



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 AUCTION: 37.81 Ac 4277 Republican Rd Bland MO 63111 Gasconade

3 Street Address City Zip Code County

4 4/40N/6W 21-2.0-04-000-000-013.000 37.81

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 of

13 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? 11/13/1993
- 32 B. Has the Property been surveyed? Yes No
- 33 Year surveyed _____
- 34 C. What company or person performed the survey?
- 35 Name _____ Phone _____
- 36 D. If this is platted land, has a certificate of survey been completed?..... Yes No
- 37 If "Yes," by whom? NA When? _____
- 38 E. Has the plat been recorded in the land records? Yes No
- 39 If "Yes," Plat Book # _____ Page # _____
- 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) I don't believe we had the property surveyed but
- 49 could not state with certainty. I don't think the property is in a designated flood plain but couldn't
- 50 state with 100% certainty.
- 51 _____

- 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 _____
- 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) There is a shed on the property which was there on
- 90 when we purchased it.
- 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 system off Property?.....Yes No (7) Connection to electric utility?.....Yes No
- 102 (4) Connection to shared water? Yes No (8) Connection to natural gas service?.....Yes No
- 103 (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: All not checked are unknown
- 109 **D.** Have any utility access charges been paid?Yes No
- 110 If "Yes," which charges have been paid? Unknown; we stopped electric service in January 2025

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*): _____ **None**
 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  **Feb 13, 2025**
 143 **Seller**  **Feb 15, 2025**
 144 **Print Name:** John Federhofer **Print Name:** Judith Federhofer

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 _____ **Buyer** _____ **Buyer** _____ **Date** _____ **Date** _____
 157 **Print Name:** _____ **Print Name:** _____
 158 _____

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Lakes & Ponds/Waterfront Property Disclosure Rider

This document has legal consequences. If you do not understand it, consult your attorney. It should be attached to and made part of DSC-8000 ("Seller's Disclosure Statement for Residential Property").

This Disclosure Rider is made by the undersigned Seller concerning the following property (the "Property"):

AUCTION: 37.81 Ac 4277 Republican Rd Bland MO 63111 Gasconade
 Street Address City Zip Code County

BOAT DOCK, SLIP OR LIFT: (Indicate if any information is approximate)

(1) Does the Property include or is there available to it a private boat dock, slip, lift or similar feature? Yes No
 If "Yes", check and complete all that apply:

- | | |
|--|--|
| <input type="checkbox"/> Dock (permit # _____ if any) | <input type="checkbox"/> Lift (permit # _____ if any) |
| <input type="checkbox"/> Boat Slip (permit # _____ if any) | <input type="checkbox"/> Water pump (permit # _____ if any) |
| <input type="checkbox"/> PWC Slip (permit # _____ if any) | <input type="checkbox"/> Accessory Structure (permit # _____ if any) |
| <input type="checkbox"/> Seawall (permit # _____ if any) | <input type="checkbox"/> Boat House (permit # _____ if any) |
| <input type="checkbox"/> Boat Ramp (permit # _____ if any) | <input type="checkbox"/> Other _____ |

(2) Community Owned: If any of the above are available to the Property, but not privately owned by Seller (e.g., Community Dock, Slip), please further specify if it or they are leased or otherwise transferable, and provide a copy of the lease or other such written agreement, if available. Also identify the name and available contact information for the actual owner, landlord or transferor, and the permit number(s) of any and all such Dock(s) and Slip(s) (etc.).

NA

(3) General Assessment/Dues \$ _____ per month quarter half-year year

(4) General Assessment/Dues include (check all that apply):
 permits/license fees storage maintenance insurance other: (explain): _____

- | | |
|--|--|
| (5) Are you aware of any special assessment? | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| (6) Are you aware of any encroachment, easement or other agreement regarding any matter above? | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| (7) Are you aware of any violation or alleged violation of any such agreement by you or anyone else? | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| (8) Are you aware of any condition or claim which may cause an increase in assessments or fees? | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| (9) Do any of the above items have electrical service? | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| If "Yes", does it meet current code(s)? | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| (10) Has any modification or repair been made during your ownership of any item above? | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| (11) Are you aware if any permit does not match the current specifications of any permitted item? | <input type="checkbox"/> Yes <input type="checkbox"/> No |

Are you aware of any defect or other problem or repair needed for any item above? Yes No

Please explain any "Yes" answer above. Include copies of any available agreement, citation, claim, and repair/maintenance history (attach additional pages if needed):

PONDS & LAKES: (Indicate if any information is approximate)

(1) Does the Property include or is there available to it a lake or pond? Yes No

If "Yes", (2) Is the lake or pond "Private" or "Public"? Private Public

"Private" means ponds or lakes for which access and use is exclusively restricted to adjoining landowner(s) or particular persons (i.e., not publicly maintained or accessible).

"Public" means ponds or lakes accessible to the public generally.

If "Private", please complete the following:

(3) Number of Ponds/Lakes 2 Age 25+ Depth large - 65' Approx. Size (e.g. dimensions, acres) less than 1/4 acre and about a 1/4 acre

(4) Type Natural Artificial

(5) Water source rainwater

(6) Does any sewage run into any Pond/Lake? Yes No

(7) Is any Pond/Lake shared with anyone else? Yes No

(8) Is any Pond/Lake stocked? Yes No

(9) Pond service provider Unknown Last serviced Feb 13, 2025 (date)

(10) Is there a pump(s)/aerator(s)? Yes No If "Yes", age of pump _____

(11) Have any chemicals been added? Yes No

(12) Is there a filtration system? Yes No If "Yes", age of filter _____

(13) Is there an overflow system? Yes No

(14) Does overflow run onto any adjoining property? Yes No

(15) Is there a fountain(s)? Yes No

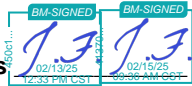
(16) Has any modification or repair been made during your ownership of any item above? Yes No

Are you aware of any leak, defect or other problem or repair needed for any item above? Yes No

Please explain any "Yes" answer above. Include copies of any available agreement, citation, claim, and repair /maintenance history (attach additional pages if needed):

The small pond (less than a quarter acre) was on the property when we purchased it. The large pond (quarter acre possibly) was created by a clay mining company whose rights existed before our ownership. It's possibly 25 year old and is about 65 feet deep. It was stocked possibly by the Missouri Conservation Dept about 20 years ago. My neighbor may still fish on the ponds. We had given her permission a long time ago.

Buyer's Initials _____ (date)

Seller's Initials  Feb 13, 2025 (date)

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