



# Measurements Disclaimer

This disclaimer applies to the following real estate (the "Property"):

<u>12980 Canyon Road</u>	<u>Dixon</u>	<u>MO</u>	<u>65459</u>	<u>Pulaski</u>
Street Address	City		Zip Code	County

### SOURCE OF MEASUREMENTS:

The undersigned Broker(s) and its affiliated licensee(s) **Have Not** measured the acreage of the Property or the square footage of any improvement located thereon. Any information shared regarding acreage or square footage ("Measurements") has been provided from another source(s) as indicated (*Check applicable box(es) below*):

Source of Measurements Information:

Prior appraisal

Building Plans

Assessor's Office

Other Archer Elgin Survey - Survey No. J6012 - May 27 2025

Any Measurements information shared has not been independently verified and is for purposes of marketing only. Measurements are an approximation and may not be exact. Measurements are not to be relied upon for purpose of a loan, valuation or for any other purpose.

**If exact acreage or square footage is a concern, the Property should be independently measured.**

Any independent measurement or investigation should be completed by Buyer on or before the Survey Deadline (*with respect to acreage*) and/or the Property Data Review Period (*with respect to improvements*) of the Contract.

### Buyer Broker

\_\_\_\_\_

By (Signature) \_\_\_\_\_

Licensee Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

### Seller Broker

Trophy Properties and Auction, LLC

By (Signature)  \_\_\_\_\_

Licensee Print Name: Justin Swast

Date: Apr 03, 2026

### The undersigned acknowledge(s) receipt of this Disclaimer:

Check box if additional signatures are needed and attach Additional Signature Page (MSC-5070).

BUYER \_\_\_\_\_ Date \_\_\_\_\_

Print Name: \_\_\_\_\_

BUYER \_\_\_\_\_ Date \_\_\_\_\_

Print Name: \_\_\_\_\_

 \_\_\_\_\_ Apr 06, 2026

SELLER \_\_\_\_\_ Date \_\_\_\_\_

Print Name: James Shawn Lambert

 \_\_\_\_\_ Apr 06, 2026

SELLER \_\_\_\_\_ Date \_\_\_\_\_

Print Name: Barbara Lambert

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