



SELLER'S PROPERTY DISCLOSURE STATEMENT

For Unimproved Land

(To be completed by Seller)

Sunflower Association of REALTORS®, Inc.



Property Address: 00000 W 165th St., Scranton, KS 66537

Date: 02/24/2025

Date Purchased: _____

Real estate transactions generally run smoother if all pertinent information pertaining to the property is disclosed prior to the actual contract date. Please be as complete and accurate as possible. **The form is not a warranty or guarantee of any kind by Seller or any Broker(s) involved in the transaction, and is not a substitute for Buyer having the property carefully examined for potential problems or defects by qualified professionals.** Attach additional sheets if space is insufficient for all applicable comments. Seller acknowledges and understands that the Broker(s) and potential Buyer of the property will rely upon the accuracy of facts and opinions set forth in this statement.

1. WATER / DRAINAGE / SEWAGE	Yes	No	Do Not Know
a. Is property connected to City Water, Rural Water, Well, or Cistern? <i>If yes, please circle which one.</i> If Rural Water: District # _____ Phone: <u>Several watermeters available, please verify</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Is there a water meter included with a sale of the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Is there a certificate for a water meter?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. To your knowledge, is a water meter otherwise available?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Is the property located in a federally-designated flood plain or wetlands area? For more information, visit FEMA's Flood Map Service Center at https://msc.fema.gov . <u>see FEMA Flood map</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. To your knowledge, has the property ever had a drainage problem during your ownership?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. To your knowledge, have any neighbors ever complained that subject property causes them drainage problems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
h. If on well water: To your knowledge, has water ever been tested during your ownership? If yes, did results show any contamination?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Is public wastewater disposal system available?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. Are you aware of pending sewer or water connection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k. Does Seller own the water rights?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
l. Are water rights presently leased? If yes, to whom? _____ (Attach copy of lease if available.) Rental income is _____ per month / year. (Please circle one.) Expiration date: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

COMMENTS:

2. BOUNDARIES / LAND / RESTRICTIONS / COVENANTS	Yes	No	Do Not Know
a. Do you have a copy of a pin survey or an improvement location report? <i>If yes, please circle which one.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Are the property boundaries marked in any way?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Are there any encroachments or boundary disputes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Is there fencing on the property? If yes, does the fencing belong to the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Are there any deed restrictions?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Are there any easements or use of the property by others?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Is there direct access from public roadways to this property? If no, please explain: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Does Seller own the mineral rights?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. Are mineral rights presently leased? If yes, to whom? _____ (Attach copy of lease if available.) Rental income is _____ per month / year. (Please circle one.) Expiration date: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. Are there property features shared in common with adjoining landowners, such as walls, fences, roads, and/or driveways? If yes, who has responsibility for maintenance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k. Do you know of any sliding, settling, earth movement, upheaval, or earth stability problems that have occurred on the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
l. Are there any building or restrictive covenants?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
m. Is property subject to rules or regulations of a homeowners' association? If yes, are you aware of any conditions that may result in an increase in association assessments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
n. Are you aware of any pending action by any governmental or quasi-governmental agencies affecting the property (i.e., street widening, zoning changes, annexation, school district changes, condemnation, etc.)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o. Are you aware of any pending bonds or assessments that apply to this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
p. Is the property in the city limits?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

COMMENTS: _____

OW Seller's initials
 mdl Seller's initials
 Buyer's initials
 Buyer's initials

3. ENVIRONMENTAL DISCLOSURE			
	Yes	No	Do Not Know
a. Are you aware of the following hazardous or questionable environmental conditions on the property: Lead paint, asbestos/urea formaldehyde foam insulation or products, underground storage tanks, radon, gas/oil/water wells, abandoned wells, methane gas, radioactive material, landfill, mineshaft, expansive soil, toxic materials, discoloration of soil or vegetation, or oil sheers in wet areas? <i>If yes, please circle all those that apply.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Are you aware of any noxious weeds or plants? If yes, please identify and explain:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Are you aware of any other condition that you deem to be a hazardous or questionable environmental condition?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
COMMENTS:			
4. OTHER DISCLOSURES			
	Yes	No	Do Not Know
a. Is the present use a non-conforming use?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Are any trees or shrubs diseased or dead?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Is there any damage due to wind, fire, or flood?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Are you aware of any violations of local, state, or federal government laws or regulations relating to the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Are there any existing or threatened legal actions affecting the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Are there any local, state, or federal agencies requiring repairs, alterations, or corrections of any existing conditions?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Has all, any, or part interest in the property been reserved by previous owner or government action to benefit any other property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Is the property subject to any government rule limiting the future use of the property other than existing zoning and subdivision regulation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Is any of the property in a Conservation Reserve Program (CRP) or any other government program? If yes, what year does the property come out of the program?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. Are there any leasehold interests or tenant's rights? If yes, please explain: <i>Farm tenant for 2025 on shares</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
k. Are you aware of any other facts, conditions, or circumstances that may affect the value, beneficial use, or desirability of this property? If yes, please explain: <i>161 st splits the property</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COMMENTS:			

Check One:

- Seller certifies that the information herein is true and correct to the best of Seller's knowledge as of the date signed by Seller. Seller agrees to notify Buyer of any additional items that may become known to the Seller before closing. Seller further agrees to hold the Real Estate Broker(s) harmless from any liability incurred as a result of any third-party reliance on the disclosure contained herein and acknowledges receipt of a copy of this statement.
- Seller (or Seller's representative) has not occupied or personally managed this property in the past _____ years and may not be familiar with all conditions represented in this form. Seller, therefore, may be unable to make representation as to all conditions.

SELLER

Odell Nordue 2/23/25
Date

SELLER

Margo D. Leonard 2/24/25
Date

Buyer is urged to carefully inspect the property and, if desired, have the property inspected by a qualified inspector. 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 acknowledges that neither the Seller nor any Broker or Agent involved in this transaction is an expert at detecting or repairing physical defects in the property. Buyer also acknowledges that he has read and received a signed copy of this statement from Seller or Seller's Agent.

Buyer acknowledges that he has been advised that Kansas law requires persons who are convicted of certain sexually violent crimes after April 14, 1994, to register with the sheriff of the county in which they reside. Buyer has been advised that information regarding those registrants may be available through the Kansas Bureau of Investigation (home page address: www.kansas.gov/kbi/) or by contacting the local sheriff's office.

Buyer acknowledges that Seller does not warrant code compliance. Buyer further acknowledges and agrees that the disclosures set forth above by Seller are not a warrant of any kind by Seller or Real Estate Broker(s), which can form the basis of any civil action for damages.

BUYER

Date

BUYER

Date