print Name: \_\_\_\_\_ Print Name:  Jeffery Gillespie

17 \_\_\_\_\_  
18 **BUYER or TENANT Date/Time** **OWNER/SELLER or LANDLORD Date/Time**  
DocuSigned by:  
 Kelly Reid 6/23/2021

19 Print Name: \_\_\_\_\_ Print Name:  Kelly Reid

20 \_\_\_\_\_  
21 **BUYER or TENANT Date/Time** **OWNER/SELLER or LANDLORD Date/Time**  
DocuSigned by:  
 Harry E Reid 7/2/2021

22 Print Name: \_\_\_\_\_ Print Name:  Harry E Reid

23 \_\_\_\_\_  
24 **BUYER or TENANT Date/Time** **OWNER/SELLER or LANDLORD Date/Time**  
DocuSigned by:  
 Brandon Morgan 6/24/2021

25 Print Name: \_\_\_\_\_ Print Name:  Brandon Morgan

26 \_\_\_\_\_  
27 **BUYER or TENANT Date/Time** **OWNER/SELLER or LANDLORD Date/Time**  
DocuSigned by:  
 Steven Morgan Sr. 6/25/2021

28 Print Name: \_\_\_\_\_ Print Name:  Steven Morgan Sr.

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6  
7

8 \_\_\_\_\_  
Print Entity Name Print Entity Name

9 \_\_\_\_\_  
10 Title Title

11 \_\_\_\_\_  
12 **BUYER or TENANT Date/Time** **DocuSigned by:**     Steven Morgan Jr.         6/24/2021      
**OWNER/SELLER or LANDLORD Date/Time**

13 Print Name: \_\_\_\_\_ Print Name:     Steven Morgan Jr.    

\*\*\*\*\*

14 \_\_\_\_\_  
15 **BUYER or TENANT Date/Time** **DocuSigned by:**     Taylor Morgan         7/2/2021      
**OWNER/SELLER or LANDLORD Date/Time**

16 Print Name: \_\_\_\_\_ Print Name:     Taylor Morgan    

\*\*\*\*\*

17 \_\_\_\_\_  
18 **BUYER or TENANT Date/Time** **DocuSigned by:**     Douglas Scott Huber         6/29/2021      
**OWNER/SELLER or LANDLORD Date/Time**

19 Print Name: \_\_\_\_\_ Print Name:     Douglas Scott Huber    

\*\*\*\*\*

20 \_\_\_\_\_  
21 **BUYER or TENANT Date/Time** **OWNER/SELLER or LANDLORD Date/Time**

22 Print Name: \_\_\_\_\_ Print Name: \_\_\_\_\_

\*\*\*\*\*

23 \_\_\_\_\_  
24 **BUYER or TENANT Date/Time** **OWNER/SELLER or LANDLORD Date/Time**

25 Print Name: \_\_\_\_\_ Print Name: \_\_\_\_\_

\*\*\*\*\*

26 \_\_\_\_\_  
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