



Seller's Disclosure Statement for Residential Property

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

NOTICE TO BOTH PARTIES: ONLY A SALE CONTRACT, AND NOT THIS DISCLOSURE STATEMENT, WILL CONTROL AS TO WHAT IS INCLUDED IN A SALE. IF YOU EXPECT ANY ITEM OF PERSONAL PROPERTY TO BE INCLUDED AS PART OF A SALE, THEY MUST BE SPECIFIED AS INCLUDED IN THE SALE CONTRACT.

This Disclosure Statement may assist Buyer in evaluating the Property, but it is not a warranty of any kind by Seller or any real estate licensee, and is not a substitute for any inspection or warranty Buyer may wish to obtain. The following statements are made by Seller, and NOT by any real estate licensee. Real estate licensees involved in this transaction do not have a duty to independently inspect the Property for adverse material facts, or guarantee or independently verify the accuracy or completeness of any information provided herein or in any statement made by any independent inspector.

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

29061 Hwy Y Jonesburg MO 63351 Warren
Street Address City Zip Code County

SELLER: Please fully complete this Disclosure Statement, including known history and problems. If a topic or condition is unknown or not applicable to your Property, then mark "N/A" or "Unknown". 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 Buyer. Your answers (or the answers you fail to provide, either way), may have legal consequences, even after closing of a transaction. This form should help you meet your disclosure obligations.

ACQUISITION/OCCUPANCY

- (a) Approximate year built: 2006
 - (b) Date acquired: 2002 LAND 2006 HOME BUILT
 - (c) Is the Property vacant? Yes No
 - (d) Does Seller occupy the Property? Yes No
 - (e) Has Seller ever occupied the Property? Yes No
 - (f) Is Seller a "foreign person" as described in the Foreign Investment in Real Property Tax Act (FIRPTA)? Yes No
- A "foreign person" is a nonresident alien individual, foreign corporation that has not made an election to be treated as a domestic corporation, foreign partnership, trust or estate. It does not include a U.S. citizen or resident alien individual. For more information on FIRPTA, see <https://www.irs.gov/individuals/international-taxpayers/firpta-withholding>.

Please explain if the Property is vacant or not occupied by Seller on a full-time basis (e.g., tenant occupied? If so, when?) Identify any lease or other agreement for the use of the Property or any part thereof: N/A

STATUTORY DISCLOSURES

Note: The following information, if applicable to the Property, is required by federal or state law to be disclosed to prospective buyers. Local laws and ordinances may require additional disclosures.

1. **METHAMPHETAMINE.** Are you aware if the Property is or was used as a site for methamphetamine production or the place of residence of a person convicted of a crime involving methamphetamine or a derivative controlled substance related thereto? Yes No
If "Yes," §442.606 RSMo requires you to disclose such facts in writing. DSC-5000 ("Disclosure of Information Regarding Methamphetamine/Controlled Substances") may be used to help you satisfy any disclosure obligations.
2. **LEAD-BASED PAINT.** Does the Property include a residential dwelling built prior to 1978? Yes No
If "Yes," a completed Lead-Based Paint Disclosure form must be signed by Seller and any involved real estate licensee(s) and given to any potential buyer. DSC-2000 ("Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards") may be used to help you satisfy any disclosure obligations.
3. **WASTE DISPOSAL SITE OR DEMOLITION LANDFILL** (permitted or unpermitted)
Are you aware of a solid waste disposal site or demolition landfill on the Property? Yes No
If "Yes," Buyer may be assuming liability to the State for any remedial action at the site, and §260.213 RSMo requires Seller to disclose the location of any such site on the Property. DSC-6000 ("Disclosure of Information Regarding Waste Disposal Site or Demolition Landfill") may be used to help you satisfy any disclosure obligations.
4. **RADIOACTIVE OR HAZARDOUS MATERIALS.** Have you ever received a report stating affirmatively that the Property is or was previously contaminated with radioactive material or other hazardous material? Yes No
If "Yes," §442.055 RSMo requires you to disclose such knowledge in writing.

A Seller who has knowledge of an adverse material fact (e.g., a fact related to the Property, not reasonably ascertainable or known to a Buyer, which negatively affects its value), may have a duty to disclose such knowledge. Adverse material facts may include (but are not necessarily limited to) matters such as environmental hazards, physical condition, and material defects in a Property or title thereto. SELLER IS STRONGLY ENCOURAGED TO FULLY COMPLETE THIS DISCLOSURE STATEMENT. FAILURE TO DO SO MAY RESULT IN LIABILITY. This form may not cover all aspects of the Property. If you know of any other adverse material fact(s), you should disclose them (attach additional pages if needed).

Seller elects to make no additional disclosures (check only if applicable). If checked, the remaining pages are intentionally left blank. Seller, please provide explanation (if any) and proceed to sign signature page:

1. HEATING, VENTILATION AND COOLING ("HVAC")

- (a) Air Conditioning System: Central electric Central gas Window/Wall (# of units: _____) Solar Other: _____ Approx. age: 4 MONTHS
- (b) Heating System: Electric Natural Gas Propane Fuel Oil Solar Other: _____
- (c) Type of heating equipment: Forced air Heat pump Hot water radiators Steam radiators Radiant Baseboard Geothermal Solar Other: _____ Approx. age: 4 MONTHS
- (d) Area(s) of house not served by central heating/cooling: NONE
- (e) Fireplace: Wood burning Gas Other: ELECTRIC FIREPLACE IN MASTER BEDROOM
- (f) Chimney/Flue: Operational? Yes No If "Yes", date last cleaned: NOVEMBER 2024
- (g) Safety Alerts: Fire/ Smoke Alarms CO Detectors Other: _____
- (h) Additional: Humidifier (if attached) Attic fan Ceiling fan(s) # 9 INSIDE 2 OUTSIDE
 Other: _____
- (i) Insulation: Known Unknown (Describe type if known, include R-Factor): ROLLED R13 WALLS / BLOWN IN R38 CEILING
- (j) Is any HVAC equipment (e.g., fuel tanks, solar panels) leased or financed (e.g., PACE loans)? Yes No
- (k) **Are you aware of any problem or repair needed or made for any item above?** Yes No

Please explain any "Yes" answer in this section. Include any available repair history, identify the owner of any leased equipment, describe any financing terms and provide any lease/finance documentation (attach additional pages if needed):
NEW GEOTHERMAL SYSTEM INSTALLED DEC 2025 - NOW BANK RATE ON FIRE BOX IN FIREPLACE INSTALLED

2. ELECTRICAL SYSTEMS

- (a) Electrical System: 110V 220V AMPS: 400
- (b) Type of service panel: Fuses Circuit Breakers
- (c) Type of wiring: Copper Aluminum Knob and Tube Unknown
- (d) Is there a Surveillance System? Yes No
- (e) Is there a Garage Door Opener System? Yes No If "Yes", # of remotes? 2
- (f) Is there a Central Vacuum System? Yes No
- (g) TV/Cable/Phone Wiring: Satellite Cable TV Antenna (if attached) Phone N/A
- (h) Type of Internet Available: Fiber Optic Cable DSL Satellite Dial-up Unknown Other: _____
- (i) Is there an electronic Pet Fence? Yes No If "Yes", # of collars? _____
- (j) Are you aware of any inoperable light fixtures? Yes No
- (k) Is there any other electronic system/component at the Property? (i.e., "smart" doorbells, thermostats, etc.) Yes No
- (l) **Are you aware of any problem or repair needed or made for any item above?** Yes No

Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):
BOTH GARAGE DOOR SPRINGS REPLACED - ONE IN 2023 - ONE IN 2026 (THE RIGHT SIDE WHEN LOOKING AT IT FROM OUTSIDE)

3. PLUMBING & APPLIANCES

- (a) Plumbing System: Copper Galvanized PVC PEX Other: _____
- (b) Water Heater: Gas Electric Other: _____ Approx. Age: 5 YRS
- (c) Appliances (check if present): Dishwasher Garbage Disposal Trash Compactor Microwave(s) (built-in) Oven/Range Gas BBQ Grill (built-in) Other: _____
- (d) Jetted/Air Bath Tub(s): Yes No;
- (e) Sauna/Steam Room: Yes No
- (f) Swimming pool/Hot Tub: Yes No If "Yes", please attach DSC-8000D ("Pool/Hot Tub Disclosure Rider")
- (g) Lawn Sprinkler System: Yes No If "Yes", date of last backflow device certificate (if required): _____
- (h) **Are you aware of any problem or repair needed or made for any item above?** Yes No

Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):
WATER VALVES FOR CLOTHES WASHER REPLACED MARCH 2026 - WATER NEXTER REPLACED FEB 2021
NEW GAS STOVE MAY 2024 - NEW DISHWASHER JULY 2017

4. WATER SOURCE/TREATMENT

- (a) Water Systems/Source: [] Public (e.g., City/Water District) [X] Well (e.g., private, shared or community)
If "Well" is marked, attach DSC-8000A ("Water Well/Sewage System Disclosure Rider")
(b) Do you have a softener, filter or other purification system? [X] Yes [] No If "Yes": [X] Owned or [] Leased
(c) Are you aware of any problem relating to the quality or source of water? [] Yes [X] No
(d) Are you aware of any problem or repair needed or made for any item above? [X] Yes [] No
Please explain any "Yes" answer in this section. Include any available repair history and identify the owner of any leased equipment (attach additional pages if needed): REVERSE OSMOSIS SYSTEM UNDER SINK IN KITCHEN REPLACED JAN 2024

5. SEWAGE

- (a) Type of sewage system to which the Property is connected? [] Public (e.g., City/Sewer District) [X] Septic [] Lagoon (e.g., private, shared or community) [] Other:
If there is a non-public sewage system, attach DSC-8000A ("Water Well/Sewage System Disclosure Rider")
(b) Is there a sewage lift system? [] Yes [X] No
(c) Are you aware of any problem or repair needed or made for any item above? [X] Yes [] No
Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed): DISTRIBUTION BOX IN FIELD REPLACED JUNE 2018

6. ROOF, GUTTERS, DOWNSPOUTS

- (a) Approximate age of the roof? 6 1/2 years. Documented? [X] Yes [] No
(b) Has the roof ever leaked during your ownership? [] Yes [X] No
(c) Has the roof or any portion of it been repaired, recovered or replaced during your ownership? [X] Yes [] No
(d) Are you aware of any problem or repair needed or made for any item above? [X] Yes [] No
Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed): ROOF AND GUTTERS WITH LEAF GUARDS ALL REPLACED AUG 2019 DUE TO HAIL DAMAGE

7. EXTERIOR FINISH

- (a) Is an Exterior Insulation and Finish System ("EIFS") present on the Property? [] Unknown.. [] Yes [X] No
If "Yes", identify date installed, brand name and installer:
(b) Are you aware of any claims made against the manufacturer for defects in any siding/exterior finish? [] Yes [X] No
If "Yes", was any money received for the claim? [] Yes [] No
(c) Are you aware of any problem or repair needed or made for any item above? [] Yes [X] No
Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

8. ADDITIONS & ALTERATIONS

- (a) Have you hired a contractor for any work in the past 180 days? [] Yes [X] No If "Yes", did you receive a lien waiver from the contractor completing the work? [] Yes [] No If "Yes," please attach a copy.
(b) Are you aware of any room addition, structural modification, alteration or repair? [] Yes [X] No
(c) Are you aware if any of the above were made without necessary permit(s)? [] Yes [X] No
(d) Are you aware of any problem or repair needed or made for any item above? [] Yes [X] No
Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

9. SOIL, STRUCTURAL AND DRAINAGE

- (a) Are you aware of any problem with the footings, foundation, sub-floor, interior or exterior walls, roof structure, decks/porches or any other load bearing or structural component? [] Yes [X] No
(b) Are you aware of any repair or replacement made to any item listed in (a) above? [] Yes [X] No
(c) Are you aware of any fill, expansive soil or sinkhole on the Property? [] Yes [X] No
(d) Are you aware of any soil, earth movement, flood, drainage or grading problem? [] Yes [X] No
(e) Do you have a sump pump or other drainage system? [] Yes [X] No
(f) Are you aware of any dampness, water leakage or accumulation in the basement or crawl space? [] Yes [X] No
(g) Are you aware of any repair or other attempt to control any water or dampness condition? [] Yes [X] No
(h) Are you aware of any past, present or proposed mining or excavation activity that affects the Property? [] Yes [X] No
(i) Is any portion of the Property located within a flood hazard area? [] Unknown.. [] Yes [X] No
(j) Do you pay for any flood insurance? [] Yes [X] No If "Yes", what is the premium?
(k) Do you have a Letter of Map Amendment ("LOMA")? [] Yes [X] No If "Yes", please provide a copy.
Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

A SUMP BASIN WAS BUILT IN DURING CONSTRUCTION OF HOME IN CASE FUTURE DRAINAGE ISSUES OCCURED - THERE NEVER HAS BEEN ANY ISSUE AND NO SUMP PUMP WAS EVER NEEDED OR INSTALLED.

10. TERMITES/WOOD DESTROYING INSECTS OR PESTS

- (a) Are you aware of any termites/wood destroying insects or pests affecting the Property?..... Yes No
- (b) Are you aware of any uncorrected damage to the Property caused by any of the above?..... Yes No
- (c) Is the Property under a service contract by a pest control company?..... Yes No
- (d) Is the Property under a warranty by a pest control company?..... Yes No
If "Yes," is it transferable?..... Yes No
- (e) Are you aware of any termite/pest control report for or treatment of the Property?..... Yes No

Please explain any "Yes" answer in this section. Include any available repair history, date(s) performed, type of tests or treatment and results, and name of person/company who did the testing or treatment (attach additional pages if needed):

EVERY SIX MONTHS GENERAL PEST CONTROL SERVICE TREATMENT IS PERFORMED
By WARREN COUNTY PEST CONTROL - LAST PERFORMED MARCH 2026

11. HAZARDOUS SUBSTANCES/OTHER ENVIRONMENTAL CONCERNS

(a) Asbestos Containing Materials ("ACM")

- (1) Are you aware of the presence of any ACM (e.g., shingles, siding, insulation, ceiling, floors, pipes)?... Yes No
- (2) Are you aware of any ACM that has been encapsulated or removed?..... Yes No
- (3) Are you aware if the Property has been tested for the presence of asbestos?..... Yes No

(b) Mold

- (1) Are you aware of the presence of any mold on the Property?..... Yes No
- (2) Are you aware if any mold on the Property has been covered or removed?..... Yes No
- (3) Are you aware if the Property has been tested for the presence of mold?..... Yes No
- (4) Are you aware if the Property has been treated for the presence of mold?..... Yes No

(c) Radon

- (1) Are you aware of the presence of any radon gas at the Property?..... Yes No
- (2) Are you aware if the Property has been tested for the presence of radon gas?..... Yes No
- (3) Are you aware if the Property has been mitigated for radon gas?..... Yes No

(d) Lead

- (1) Are you aware of the presence of any lead hazards (e.g., water supply lines) on the Property?..... Yes No
- (2) Are you aware of the presence of any lead in the soils?..... Yes No
- (3) Are you aware if lead has ever been covered or removed?..... Yes No
- (4) Are you aware if the Property has previously been tested for the presence of lead?..... Yes No

(e) Other Environmental Concerns

Are you aware of any other environmental concern that may affect the Property, such as fuel, septic, storage or other under/above ground tanks and cisterns, polychlorinated biphenyls (PCB's), electro-magnetic fields, discoloration of soil or vegetation, oil sheens in wet areas, uses other than residential (e.g., commercial, farming), etc.?..... Yes No

Please explain any "Yes" answer in this section. Include any available repair history, date(s) performed, type of tests or treatment and results, and name of person/company who did the testing or mitigation (attach additional pages if needed):

FOR GENERAL INFORMATION - ANNUALLY EXTERIOR WALLS ARE CLEANED
WITH AN OUTDOOR CLEANER SOLUTION

12. INSURANCE

- (a) Are you aware of any casualty loss to the Property during your ownership?..... Yes No
- (b) Are you aware of any claim that has been filed for damage to the Property during your ownership?..... Yes No
- (c) Have you received any insurance payments for damage to the Property, which were not spent for repairs? Yes No
- (d) Are you aware of anything that would adversely impact the insurability of the Property?..... Yes No

Please explain any "Yes" answer in this section. and include the date and description of any casualty loss or claim, and all repairs and replacements completed (attach additional pages if needed):

ROOF AND GUTTERS REPLACED DUE TO HAIL DAMAGE IN AUG 2019
WINDMILL FAN + HOUSING REPLACED MAR 2011 DUE TO WIND DAMAGE

13. ROADS, STREETS & ALLEYS

- (a) The roads, streets and/or alleys serving the Property are..... public private
- (b) Are you aware if there is a recorded or unrecorded road/street/alley maintenance agreement?..... Yes No
- (c) Are you aware of any recorded or unrecorded right of way, easement or similar matter?..... Yes No

Please explain any "Yes" answer in this section (attach additional pages if needed):

AMERLEN ELECTRIC HAS AN EASEMENT FOR A TRANSMISSION LINE
CUVRE RIVER ELECTRIC HAS AN EASEMENT ALONG THE SOUTH EDGE OF PROPERTY
FOR OUR UTILITY LINE

14. SUBDIVISION/HOME OWNERS ASSOCIATION

- (a) Subdivision Name (Insert "N/A" if not applicable): N/A
(b) Is there a home owners association ("HOA")?
(c) Are you aware of any written subdivision or HOA restrictions, rules, or regulations?
(d) Are you aware of any violation or alleged violation of the above by you or others?
(e) Are you aware of any additional one-time fees that would be incurred by Buyer upon transfer of the Property...
(f) General Assessment/Dues: \$ per month quarter half-year year
(g) Amenities include (check all that apply): street maintenance clubhouse pool tennis court entrance sign/structure gated other:
(h) Are you aware of any existing or proposed special assessments?
(i) Are you aware of any condition or claim which may cause an increase in assessments or fees?
Please explain any "Yes" answers you gave in this section (attach additional pages if needed):

15. CONDOMINIUM, CO-OP OR SHARED COST DEVELOPMENT

If you live in a condominium, co-op or other shared cost development, attach DSC-8000C ("Condominium/Co-Op/Shared Cost Development Rider").

16. LAKES & PONDS/WATERFRONT PROPERTY (Including boat docks, slips and lifts)

If the Property includes or is located on a lake, pond, river or other waterfront, or if a boat dock, slip, lift or similar feature (or access thereto) is part of or available to the Property, attach DSC-8000B ("Lakes & Ponds/Waterfront Property Disclosure Rider").

17. MISCELLANEOUS

- (a) Is the Property located in an area requiring an occupancy (code compliance) inspection?
(b) Is the Property designated as a historical home or located in a historic district?
(c) During your ownership, has the Property been used for any non-residential purpose?
(d) Do you have a survey that includes existing improvements of any kind regarding the Property?
(e) Have you allowed any pets in the home at the Property?
(f) Are you aware of any smoking (of any kind) in the Property during your ownership?
(g) Are you aware of any broken or inoperable door, window, thermal seal, lock or other item?
(h) Are you aware if carpet has been laid over a damaged wood floor?
(i) Are you aware of any: Shared/common feature with any adjoining property(ies) (e.g., fence, retaining wall, driveway)?
Lease or other agreement for the use of the Property or any part thereof?
Encroachment?
Existing or threatened legal action affecting the Property?
Violation of local, state or federal laws/codes/regulations, including zoning, relating to the Property?
Consent required of anyone other than the signer(s) of this form to convey title to the Property?
Any other assessments NOT paid with Taxes? (e.g., Fire Dues, Clean Energy District, Community Improvement District, Tax Increment Financing District, Neighborhood Improvement District payments?)
Please explain any "Yes" answers you gave in this section (attach additional pages if needed):

- (j) Current Utility/Service Providers including contact information (i.e., phone numbers, email, website):

Note: Please identify if any part of the systems below is leased:

Electric Company: CUIVRE RIVER ELECTRIC COOP 636-528-8261
Water Service: PRIVATE WELL
Cable/Satellite/Internet Service: CALL BYTE TECHNOLOGY 573-826-2371
Security System: ADT ADT@T.ADT.COM
Sewer: N/A
Telephone: N/A
Gas/Propane Tanks: LARGE 500 GALLON TANK LEASED FROM MFA OIL 573-486-2862
Garbage: DC HAULING 636-542-3615 SMALL 100 GALLON TANK IS OWNED
Fire District: WARREN COUNTY AMBULANCE & FIRE 636-456-8935



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"):

29061 Hwy Y Jonesburg MO 63351 Warren
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 # N/A 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 \$ N/A per month quarter half-year year

(4) General Assessment/Dues include (check all that apply):

- permits/license fees storage maintenance insurance other: (explain): N/A

- (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?
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):

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 22 yrs Depth 20 Ft Approx. Size (e.g. dimensions, acres) 3.5-4 ACRES

(4) Type Natural Artificial

(5) Water source WATER SHED / RAIN

(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 N/A Last serviced _____ (date)

(10) Is there a pump(s)/aerator(s)? Yes No If "Yes", age of pump WINDMILL 18 yrs

(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):

CHEMICALS ARE ADDED SEASONALLY TO CONTROL ALGAE & POND WEED SUCH AS COPPER SULPHATE / ALGECIDE / BLUE DYE - BACTERIA / NYDRATHAL GRASSHOPPER

WINDMILL PROVIDES AERATION / WINDMILL FAN & HOUSING REPLACED MAR 2011 DUE TO WIND STORM DAMAGE

OVERFLOW PIPE DRAINS INTO CREEK BEHIND DAM - AND CREEK EVENTUALLY FLOWS INTO OTHER PROPERTIES DOWNSTREAM.

Buyer's Initials _____ (date)

Seller's Initials [Signature] 4/11/26 (date)

Approved by legal counsel for use exclusively by current members of Missouri REALTORS®, Columbia, Missouri. No warranty is made or implied as to the legal validity or adequacy of this Rider, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practice, and differing circumstances in each transaction, may each dictate that amendments to this Rider be made.
Last Revised 12/01/25 ©2025 Missouri REALTORS®



Water Well/Sewage System 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"):

<u>29061 Hwy Y</u>	<u>Jonesburg</u>	<u>MO</u>	<u>63351</u>	<u>Warren</u>
<u>Street Address</u>	<u>City</u>	<u>Zip Code</u>	<u>County</u>	

Note: Seller may not frequently use the Water Well/Sewage System. If underutilized, it may falsely appear to be problem free. Even if heavily utilized, problems may surface that were previously not known or detectable.

Does the Property include or is it served by a Water Well?: Yes No (If "Yes", complete all of the following)

- (1) Specify type and depth DRILLED WELL 450 FT
- (2) Age of well 20 yrs Installed/Drilled by Flynn Drilling Company
- (3) Has the well been tested? Yes No
- (4) Is any part of the well located on a neighbor's property or community lot? Yes No
- (5) Is the well shared with any other property(ies)? Yes No
If "Yes", is there a recorded agreement? Yes No
- (6) Have you been notified or cited by any authority for any problem related to the water well system? Yes No
- (7) Is there a current maintenance service agreement covering the water well system? Yes No
If "Yes", what is the annual cost and who is the current provider? _____
- (8) Are you aware of any plan to bring public water (e.g., City/Water District) to the Property? Yes No
- (9) Are you aware of any problem or repair needed for any part of the water well system? Yes No
Please explain any "Yes" answer above. Include all available test reports and repair history (attach additional pages if needed): PUBLIC IS AVAILABLE ON HIGHWAY 4 AT FRONT OF PROPERTY

Does the Property include or is it served by a "Sewage System"? (meaning a private, shared or community sewer, septic, lateral, lagoon, cistern or other similar system): Yes No (If "Yes", complete all of the following)

- (1) Check all that apply: septic lateral lagoon cistern lift station Other _____
- (2) Do you have a diagram of the Sewage System? Yes No
- (3) If a lagoon, is there a fence? Yes No
- (4) If a septic tank:
Is it readily accessible from the surface? Yes No
Are clean-outs present? Yes No
Of what is the tank constructed? Steel Concrete Other: _____
Does it discharge into a lateral or lagoon? Yes No
Size & Age of tank (if known) is 1000 GALLON TANK 20 yrs old
- (5) Does any other property owner(s) share the Sewage System? Yes No If "Yes", how many? _____
- (6) Is any part of the Sewage System located on a neighbor's property or community lot? Yes No
- (7) Is there a well within 50 feet of the Sewage System? Yes No Unknown
- (8) Does the Sewage System have an aerator? Yes No
- (9) Does any plumbing (e.g., sink, tub or shower) disperse outside of the Sewage System? Yes No
- (10) Is there any untreated seepage or discharge (effluence) from the Sewage System? Yes No
- (11) Does any effluence from a neighbor's system disperse onto your Property? Yes No
- (12) Have you noticed any unusual odors from the Sewage System? Yes No
- (13) Have you experienced slow drainage or drain backups? Yes No
- (14) Is there a current maintenance service agreement covering the Sewage System? Yes No
If "Yes", what is the annual cost and who is the current provider? _____
- (15) Does any government authority require a maintenance service agreement for the Sewage System? Yes No
- (16) Have you been notified or cited by any authority for any problem related to the Sewage System? Yes No
- (17) Have you expanded, updated or modified the Sewage System? Yes No
- (18) Have you added any bedrooms at the Property since the Sewage System was installed? Yes No
- (19) Have you cleaned, pumped or serviced the Sewage System during your ownership of the Property? Yes No
Are you aware of any problem or repair needed for any part of the Sewage System? Yes No
Please explain any "Yes" answer above. Include all available permits, test reports and repair history (attach additional pages if needed): SEPTIC TANK PUMPED AND CLEANED EVERY 5 YRS - LAST PUMPED MARCH 2026
EVERY 3-6 MONTHS FILTER CLEANED. FIELD DISTRIBUTION BOX REPLACED JUNE 2018

Buyer's Initials _____ (date) _____ Seller's Initials [Signature] 4/11/26 (date)

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



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 29061 Hwy Y Jonesburg MO 63351 Warren
 3 **Street Address** **City** **State** **Zip Code** **County**
 4 SECTION 11-47-4 15-1.071-000-000-027-001 63351 Warren
 5 SECTION 14 TOWNSHIP 47 507-14.0-000-007-001.000 56.68 ACRES
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? APRIL 2, 2002
- 32 B. Has the Property been surveyed? PARTIAL SURVEY Yes No
 33 Year surveyed 2002
- 34 C. What company or person performed the survey?
 35 Name LEWIS BADE INC Phone 636-456-2615
- 36 D. If this is platted land, has a certificate of survey been completed? N/A Yes No
 37 If "Yes," by whom? _____ When? _____
- 38 E. Has the plat been recorded in the land records? N/A 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)

49 PARTIAL SURVEY OF ONE OF THE PROPERTY LINES ON NORTH SIDE OF
 50 _____
 51 PROPERTY

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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)

SEE ATTACHED PAGE FOR LIST OF DEED RESTRICTIONS

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? UNKNOWN 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)

THERE ARE TWO BARN - MULTIPLE WOODSHEDS - MISC OUTBUILDINGS ON PROPERTY

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: FIBER OPTIC CABLE ACCESS
- D. Have any utility access charges been paid? Yes No
If "Yes," which charges have been paid? CURRENTLY USE AND PAY FOR ELECTRIC AND FIBER OPTIC/INTERNET

FARM OR VACANT LAND OR LOT DISCLOSURE STATEMENT
FORM DSC-8020

DEED RESTRICTIONS - ^{USE RIGHTS AND OTHER RESTRICTIONS} PARAGRAPH/SECTION 2 - LINE 65/66

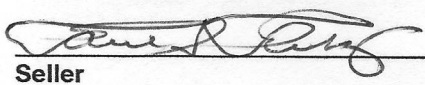
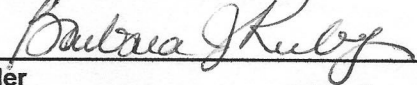
ADDITIONAL ATTACHED PAGES TO LIST DEED RESTRICTIONS:

The following described Real Estate, situated in the Counties of Warren and Montgomery, State of Missouri and more particularly described on Exhibit A attached hereto and by this reference made a part hereof; subject to all deed restrictions, easements, rights-of-way and any other matters of record and zoning regulations. ★ This Deed and the real estate conveyed hereby shall be restricted from the following prohibited uses: mining, manufacturing, commercial use, slaughter houses, stock yards, feed lots, stables, pig farms, commercial poultry operations and the keeping of more than one (1) head of livestock per acre of real estate herein conveyed. Additionally, no mobile, modular or manufactured homes will be permitted on the Exhibit A real estate and the Exhibit A real estate shall not be subdivided into parcels of less than five (5) acres.

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): _____
 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  4/11/26  4/11/26
 143 Seller Date Seller Date
 144 Print Name: Paul Ruby Print Name: BARBARA J. RUBY

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

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Measurements Disclaimer

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

<u>29061 Hwy Y</u>	<u>Jonesburg</u>	<u>MO</u>	<u>63351</u>	<u>Warren</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 _____

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

By (Signature) _____

By (Signature) _____

Licensee Print Name: _____

Licensee Print Name: Paul Diller

Date: _____

Date: _____

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: _____

[Signature] _____ Date 4/10/36

Print Name: Paul G. Ruby

BUYER _____ Date

Print Name: _____

[Signature] _____ Date 4/10/36

Print Name: BARBARA T. Ruby

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Last revised 12/01/25.

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WIRE FRAUD ADVISORY

Criminals target social media and email to steal information. This is particularly common in real estate transactions because sensitive data (e.g., social security and bank account numbers, wire instructions) is often sent by electronic means. **WE DO NOT WANT YOU TO BE THE NEXT VICTIM OF WIRE FRAUD!** Money wired to a fraudulent account is stolen money that typically cannot be recovered. Additionally, there is generally no insurance for this loss.

PROTECT YOURSELF

DO NOT TRUST EMAILS CONTAINING WIRE INSTRUCTIONS

- If you receive an email containing wire transfer instructions, immediately call your trusted escrow officer to ensure the validity of those instructions.

DO NOT TRUST EMAILS SEEKING PERSONAL/FINANCIAL INFORMATION

- If you receive an email requesting personal/financial information or asking you to download, click on a link, send, and/or do anything that may seem unusual to you, call your escrow officer immediately (prior to acting on the suspicious email) to verify its validity.

ONLY TRUST YOUR KNOWN SOURCE OF INFORMATION

- Never direct, accept or allow anyone in the transaction to consent to accept or change wire transfer instructions without first making a direct personal telephone call to verify the identity of the individual providing those instructions.
- It is **imperative** that this verification call be made only to a number which you previously obtained in person (or through other reliable means) from the individual you know and trust; **NOT** from a number provided in a subsequent email or wiring instructions.

ONLINE RESOURCES:

There are many online sources that provide useful information regarding this and similar topics, including but not limited to the following:

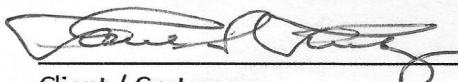
- The Federal Bureau of Investigation @ <https://www.fbi.gov/scams-and-safety>
- The Internet Crime Complaint Center @ www.ic3.gov
- The National White Collar Crime Center @ <http://www.nw3c.org/research>
- On Guard Online @ www.onguardonline.gov

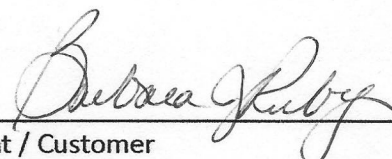
VERIFY & NOTIFY

Before you wire funds to anyone (e.g., your lawyer, title agent, mortgage broker, or real estate agent) personally meet them or call a verified telephone number (not the telephone number in the email) to confirm, both before and after you act!

Immediately notify your governmental officials, banking institution and Settlement/Title Company if you are a victim of wire fraud.

The undersigned acknowledges receipt of this Wire Fraud Advisory.


 Client / Customer _____ Date 4/11/20


 Client / Customer _____ Date 4/11/20

Paul G. Reedy
 Printed Name _____

BARBARA T. RUBY
 Printed Name _____