

Seller's Disclosure Form – Unimproved Property

Seller's Name(s): Luke & Stessie Zimmerman Date: _____

Property Description/Address nka Adit lane-20 acres

PURPOSE OF STATEMENT: This is a statement of the conditions and information concerning the property known by the Seller. Unless otherwise advised, the Seller does not possess any expertise in construction, architectural, engineering or any other specific areas related to the property. Other than owning the property, the Seller possesses no greater knowledge than that which could be obtained upon a careful inspection of the property by the potential buyer. This is not a warranty of any kind by the Seller or by any agent representing any Seller in the transaction. It is not a substitute for any inspections. Purchaser is encouraged to obtain his/her own professional inspections.

THE FOLLOWING ARE THE CONDITIONS ON THE ABOVE PROPERTY AS INDICATED BY THE SELLER:

Yes No Do Not Know N/A

ANNEXATION

- | | | | | | |
|----|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| 1. | Is the Property located in an area of city impact, adjacent or contiguous to city limits, and thus legally subject to annexation by the city? | ☐ | ☒ | ☐ | ☐ |
| 2. | Does the property, if not within city limits, receive any city services, thus making it legally subject to annexation by the city? | ☐ | ☒ | ☐ | ☐ |
| 3. | Does the property have a written consent to annex recorded in the county recorder's office, thus making it legally subject to annexation by the city? | ☐ | ☒ | ☐ | ☐ |

WATER

- | | | | | | |
|----|---|-------------------------------------|-------------------------------------|--------------------------|-------------------------------------|
| 1. | Is the subject property served by a public or community water system? | ☐ | ☒ | ☐ | ☐ |
| | A. Are there any problems with the system? | ☐ | ☐ | ☐ | ☒ |
| | B. Hook-up fees paid? | ☐ | ☐ | ☐ | ☒ |
| | C. Usury fee paid? | ☐ | ☐ | ☐ | ☒ |
| | D. Water fee: ☐ \$ <u>none</u> ☐ Per <u>none</u> | ☐ | ☒ | ☐ | ☐ |
| 2. | Is subject property served by a private water system? | ☐ | ☒ | ☐ | ☐ |
| | Source: Drilled Well ☐ <u>none</u> Spring Well ☐ <u>none</u> Other ☐ <u>none</u> | | | | |
| A. | Can you provide for our files a copy of: | | | | |
| | a. Well Driller's Report? | ☐ | ☒ | ☐ | ☐ |
| | b. Water Quality Test? | ☐ | ☒ | ☐ | ☐ |
| B. | Any Problems with the system? | ☐ | ☒ | ☐ | ☐ |
| 3. | Are the rights to the well shared with a neighbor? | ☐ | ☒ | ☐ | ☐ |
| | A. Do you have a written water well agreement? | ☐ | ☒ | ☐ | ☐ |
| | B. Do you have an oral agreement? | ☐ | ☒ | ☐ | ☐ |
| 4. | Any year-round streams, lakes, springs, ponds on the property? | ☒ | ☐ | ☐ | ☐ |
| | A. Were water rights filed? | ☐ | ☒ | ☐ | ☐ |
| | B. Will water rights be transferred? | ☐ | ☒ | ☐ | ☐ |
| | C. Does anyone else have water rights to your property? | ☐ | ☒ | ☐ | ☐ |
| | D. Do you have any water rights "off site" that need to be transferred with the property? | ☐ | ☒ | ☐ | ☐ |

LZ SZ /08/19/
Seller's Initials 2025

Buyer's Initials / Date

SEWER/SEPTIC

	Yes	No	Do Not Know	N/A
1. Is property served by a city/municipal sewer system?	☐	☒	☐	☐
A. Hook-up fees paid?	☐	☒	☐	☐
B. User fees paid?	☐	☒	☐	☐
C. Fees? ☐ \$ _____ ☐ Per _____	☐	☒	☐	☐
D. Any problems?	☐	☒	☐	☐
2. Is property served by a community drain field site?	☐	☒	☐	☐
A. Hook-up fees paid?	☐	☒	☐	☐
B. Fees? ☐ \$ _____ ☐ Per _____	☐	☒	☐	☐
C. Do you have a septic tank?	☐	☒	☐	☐
D. Last time the septic tank was pumped? ☐ _____	☐	☒	☐	☐
E. Is an effluent pump required?	☐	☒	☐	☐
F. Any problems with the system?	☐	☒	☐	☐
3. Is subject property served by a private septic system?	☐	☒	☐	☐
A. Type of leach-field: (check one)				
Standard ☐ Mound ☐ Pond ☐				
B. Is leach-field on site?	☐	☒	☐	☐
If no, do you have a written easement for your site?	☐	☒	☐	☐
C. Does your system require an effluent pump?	☐	☒	☐	☐
D. When was the last time system was pumped? ☐ _____	☐	☒	☐	☐
E. Any problems with the system?	☐	☐	☐	☒
4. Does property have a "Septic Site Evaluation"	☐	☒	☐	☐
A. Date approved ☐ _____ Date Expires ☐ _____				
B. Type of drain-field: (check one)				
a. Standard ☐ Mound ☐ Pond ☐				
C. Is drain-field on site?	☐	☒	☐	☐
D. Does permit restrict the size of home/building?	☐	☒	☐	☐
E. Any problems with the system?	☐	☐	☐	☒

OTHER DISCLOSURES

1. Have any of the following been installed to the property lines/boundaries?	☐	☒	☐	☐
A. Electricity	☐	☒	☐	☐
B. Telephone	☐	☒	☐	☐
C. Natural Gas	☐	☒	☐	☐
D. Cable TV	☐	☒	☐	☐
2. Is the subject property within the boundaries of a fire district?	☒	☐	☐	☐
3. Are timber rights owned by Seller?	☒	☐	☐	☐
4. Are mineral rights owned by Seller?	☒	☐	☐	☐
5. Does property have a legal recorded easement to a public road?	☒	☐	☐	☐
6. If a private road, is there a written road maintenance agreement?	☒	☐	☐	☐
A. Width of easement: ☐ 30 _____ feet.				
7. Any easements or licenses granted across your property?	☒	☐	☐	☐
8. Any variances of special permits issued by a governmental agency?	☐	☒	☐	☐
9. Any known wetlands?	☒	☐	☐	☐

LZ SZ /08/19/Seller's Initials 2025_____/_____
Buyer's Initials / Date

OTHER DISCLOSURES cont.

	Yes	No	Do Not Know	N/A
10. Has property been surveyed?	☒	☐	☐	☐
A. Can you identify the location of the property corners?	☒	☐	☐	☐
B. Are you aware of any boundary or fence line disputes?	☐	☒	☐	☐
11. Are you aware of any buried fuel tanks and/or hazardous material on the property?	☐	☒	☐	☐
12. Have you received a notice from any agents affecting the property? (i.e. pending zone change, pending lawsuit, pending anything?)	☐	☒	☐	☐
13. Does the property meet size & use requirements for the current Zone?	☒	☐	☐	☐
14. Any other problems or situations affecting the property and not listed above? If so describe _____	☐	☒	☐	☐

Remarks and /or Explanations:

None

None

The seller certifies that the information herein is true and correct to the best of Seller's knowledge as of the date signed by the Seller. The Seller is familiar with the property and each disclosure of an item is made and performed in good faith.

Seller and Purchaser understand that Tomlinson Sotheby's International Realty in no way warrants or guarantees the above information on the property.

Seller hereby acknowledges receipt
Of a copy of this report:

Luke Zimmerman / 08/19/2025
Seller Date

_____/_____
Buyer Date

Stessie Zimmerman / 08/24/2025
Seller Date

_____/_____
Buyer Date

UPDATE

Seller states there have been no changes to the Seller's Property Condition report since its original completion except the following:

_____/_____
Seller Date

_____/_____
Buyer Date

_____/_____
Seller Date

_____/_____
Buyer Date