



## 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 DSC-8000 ("Seller's Disclosure Statement for Residential Property").*

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

Auction: 120 Ac HwyC - Gerald MO 63037 FRANKLIN  
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:

- |  |  |
|--|--|
| <input type="checkbox"/> Dock (permit # _____ if any)      | <input type="checkbox"/> Lift (permit # _____ if any)                |
| <input type="checkbox"/> Boat Slip (permit # _____ if any) | <input type="checkbox"/> Water pump (permit # _____ if any)          |
| <input type="checkbox"/> PWC Slip (permit # _____ if any)  | <input type="checkbox"/> Accessory Structure (permit # _____ if any) |
| <input type="checkbox"/> Seawall (permit # _____ if any)   | <input type="checkbox"/> Boat House (permit # _____ if any)          |
| <input type="checkbox"/> Boat Ramp (permit # _____ if any) | <input type="checkbox"/> 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 \$ 0 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?   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| (6) Are you aware of any encroachment, easement or other agreement regarding any matter above?       | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| (7) Are you aware of any violation or alleged violation of any such agreement by you or anyone else? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| (8) Are you aware of any condition or claim which may cause an increase in assessments or fees?      | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| (9) Do any of the above items have electrical service?   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| If "Yes", does it meet current code(s)?  |   |
|  | <input type="checkbox"/> Yes <input type="checkbox"/> No            |
| (10) Has any modification or repair been made during your ownership of any item above?               | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| (11) Are you aware if any permit does not match the current specifications of any permitted item?    | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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      Depth      Approx. Size (e.g. dimensions, acres) 3/4 Acre

(4) Type ☒ Natural ☐ Artificial

(5) Water source Nature

(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 \_\_\_\_\_ Last serviced \_\_\_\_\_ (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

(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 W.E 10-30-25 (date)

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Last Revised 12/31/18

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## 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: 120 Ac Hwy C Gerald MO 63037 FRANKLIN  
Street Address City Zip Code County  
Section 29 Township 43 15-9-298-0-000-017000 15-8-280-0-000-03500 121 +/-  
Section Township Range Range 3W 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 not a warranty of any kind by Seller or any real estate licensee involved in this transaction, and is not 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. Do not leave any spaces blank. 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? 2019
- B. Has the Property been surveyed? ☒ Yes ☐ No  
Year surveyed 2020
- C. What company or person performed the survey?  
Name Wunderlich Surveying + Engineering Phone 636-583-8400
- D. If this is platted land, has a certificate of survey been completed? ☐ Yes ☐ No  
If "Yes," by whom? Wunderlich Surveying + Engineering 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)

~~1- No mobile home or modular homes of any kind shall be permitted on property~~ Restrictions were not filed with county, therefore making them unenforceable

NO RESTRICTIONS ON PROPERTY

~~2- No junk cars/trucks shall be parked on the road or property~~  
~~No auto overhauling shall be permitted on property, no abandoned vehicles.~~

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)

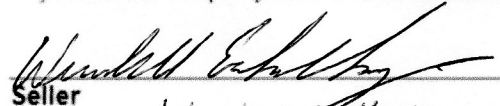
4. UTILITIES. To the best of your knowledge:

- 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                      | (5) Connection to shared sewer? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No        |
| (2) Connection to public sewer? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                      | (6) Private Sewer/Septic tank/Lagoon? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  |
| (3) Connection to private water system off Property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | (7) Connection to electric utility? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    |
| (4) Connection to shared water? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                      | (8) Connection to natural gas service? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| (9) A water well? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                    |  |
- C. Are any of the following existing at the boundary of the Property?
- |   |  |
|---|--|
| (1) Public water system access? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | (5) Electric Service Access? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| (2) Public sewer system access? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | (6) Natural gas access? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No      |
| (3) Shared water system access? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | (7) Telephone system access? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| (4) Shared sewer system access? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | (8) Other: _____   |
- D. Have any utility access charges been paid? ☐ Yes ☒ No  
If "Yes," which charges have been paid? \_\_\_\_\_

- 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  10-30-25  
143 Seller \_\_\_\_\_ Date \_\_\_\_\_ Seller \_\_\_\_\_ Date \_\_\_\_\_  
144 Print Name: Wendell Eckelkamp Print Name: \_\_\_\_\_

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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SELLERS DISCLOSURES

5 pages

Eckelkamp Sellers Disclosures.pdf

5 pages

E-SIGN INFO

Status:

SIGNED

Originator:

Tyler Nelson

tnelson@trophypa.com

IP: 64.15.93.211

Domain: trophypa.brokermint.com

Date: Nov 30, 2025 02:46 PM

Package ID:

40A28C3E20C6BD8028E9B976E539D04B

Time zone:

CST (UTC-6)

Signers:



WE

Wendell Eckelkamp

Wendell Eckelkamp

deckelkamp@sbcglobal.net


IP: 107.77.207.184

Signed

Nov 30, 2025 03:01 PM

id: 2bceb463027e91b5b1b6d83bffb0b78c

BM-SIGNED



HISTORY

Nov 30, 2025	03:00 PM	<div>WE</div>	Wendell Eckelkamp	deckelkamp@sbcglobal.net	IP: 107.77.207.184	Viewed
Nov 30, 2025	03:01 PM	<div>WE</div>	Wendell Eckelkamp	deckelkamp@sbcglobal.net	IP: 107.77.207.184	Signed
Nov 30, 2025	03:01 PM		Package has been fully signed and sealed			Completed