



SELLER'S DISCLOSURE AND CONDITION OF PROPERTY ADDENDUM



(Land)

(IF PROPERTY IS IMPROVED, USE IN CONJUNCTION WITH THE APPROPRIATE SELLER'S
DISCLOSURE AND CONDITION OF PROPERTY ADDENDUM)

1 SELLER (Indicate Marital Status): Clark Mitchell Nerren (AMP)

2 _____
3 _____
4 _____

5 **LEGAL DESCRIPTION:** (As described in the attached Legal Description/Company Disclosure Addendum, or
6 described below) Sw4 Frc * S 1/2 Nw4 Frc & Sw4 Ne4 & Nw4 Se4 Ex S 858' Of Sw Frac Quar Sw4, S 858 Of
7 Sw Frac Quarter Sw4, All of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section 30,
8 Township 35, Range 33, In Vernon County, Missouri. Except any part taken or deeded for road right of way.
9 Containing 39.6 Acres more or less.

10 Approximate date SELLER purchased Property: July 2024. Property is
11 currently zoned as 220 Ac - 00 S 100th Rd, Deerfield, MO 64741

12
13 **1. NOTICE TO SELLER.**
14 Be as complete and accurate as possible when answering the questions in this disclosure. Attach additional sheets
15 if space is insufficient for all applicable comments. SELLER understands that the law requires disclosure of any
16 material defects, known to SELLER, in the Property to prospective Buyer(s) and that failure to do so may result in
17 civil liability for damages. This disclosure statement is designed to assist SELLER in making these disclosures.
18 Licensee(s), prospective buyers and buyers will rely on this information.

19
20 **2. NOTICE TO BUYER.**
21 This is a disclosure of SELLER'S knowledge of the Property as of the date signed by SELLER and is not a
22 substitute for any inspections or warranties that BUYER may wish to obtain. It is not a warranty of any kind by
23 SELLER or a warranty or representation by the Broker(s) or their licensees.

24
25 **3. WATER SOURCE.**
26 a. Is there a water source on or to the Property? Yes No
27 Public Private Well Cistern None Other _____
28 If well, state type _____ depth _____ diameter _____ age _____
29 Has water been tested? Yes No
30 b. Other water systems and their condition: N/A
31 c. Is there a water meter on the Property? Yes No
32 d. Is there a rural water certificate? Yes No
33 e. Other applicable information: _____
34 _____
35 _____

36 **If any of the answers in this section are "Yes", explain in detail or attach documentation:** _____
37 _____
38 _____

39
40 **4. GAS/ELECTRIC.**
41 a. Is there electric service on the Property? Yes No
42 If "Yes", is there a meter? N/A Yes No
43 b. Is there gas service on the Property? Yes No
44 If "Yes", what is the source? _____
45 c. Are you aware of any additional costs to hook up utilities? Yes No
46 d. Other applicable information: _____
47 _____
48 _____

49 **If any of the answers in this section are "Yes", explain in detail or attach documentation:** _____
50 _____
51 _____

 CMN Initials _____ Initials _____
SELLER | SELLER BUYER | BUYER

- 52 **5. LAND (SOILS, DRAINAGE AND BOUNDARIES). ARE YOU AWARE OF:**
- 53 a. The Property or any portion thereof being located in a flood zone, wetlands area or **proposed**
- 54 to be located in such as designated by FEMA which requires flood insurance? Yes No
- 55 b. Any drainage or flood problems on the Property or adjacent properties? Yes No
- 56 c. Any neighbors complaining Property causes drainage problems? Yes No
- 57 d. The Property having had a stake survey? Yes No
- 58 e. Any boundaries of the Property being marked in any way? Yes No
- 59 f. Having an Improvement Location Certificate (ILC) for the Property? Yes No
- 60 g. Any fencing/gates on the Property? Yes No
- 61 If "Yes", does fencing/gates belong to the Property? Yes No
- 62 h. Any encroachments, boundary line disputes, or non-utility
- 63 easements affecting the Property? Yes No
- 64 i. Any expansive soil, fill dirt, sliding, settling, earth movement, upheaval, or earth stability
- 65 problems that have occurred on the Property or in the immediate vicinity? Yes No
- 66 j. Any diseased, dead, or damaged trees or shrubs on the Property? Yes No
- 67 k. Other applicable information: _____
- 68 _____

69 **If any of the answers in this section are "Yes" explain in detail or attach all warranty information and**

70 **other documentation:** _____

71 _____

72 _____

73 _____

74 **6. SEWAGE.**

- 75 a. Does the Property have any sewage facilities on or connected to it? Yes No
- 76 If "Yes", are they:
- 77 Public Sewer Private Sewer Septic System Cesspool
- 78 Lagoon Grinder Pump Other _____
- 79 If applicable, when last serviced? _____
- 80 By whom? _____
- 81 Approximate location of septic tank and/or absorption field: _____
- 82 _____
- 83 Has Property had any surface or subsurface soil testing related to installation
- 84 of sewage facility? N/A Yes No
- 85 b. Are you aware of any problems relating to the sewage facilities? Yes No
- 86

87 **If any of the answers in this section are "Yes", explain in detail or attach all warranty information and**

88 **other documentation:** _____

89 _____

90 _____

91 _____

92 **7. LEASEHOLD AND TENANT'S RIGHTS, INTERESTS, INCLUDING GAS AND OIL LEASES.**

93 **(Check and complete applicable box(es))**

- 94 a. Are there leasehold interests in the Property? Yes No
- 95 If "Yes", complete the following:
- 96 Lessee is: _____
- 97 Contact number is: _____
- 98 Seller is responsible for: _____
- 99 Lessee is responsible for: _____
- 100 Split or Rent is: _____
- 101 Agreement between Seller and Lessee shall end on or before: _____
- 102 **Copy of Lease is attached.**



SELLER | SELLER Initials _____

Initials _____ BUYER | BUYER

103 b. Are there tenant's rights in the Property? Yes No
 104 If "Yes", complete the following:
 105 Tenant/Tenant Farmer is: _____
 106 Contact number is: _____
 107 Seller is responsible for: _____
 108 Tenant/Tenant Farmer is responsible for: _____
 109 Split or Rent is: _____
 110 Agreement between Seller and Tenant shall end on or before: _____
 111 **Copy of Agreement is attached.**
 112 c. Do additional leasehold interests or tenant's rights exist? Yes No
 113 If "Yes", explain: _____
 114 _____
 115 _____

116 **8. MINERAL RIGHTS (unless superseded by local, state or federal laws).**
 117 Pass unencumbered with the land to the Buyer.
 118 Remain with the Seller.
 119 Have been previously assigned as follows: _____
 120 _____
 121 _____


122 **9. WATER RIGHTS (unless superseded by local, state or federal laws).**
 123 Pass unencumbered with the land to the Buyer.
 124 Remain with the Seller.
 125 Have been previously assigned as follows: _____
 126 _____
 127 _____

128 **10. CROPS (planted at time of sale).**
 129 Pass with the land to the Buyer.
 130 Remain with the Seller.
 131 Have been previously assigned as follows: _____
 132 _____
 133 _____

134 **11. GOVERNMENT PROGRAMS.**
 135 a. Are you currently participating, or do you intend to participate, in any government
 136 farm program? Yes No
 137 b. Are you aware of any interest in all or part of the Property that has been reserved
 138 by previous owner or government action to benefit any other property? Yes No
 139

140 **If any of the answers in this section are "Yes", explain in detail or attach documentation:** _____
 141 _____
 142 _____
 143 _____

144 **12. HAZARDOUS CONDITIONS. ARE YOU AWARE OF:**
 145 a. Any underground storage tanks on or near Property? Yes No
 146 b. Any previous or current existence of hazardous conditions (e.g., storage tanks, oil
 147 tanks, oil spills, tires, batteries, or other hazardous conditions)? Yes No
 148 If "Yes", what is the location? _____
 149 c. Any previous environmental reports (e.g., Phase 1 Environmental reports)? Yes No
 150 d. Any disposal of any hazardous waste products, chemicals, polychlorinated
 151 biphenyl's (PCB's), hydraulic fluids, solvents, paint, illegal or other drugs or
 152 insulation on the Property or adjacent property? Yes No
 153 e. Environmental matters (e.g. discoloration of soil or vegetation or oil sheers
 154 in wet areas)? Yes No
 155 f. Any existing hazardous conditions on the Property or adjacent properties (e.g.
 156 methane gas, radon gas, radioactive material, landfill, toxic materials)? Yes No

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- 157 g. Gas/oil wells, lines or storage facilities on the Property or adjacent property? Yes No
- 158 h. Any other environmental conditions on the Property or adjacent properties? Yes No
- 159 i. Any tests conducted on the Property? Yes No

161 If any of the answers in this section are "Yes" explain in detail or attach documentation: _____

162 _____

163 _____

164 _____

165 **13. OTHER MATTERS. ARE YOU AWARE OF:**

- 166 a. Any violation of zoning, setbacks or restrictions, or non-conforming use? Yes No
- 167 b. Any violation of laws or regulations affecting the Property? Yes No
- 168 c. Any existing or threatened legal action pertaining to the Property? Yes No
- 169 d. Any litigation or settlement pertaining to the Property? Yes No
- 170 e. Any current/pending bonds, assessments, or special taxes that apply to the Property? Yes No
- 171 f. Any burial grounds on the Property? Yes No
- 172 g. Any abandoned wells on the Property? Yes No
- 173 h. Any public authority contemplating condemnation proceedings? Yes No
- 174 i. Any government rule limiting the future use of the Property other than existing
- 175 zoning and subdivision regulations? Yes No
- 176 j. Any condition or proposed change in surrounding area or received any notice of such? Yes No
- 177 k. Any government plans or discussion of public projects that could lead to special
- 178 benefit assessment against the Property or any part thereof? Yes No
- 179 l. Any unrecorded interests affecting the Property? Yes No
- 180 m. Anything that would interfere with passing clear title to the Buyer? Yes No
- 181 n. The Property being subject to a right of first refusal? Yes No
- 182 If "Yes", number of days required for notice: _____
- 183 o. The Property subject to a Homeowner's Association fee? Yes No
- 184 p. Any other conditions that may materially and adversely affect the value or
- 185 desirability of the Property? Yes No
- 186 q. Any other condition that may prevent you from completing the sale of the Property? Yes No

188 If any of the answers in this section are "Yes", explain in detail or attach documentation: _____

189 _____

190 _____

191 _____

192 _____

193 **14. UTILITIES.** Identify the name and phone number for utilities listed below.

194 Electric Company Name: _____ Phone # _____

195 Gas Company Name: Consolidated Rural Water Dist. 2 Phone # 662-223-1110

196 Water Company Name: _____ Phone # _____

197 Other: _____ Phone # _____

199 **15. ELECTRONIC SYSTEMS AND COMPONENTS.**

200 Any technology or systems staying with the Property? N/A Yes No

201 If "Yes", list: _____

202 _____

203 _____

204 Upon Closing, SELLER will provide Buyer with codes and passwords, or items will be reset to factory settings.

205

206 The undersigned SELLER represents, to the best of their knowledge, the information set forth in the foregoing

207 Disclosure Statement is accurate and complete. SELLER does not intend this Disclosure Statement to be a

208 warranty or guarantee of any kind. SELLER hereby authorizes Licensee assisting SELLER to provide this

209 information to prospective BUYER of the Property and to real estate brokers and licensees. **SELLER will promptly**

210 **notify Licensee assisting the SELLER, in writing, if any information in this disclosure changes prior to**

211 **Closing, and Licensee assisting the SELLER will promptly notify Licensee assisting the BUYER, in writing,**

212 **of such changes. (SELLER and BUYER initial and date any changes and/or any list of additional changes. If**

213 **attached, # _____ of pages).**



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Initials

Initials

BUYER BUYER

214 CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS
215 DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, CONSULT AN
216 ATTORNEY BEFORE SIGNING.



Jan 13, 2025

217
218
219
220 SELLER _____ DATE _____ SELLER _____ DATE _____

221
222 **BUYER ACKNOWLEDGEMENT AND AGREEMENT**

- 223
224 1. I understand and agree the information in this form is limited to information of which SELLER has actual
225 knowledge and SELLER need only make an honest effort at fully revealing the information requested.
226 2. This Property is being sold to me without warranties or guaranties of any kind by SELLER, Broker(s) or
227 Licensees concerning the condition or value of the Property.
228 3. I agree to verify any of the above information, and any other important information provided by SELLER or
229 Broker(s) (including any information obtained through the Multiple Listing Service) by an independent
230 investigation of my own. I have been specifically advised to have the Property examined by professional
231 inspectors. Buyer assumes responsibility Property is suitable for their intended use.
232 4. I acknowledge neither SELLER nor Broker(s) is an expert at detecting or repairing physical defects in the
233 Property.
234 5. I specifically represent there are no important representations concerning the condition or value of the Property
235 made by SELLER or Broker(s) on which I am relying except as may be fully set forth in writing and signed by
236 them.

237
238
239
240 BUYER _____ DATE _____ BUYER _____ DATE _____

Approved by Legal Counsel of the Kansas City Regional Association of REALTORS® for exclusive use by its REALTOR® members. No warranty is made or implied as to the legal validity or adequacy of this Contract, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practices, and differing circumstances in each transaction may dictate that amendments to this Contract be made. Last revised 10/21. All previous versions of this document may no longer be valid. Copyright January 2024.

PACKAGE CERTIFICATE

VACANT LAND DISCLOSURE

5 pages

Sellers Disclosure Addendum-Land.pdf

5 pages

E-SIGN INFO

Status:

SIGNED

Originator:

Kyla Halsey
khalsey@trophypa.com
IP: 141.193.175.173
Domain: trophypa.brokermint.com
Date: Jan 11, 2025 02:00 PM



Package ID:

F5C17CEFC7BF019ED1E67859D3A43F65

Time zone:

CST (UTC-6)

Signers:

CM

Clark Mitchell Nerren
Seller #1

mitchell@cmnlandservices.com
IP: 99.78.68.176



Signed

Jan 13, 2025 08:51 AM

id: 2074910065bd5fea675386cece952cb0



HISTORY

Jan 11, 2025	04:00 PM		Clark Mitchell Nerren	mitchell@cmnlandservices.com	IP: 174.244.22.139	Viewed
Jan 13, 2025	08:51 AM		Clark Mitchell Nerren	mitchell@cmnlandservices.com	IP: 99.78.68.176	Signed
Jan 13, 2025	08:51 AM		Package has been fully signed and sealed			Completed