Farm or Vacant Land or Lot Disclosure Statement

This document has legal consequences. If you do not understand it, consult your attorney.

The following is a disclosure statement made by Seller concerning the following property (the "**Property**"):

AUCTION: 20.34 Ac 10437 County Road 175	Williamsburg	MO	63388	Callaway
Street Address	***City***		***Zip Code***	***County***

16&17, 47N, 7W	11-05.0-16.0-00-000-015.000		20.34 Acres
Section Township Range	***Parcel No(s).***	***Farm No(s)***	***# of Acres (more or less)***

This Disclosure Statement may assist a Buyer in evaluating the Property, but it is <u>not a warranty</u> of any kind by Seller or any real estate licensee involved in this transaction, and is <u>not</u> a substitute for any inspection or warranty a Buyer may wish to obtain. Real estate licensees involved in this transaction do not inspect the Property for defects or guarantee the accuracy of any information provided herein.

SELLER: *Please complete the following form, including past history and known problems. <u>Do not leave any spaces blank.</u> If the condition is not applicable to your Property (or unknown), mark "N/A" (or "Unknown") in the blank. The following statements are made by Seller and NOT by any real estate licensee. Complete and truthful disclosure of the history and condition of the Property gives you the best protection against potential charges that you violated a legal disclosure obligation to a Buyer. Your answers (or the answers you fail to provide, either way) may have legal consequences, even after closing a transaction. This form should help you meet your disclosure obligations, but it may not cover all aspects of the Property. If you know of or suspect some condition which may negatively affect the value of the Property or impair the health or safety of future occupants (e.g., environmental hazards, physical condition or material defects in the Property or title thereto), then you should describe that condition and attach additional pages if more space is required.*

BUYER: *Since these disclosures are based on Seller's actual knowledge, you cannot be sure that there are, in fact, no problems with the Property simply because Seller is not aware of them. The statements made by Seller are limited to the Property and are not warranties of its condition. You should condition your offer on a professional inspection(s) of the Property or any off-site conditions as you deem necessary. Conditions of the Property that you can see on a reasonable inspection and/or that are disclosed herein should either be taken into account in setting the purchase price, or you should make correction of these conditions by Seller a requirement of the sale contract.* ***IF YOU SIGN A SALE CONTRACT TO PURCHASE THE PROPERTY, THAT CONTRACT, AND NOT THIS DISCLOSURE STATEMENT, WILL PROVIDE FOR WHAT IS TO BE INCLUDED IN THE SALE. IF YOU EXPECT CERTAIN ITEMS OR EQUIPMENT TO BE INCLUDED THEY MUST BE SPECIFIED AS INCLUDED IN THE SALE CONTRACT.***

1. SURVEY, EASEMENTS, FLOODING. To the best of your knowledge:

A. When did you purchase the Property? 9-21-1973

B. Has the Property been surveyed? ☐Yes ☒No
Year surveyed _____

C. What company or person performed the survey?
Name _____ Phone _____

D. If this is platted land, has a certificate of survey been completed? ☐Yes ☐No
If "Yes," by whom? _____ When? _____

E. Has the plat been recorded in the land records? ☐Yes ☐No
If "Yes," Plat Book # _____ Page # _____

F. Are there any encroachments or boundary line disputes? ☐Yes ☒No

G. Are there any easements other than utility or drainage easements? ☐Yes ☒No

H. Is the Property in a designated flood plain or floodway of any kind? ☐Yes ☒No

I. Do you have a Flood Certificate regarding the Property? ☐Yes ☒No

J. Has there ever been a flood at the Property? ☐Yes ☒No

K. Have there ever been drainage problems affecting the Property? ☐Yes ☒No

L. Have you ever purchased flood insurance? ☐Yes ☒No

M. If any of questions 1.F through 1.L are answered "*Yes,*" briefly describe the details.
☐ (*check box if additional pages are attached*) _____

_____

_____

_____

2. USE RIGHTS AND OTHER RESTRICTIONS. To the best of your knowledge:

A. Do any of the following exist regarding the Property:

(1) Subdivision or other recorded indentures, covenants, conditions or restrictions?..... ☐Yes ☒No

(2) A right of first refusal to purchase?..... ☐Yes ☒No

(3) Variances, special use permits or other zoning restrictions specific to this Property?..... ☐Yes ☒No

(4) Have any mineral rights been severed or transferred?..... ☐Yes ☒No

B. Have you ever received notice from any person or authority of a breach of any of the above? ☐Yes ☒No

C. Are there any farming or crop-share agreement rights in the Property?..... ☐Yes ☒No

D. Are there any animal feeding operations ("AFO") or concentrated animal feeding operations ("CAFO") at the Property? (*if "Yes", please identify Class size and any permits issued below)*…… . ☐Yes ☒No

E. Are there any gas & oil leases or other severed or transferred mineral rights (clay, *etc*.)?…. .. ☐Yes ☒No

F. Are there any leasehold interests or tenant rights in the Property? ……...☐Yes ☒No

G. If any of the above questions are answered "*Yes*," briefly describe the details.

☐ (*check box if additional pages are attached*) _____

_____

_____

_____

_____

_____

3. CONDITION OF THE PROPERTY. To the best of your knowledge:

A. Are there any structures, improvements or personal property available for sale? ..... ☐Yes ☒No

Are there any problems or defects with any of these items?..... ☐Yes ☒No

B. Are there any operating or abandoned oil wells or buried storage tanks on the Property?..... ☐Yes ☒No

C. Is there any hazardous or toxic substance in or on the Property (including but not limited to lead in the soils)? ..... ☐Yes ☒No

D. Are there any Phase I or other environmental reports regarding the Property?..... ☐Yes ☒No

E. Is there a solid waste disposal site or demolition landfill on the Property(whether permitted or unpermitted)? …….. ..☐Yes ☒No

Note: if "Yes",§260.213 RSMo requires Seller to disclose the location of the site, and Buyer should be aware that Buyer may be held liable to the State for remedial action……

F. Have any soil tests been performed?..... .....☐Yes ☒No

G. Does the Property have any fill?.....☐Yes ☒No

H. Are there any settling or soil movement problems on this Property?.....☐Yes ☒No

I. Is there any infestation, rot or disease in the trees on the Property?.....☐Yes ☒No

J. Is any part of the Property located in a "wetlands area" designated by the Natural Resources Conservation Service ("NRCS") or Farm Service Authority ("FSA")?..... ☐Yes ☒No

K. If any of the above questions are answered "*Yes*," briefly describe the details.

☐ (*check box if additional pages are attached*) _____

_____

_____

_____

_____

4. UTILITIES. To the best of your knowledge:

A. Have any soil analysis tests for sanitary systems been performed? ..... ☐Yes ☒No

If *"Yes,"* When? _____ By Whom? _____

Results: _____

B. Do any of the following exist within the Property?

(1) Connection to public water? ☐Yes ☒No

(2) Connection to public sewer? ☐Yes ☒No

(3) Connection to private water system off Property?……. ☐Yes ☒No

(4) Connection to shared water? ☐Yes ☒No

(5) Connection to shared sewer?..... ☐Yes ☒No

(6) Private Sewer/Septic tank/Lagoon?..... ☐Yes ☒No

(7) Connection to electric utility?…….. ☒Yes ☐No

(8) Connection to natural gas service?..... ☐Yes ☒No

(9) A water well?..... ☐Yes ☒No

C. Are any of the following existing at the boundary of the Property?

(1) Public water system access? ☒Yes ☐No

(2) Public sewer system access? ☐Yes ☒No

(3) Shared water system access ☐Yes ☒No

(4) Shared sewer system access ☐Yes ☒No

(5) Electric Service Access?..... ☒Yes ☐No

(6) Natural gas access?..... ☐Yes ☒No

(7) Telephone system access?..... ☐Yes ☒No

(8) Other:_____

D. Have any utility access charges been paid? ……...☐Yes ☒No

If "*Yes*," which charges have been paid? _____

5. FEDERAL/STATE/LOCAL FARM PROGRAMS. To the best of your knowledge:

A. Is Property enrolled in CRP (Conservation Reserve Program)? .....☐Yes ☒No
If "Yes," complete the following:
_____ total acres put in CRP _____ last year of participation
_____ per acre bid in _____ enrollment year _____ annual payment

B. Is Property enrolled in WRP (Wetlands Reserve Program)? .....☐Yes ☒No
If "Yes," complete the following:
_____ total acres put in WRP _____ last year of participation
_____ per acre bid in _____ enrollment year _____ annual payment

C. Other Programs *(identify any other federal, state or local farm loan, price support or subsidy programs in which the Property currently participates)*: _____
No

6. OTHER MATTERS. To the best of your knowledge:

A. Is or was the Property used as a site for methamphetamine production or the place of residence of a person convicted of a crime involving any controlled substance related thereto? ..... ☐Yes ☒No

If "Yes," §441.236 RSMo requires disclosure to potential lessees and §442.606 RSMo requires disclosure to purchasers of real estate. MR Form DSC-5000 ("Disclosure of Information Regarding Methamphetamine/Controlled Substances") may be filled out in conjunction with these matters.

B. Is there anything else that may materially and adversely affect the Property (*e.g.*, pending claims, litigation, notice from a governmental authority of violation of a law or regulation, proposed zoning changes, street changes, threat of condemnation, neighborhood noise or nuisance)?.....☐Yes ☒No
If "*Yes*," briefly describe the details. ☐ (*check box if additional pages are attached*) _____

SELLER'S ACKNOWLEDGMENT

Seller represents that the information set forth in this Disclosure Statement is accurate and complete to the best of Seller's knowledge as of the date of Seller's signature below. Seller does not intend this Disclosure Statement to be a warranty or guarantee of any kind. Seller authorizes the listing broker to provide this information to prospective buyers of the Property and to real estate licensees representing such buyers.

BM-SIGNED Daina Duvall, TTEE Oct 14, 2026

Seller **Date** | **Seller** **Date**

Print Name: *Robert & Joyce Hauther Family Trust* | Print Name: _____

BUYER'S ACKNOWLEDGEMENT

1. I understand and agree that the information in this form is limited to information of which Seller has actual knowledge and that Seller can only make an honest effort at fully revealing the information requested.
2. This Property is being sold to me without warranties or guaranties of any kind by Seller or any real estate licensee concerning the Property.
3. I understand I have the right to independently investigate the Property. I have been specifically advised to have the Property and any other conditions examined by professional inspectors as I deem fit.
4. I acknowledge that neither Seller nor any real estate licensee is an expert at detecting or repairing physical defects in the Property.
5. I acknowledge that there are no representations concerning the Property made by Seller or any real estate licensee on which I am relying except as may be fully set forth in writing and signed by them.

Buyer **Date** | **Buyer** **Date**

Print Name: _____ | Print Name: _____

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Measurements Disclaimer

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

AUCTION: 20.34 Ac 10437 County Road 175	Williamsburg	MO 63388	Callaway
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 _____

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	**Seller Broker**
_____	Trophy Properties & Auction LLC
By (*Signature*)_____	By (*Signature*) BM-SIGNED Tyler Nelson 10/13/26 11:08 PM CDT
Licensee Print Name: _____	Licensee Print Name: Tyler Nelson
Date: _____	Date: Oct 13, 2026

The undersigned acknowledge(s) receipt of this Disclaimer:

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

_____	BM-SIGNED Daina Duvall, TTEE 10/14/26 11:55 AM CDT Oct 14, 2026
BUYER **Date**	**SELLER** **Date**
Print Name:_____	*Print Name*: Robert & Joyce Hauther Family Trust
_____	_____
BUYER **Date**	**SELLER** **Date**
Print Name:_____	*Print Name*:_____

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Last revised 12/01/25. **© 2025Missouri REALTORS®**

Package ID: 7F559558059A50255DADFE63A2B291A4

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 a Seller's Disclosure (e.g., DSC-8000 or DSC-8010).

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

AUCTION: 20.34 Ac 10437 County Road 175	*Williamsburg*	MO	*63388*	*Callaway*
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:

☐Dock (permit #_____ *if any)*
☐Boat Slip (permit #_____ *if any)*
☐PWC Slip (permit #_____ *if any)*
☐Seawall (permit #_____ *if any)*
☐Boat Ramp (permit #_____ *if any)*
☐Lift (permit #_____ *if any)*
☐Water pump (permit #_____ *if any)*
☐Accessory Structure (permit #_____ *if any)*
☐Boat House (permit #_____ *if any)*
☐ 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.).*

N/A

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

N/A

Package ID: 7F559558059A50255DADFE63A2B291A4

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 1 Age 53 Depth_____ Approx. Size (*e.g.* dimensions, acres) 1/2 acre
(4) Type ☐ Natural ☐ Artificial
(5) Water source Rain water
(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 Self Last serviced Unknown (*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 *Spillway
(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):

Buyer's Initials _____ _____(*date*) **Seller's Initials** BM-SIGNED D.D. FTEE 11:23 AM CDT _____ Oct 14, 2026 (*date*)

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Last Revised 12/01/25 **©2025 Missouri REALTORS®**

Package ID: 7F559558059A50255DADFE63A2B291A4

PACKAGE CERTIFICATE

BackOffice

SELLERS DISCLOSURES

6 pages

Duvall Seller Disclosures-2.pdf — 6 pages

E-SIGN INFO

Status:	SIGNED
Package ID:	7F559558059A50255DADFE63A2B291A4
Time zone:	CDT (UTC-5)

Originator:
Tyler Nelson
tnelson@trophypa.com
IP: 64.15.93.211
Domain: trophypa.brokermint.com
Date: Oct 13, 2026 11:08 PM

Signers:

TN	Tyler Nelson Tyler Nelson	tnelson@trophypa.com IP: 64.15.93.211	Signed	Oct 13, 2026 11:08 PM id: e0a7cc7376f3cb81e019772f8bfc3055	BM-SIGNED e0a7c... Tyler Nelson 10/13/26 11:08 PM CDT
DD	Daina Duvall Daina Duvall	daina.duvall@gmail.com IP: 64.15.92.69	Signed	Oct 14, 2026 11:23 AM id: 7a40b2e771d0571cddc69ce712af4144	BM-SIGNED 7a40b... Daina Duvall, TTEE 10/14/26 11:22 AM CDT

HISTORY

Oct 13, 2026	11:08 PM	TN	Tyler Nelson	tnelson@trophypa.com	IP: 64.15.93.211	Viewed
Oct 13, 2026	11:08 PM	TN	Tyler Nelson	tnelson@trophypa.com	IP: 64.15.93.211	Signed
Oct 14, 2026	11:21 AM	DD	Daina Duvall	daina.duvall@gmail.com	IP: 64.15.92.69	Viewed
Oct 14, 2026	11:23 AM	DD	Daina Duvall	daina.duvall@gmail.com	IP: 64.15.92.69	Signed
Oct 14, 2026	11:23 AM		Package has been fully signed and sealed			Completed