

MONTANA ASSOCIATION OF REALTORS® PROPERTY DISCLOSURE STATEMENT (LAND)



1 Date: 11/27/2024

2
3 Property: NHN Parkview Addition Lts 1 2 And Lts 29 30, Great Falls, MT 59405

4 Seller(s): Jace Ball

5 Seller Agent: Jennifer Barnett

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 Potential buyers should confirm access to this property from the county and what that would entail. It looks like 9th St may
23 need to be extended in order to reach it.

24 _____
25 _____
26 _____
27 _____
28 _____

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: Jennifer Barnett dotloop verified
11/27/24 10:12 AM MST
D0M9-DCBB-QXKS-YQCJ

36
37 Dated: _____

38
39 Buyer and Buyer Agent acknowledge receipt of this Property Disclosure Statement.

40
41 Buyer Agent: Josh Clark

42
43 Buyer Agent Signature: Josh Clark

44
45 Dated: 11/27/24

46
47 Buyer Signature: ANGEL KAY LAMPERT

48
49 Dated: 11/28/24

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



1 Date: 11/27/24

2
3 The undersigned Owner is the owner of certain real property located at NHN Parkview Addition Lts 1 2 And Lts 29 30
4 , in the City of Great Falls,
5 County of Cascade, Montana, which real property is legally described as:
6 PARK VIEW ADDITION, S24, T20 N, R03 E, BLOCK 014, Lot 001, LTS 1-2 AND PARK VIEW ADDITION, S24, T20 N, R03 E,
7 BLOCK 014, Lot 029, LTS 29-30

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 _____
37 _____

38
39 Boundaries or property lines:
40 _____
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 _____
46 _____

47
48 Access to or Ownership of the Property – Matters affecting access to or from the Property, legal ownership or title to
49 the Property, or the Seller's ability to transfer the Property:
50 _____
51 _____

Buyer's or Lessee's Initials

Owner's Initials

52 Settling, slippage, standing water, drainage, sliding or other soil problems on the Property or in the immediate area:

53 _____
54 _____

55
56 Flooding, drainage or grading problems:

57 _____
58 _____

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

62 _____
63 _____

64 a. Water rights and private wells:

65 _____
66 _____

67
68 b. Public or Community water systems:

69 _____
70 _____

71
72 Restrictive Covenants and Deed restrictions:

73 _____
74 _____

75
76 Septic system approval or existing septic system:

77 _____
78 _____

79
80 Major damage to the Property from fire, earthquakes, floods, slides, etc.:

81 _____
82 _____

83
84 Zoning or Historic District violations, non-conforming uses:

85 _____
86 _____

87
88 Neighborhood noise problems or other nuisances:

89 _____
90 _____

91
92 Property Owner's association obligations (dues, lawsuits, transfer fees, initiation fees, etc.):

93 _____
94 _____

95
96 Notice of abatement or citations against the Property:



97 _____
98 _____

99
100 Lawsuits or legal proceedings (including foreclosures and bankruptcies) affecting or threatening the Property:

101 _____
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, any hazardous materials or pest
106 infestations located on the Property or in the immediate area:



107 _____
108 _____

109
110 _____
111  / 
112 Buyer's or Lessee's Initials


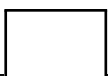
Jennifer Barnett

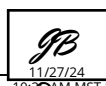
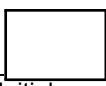
The Front Agency

PO BOX 24 Fairfield, MT 59436

113  / 
114 11/27/24
115 10:30 AM MST
116 dotloop Verified
117 Owner's Initials

109 Street or utility improvement planned that may affect or be assessed against the Property:
110 _____
111 _____
112 _____
113 Known information concerning utility connections:
114 _____
115 _____
116 _____
117 Zoning or land use change planned or being considered by the city or county:
118 _____
119 _____
120 _____
121 Proposed increase in tax assessment value or property owner's association dues for the Property:
122 _____
123 _____
124 _____
125 Underground storage tanks or class II injection wells:
126 _____
127 _____
128 _____
129 Property leases including post-closing short-term rental obligations, crop share agreements, mineral leases or
130 reservations:
131 _____
132 _____
133 _____
134 Conservation Easements (existing or proposed):
135 _____
136 _____
137 _____
138 Landfill (compacted or otherwise) on the Property or any portion thereof:
139 _____
140 _____
141 _____
142 Environmental issues affecting the Property including whether the Property has been tested or treated for the
143 presence of fuel or chemical storage tanks, asbestos, or contaminated soil or water:
144 _____
145 _____
146 _____
147 Pests, rodents:
148 _____
149 _____
150 _____
151 Noxious Weeds:
152 _____
153 _____
154 _____
155 Airport affected area:
156 _____
157 _____
158 _____
159 Other matters as set forth below including environmental issues, structural system issues, mechanical issues, legal
160 issues, physical issues, or others not listed above of which the Seller has actual knowledge concerning the Property.
161 _____
162 _____
163 _____
164 _____

 / 
Buyer's or Lessee's Initials

 / 
11/27/24
10:00 AM
OWNER'S Initials
dotloop verified

165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211
212

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

Owner Jace Ball dotloop verified
11/27/24 10:25 AM MST
3CBV-SOKC-G6XZ-T7QK Date _____
Owner _____ Date _____

Authentisign
AKL /
Buyer's or Lessee's Initials

JB /
11/27/24
10:25 AM MST
dotloop verified Owner's Initials

BUYER'S ACKNOWLEDGEMENT

211
212
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229
230
231
232
233

Subject Property Address: NHN Parkview Addition Lts 1 2 And Lts 29 30, Great Falls, MT 59405

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

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

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

 ANGEL KAY LAMPERT 11/28/24

Buyer's/Lessee's Signature Date

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.