

MONTANA ASSOCIATION OF REALTORS® PROPERTY DISCLOSURE STATEMENT (LAND)



1 Date: May 15, 2024
 2
 3 Property: nhn N. Browns Gulch Rd, , MT 59701
 4 Seller(s): Chattel, LLC
 5 Seller Agent: Jerry Jordan
 6

7 Concerning adverse material facts, Montana law provides that a seller agent is obligated to:
 8
 9 • disclose to a buyer or the buyer agent any adverse material facts that concern the property and that are
 10 known to the seller agent, except that the seller agent is not required to inspect the property or verify any
 11 statements made by the seller; and
 12 • disclose to a buyer or the buyer agent when the seller agent has no personal knowledge of the veracity of
 13 information regarding adverse material facts that concern the property.
 14

15 The Seller Agent identified above is providing the attached Owner's Property Disclosure Statement that has been
 16 completed and signed by the Seller(s), if one has been made available to the Seller Agent by the Seller(s).
 17 Regardless of whether Seller(s) has/have provided Seller Agent with an Owner's Property Disclosure Statement,
 18 except as set forth below, the Seller Agent has no personal knowledge:
 19 (i) about adverse material facts that concern the Property or
 20 (ii) regarding the veracity (accuracy) of any information regarding adverse material facts that concern
 21 the Property
 22
 23
 24
 25
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 27

29 Information regarding adverse material facts that concern the Property and that are known to the Seller Agent, if any,
 30 is set forth above. However, the Seller Agent is not required to inspect the Property or verify any statements made by
 31 the Seller(s). Buyer(s) is/are therefore encouraged to obtain professional advice, inspections or both of the Property
 32 and to provide for appropriate provisions in a Buy-Sell Agreement between the Buyer(s) and Seller(s) with respect to
 33 any advice, inspections or defects.
 34

35 Seller Agent Signature: Jerry Jordan
 36 Jerry Jordan
 37 Dated: 05/20/24
 38

39 Buyer and Buyer Agent acknowledge receipt of this Property Disclosure Statement (Land).
 40
 41 Buyer Agent: _____
 42
 43 Buyer Agent Signature: _____
 44
 45 Dated: _____
 46
 47 Buyer Signature: _____
 48
 49 Dated: _____

OWNER'S PROPERTY DISCLOSURE STATEMENT (LAND) MONTANA ASSOCIATION OF REALTORS® STANDARD FORM



1 Date: May 15, 2024

2
3 The undersigned Owner is the owner of certain real property located at nhn N. Browns Gulch Rd
4 _____, in the City of _____,
5 County of Silver Bow, Montana, which real property is legally described as:
6 Multiple Parcels in Sections 9, 10, 15 & 16, Township 3N, Range R8W, PMM
7 _____
8 _____
9 _____

10 (hereafter the "Property"). Owner executes this Disclosure Statement to disclose to prospective buyers all adverse
11 material facts which concern the Property. Montana law defines an adverse material fact as a fact that should be
12 recognized as being of enough significance as to affect a person's decision to enter into a contract to buy or sell real
13 property and may be a fact that materially affects the value of the Property, that affects the structural integrity of the
14 Property, or that presents a documented health risk to occupants of the Property.

OWNER'S DISCLOSURE

- 15
16
17
18 Owner has never been to the Property.
19 Owner has not been to the Property since _____ (date).

20
21 The Owner declares that the Owner has prepared this Disclosure Statement and any attachments thereto based on
22 any adverse material facts known to the Owner. Owner hereby authorizes providing a copy of this Statement to any
23 person or entity in connection with any actual or anticipated sale of the Property. Owner further agrees to indemnify
24 and hold any and all real estate agents involved, directly or indirectly, in the purchase and sale of the Property,
25 harmless from all claims for damages based upon the disclosures made in this Disclosure Statement along with the
26 failure of the Owner to disclose any adverse material facts known to the Owner.

27
28 This information is a disclosure by the Owner of known adverse material facts concerning the Property as of the
29 above date. **It is not a warranty or representation of any kind by the Owner and it is not a contract between**
30 **Owner and buyer. This disclosure statement is not a substitute for any inspections the buyer may wish to**
31 **obtain.**

32
33 Please describe any adverse material facts concerning the items listed, or other components, fixtures or matters.

34
35 Easements (written or unwritten):
36 Northwestern Energy natural gas pipeline and existing electrical transmission lines
37 _____

38
39 Boundaries or property lines:
40 None
41 _____

42
43 Encroachments or similar matters that may affect your interest in the subject Property including but not
44 limited to buildings, fences, etc.:
45 None
46 _____

47
48 Access to the Property:
49 None
50 _____

Buyer's or Lessee's Initials

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LB , JB
Owner's Initials

51 Settling, slippage, sliding or other soil problems:

52 None known

53

54

55 Flooding, drainage or grading problems:

56 None known

57

58

59 Location of the Property in a flood plain, shoreline master plan, wetland or other environmentally sensitive area or
60 work conducted by Seller in or around any natural bodies of water:

61 None known

62

63

64 a. Water rights and private wells:

65 None known

66

67

68 b. Public or Community water systems:

69 None known

70

71

72 Restrictive Covenants and Deed restrictions:

73 None known

74

75

76 Septic system approval or existing septic system:

77 None known

78

79

80 Major damage to the Property from fire, earthquakes, floods, slides, etc.:

81 None known

82

83

84 Zoning or Historic District violations, non-conforming uses:

85 None known

86

87

88 Neighborhood noise problems or other nuisances:

89 None known

90

91

92 Property Owner's association obligations (dues, lawsuits, transfer fees, initiation fees, etc.):

93 None known

94

95

96 Notice of abatement or citations against the Property:

97 None known

98

99

100 Lawsuits or legal proceedings (including foreclosures and bankruptcies) affecting or threatening the Property:

101 None known

102

103

104 Waste dump or disposal or landfill or gravel pit or commercial use in the vicinity of the Property, existing or proposed,
105 which may cause smoke, smell, noise or other nuisance, annoyance or pollution:

106 County landfill located to the west of the west property boundary

Buyer's or Lessee's Initials

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Owner's Property Disclosure Statement (Land), October 2021
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LB , JB
Owner's Initials

- 107 Street or utility improvement planned that may affect or be assessed against the Property:
- 108 None known
- 109 _____
- 110 _____
- 111 Zoning or land use change planned or being considered by the city or county:
- 112 None known
- 113 _____
- 114 _____
- 115 Proposed increase in tax assessment value or property owner's association dues for the Property:
- 116 None known
- 117 _____
- 118 _____
- 119 Underground storage tanks or class II injection wells:
- 120 None known
- 121 _____
- 122 _____
- 123 Property leases including post-closing short-term rental obligations, crop share agreements, mineral leases or
- 124 reservations:
- 125 None known
- 126 _____
- 127 _____
- 128 Conservation Easements (existing or proposed):
- 129 None known
- 130 _____
- 131 _____
- 132 Landfill (compacted or otherwise) on the Property or any portion thereof:
- 133 None
- 134 _____
- 135 _____
- 136 Environmental issues affecting the Property:
- 137 Property located within the West Side Soils Operable Unit
- 138 _____
- 139 _____
- 140 Pests, rodents:
- 141 None known
- 142 _____
- 143 _____
- 144 Noxious Weeds:
- 145 None known
- 146 _____
- 147 _____
- 148 Airport affected area:
- 149 None
- 150 _____
- 151 _____
- 152 Other matters as set forth below.
- 153 _____
- 154 _____
- 155 _____
- 156 _____
- 157 _____
- 158 _____
- 159 _____

Buyer's or Lessee's Initials

Authentisign Authentisign
LB , JB
 Owner's Initials

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199 Owner certifies that the information herein is true, correct and complete to the best of the Owner's knowledge and
200 belief as of the date signed by Owner.

201 Authentisign
 202 Owner Leo Belanger, member- Chattel LLC Date 05/20/24
 203 Authentisign
 204 Owner Chattel LLC
 204 Owner John Burns, member- Chattel LLC Date 05/19/24

Buyer's or Lessee's Initials

BUYER'S ACKNOWLEDGEMENT

205
206
207
208
209
210

Subject Property Address: nhn N. Browns Gulch Rd, , MT 59701

211 Buyer(s) understand that the foregoing disclosure statement sets forth any adverse material facts concerning the
212 Property that are known to the Owner. **The disclosure statement does not provide any representations or**
213 **warranties concerning the Property, nor does the fact this disclosure statement fails to note an adverse**
214 **material fact concerning a particular feature, fixture or element imply that the same is free of defects.**

215
216 Buyer(s) is/are encouraged to obtain professional advice, inspections or both of the Property and to provide for
217 appropriate provisions in a contract between buyer(s) and owner(s) with respect to any advice, inspections or defects.
218 **Buyer(s) are not relying upon this property disclosure statement for buyer(s)' determination of the overall**
219 **condition of the Property in lieu of other inspections, reports or advice.**

220
221 I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.

222
223 _____
224 Buyer's/Lessee's Signature Date

225
226 _____
227 Buyer's/Lessee's Signature Date

NOTE: Unless otherwise expressly stated the term "days" means calendar days and not business days. Business days are defined as all days except Sundays and Montana or federal holidays.