

VACANT LAND PROPERTY DISCLOSURE FORM



1 SELLER's Name(s) _____
2 Property Address: _____
3 _____

4 This document is a good faith statement of condition of the above property, as it is known by the SELLER as of
5 the date completed. It is not a warranty of the condition of the Property. The SELLER makes the following
6 disclosures with the understanding that prospective BUYERS may rely on the information as a description of the
7 property to the best of the SELLER'S knowledge. BUYERS are advised to determine for themselves whether this
8 property is suitable and zoned for their intended use.

9 The SELLER does not possess any expertise in construction, architecture, engineering, or any other specific
10 areas related to the construction, condition, or improvements of this property. The following are representations
11 made by the SELLER and are not the representations of the SELLER'S agent. This is not a warranty by the
12 SELLER or the SELLER'S agent. BUYER agrees to hold the listing broker and their agents harmless for any
13 errors or misstatements made by the SELLER on this form.

14 The SELLER will describe the condition of the property to the best of her or his knowledge.

15 A. Are the boundary lines of your parcel marked in any way? Yes No Unknown
16 If yes, please describe _____
17 _____

18 B. Do you know of any encroachments, easements, shared driveways, party walls, or similar conditions that
19 may affect title to the Property? Yes No Unknown
20 If yes, please describe _____
21 _____

22 C. Has there ever been an environmental audit or assessment of the soil? Yes No Unknown
23 If yes, please describe _____
24 _____

25 D. Has there ever been any hazardous substances or chemicals stored or spilled on the Property?
26 Yes No Unknown
27 If yes, please describe _____
28 _____

29 E. Has the Property been tested for any environmental contaminants or radon gas?
30 Yes No Unknown
31 If yes, please describe _____
32 _____

33 F. Are you aware of any violations of other federal or state Environmental Protection Agency rules or
34 regulations? Yes No Unknown
35 If yes, please describe _____
36 _____

37 G. Has a percolation test been performed on the Property? Yes No Unknown
38 If yes, please describe _____
39 _____

40 H. Do you know of any flooding, drainage or grading problems on the Property?
41 Yes No Unknown
42 If yes, please describe _____
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- I. Has the Property ever been designated as a wetland by any federal or state governmental agency? Yes No Unknown
If yes, please describe _____

- J. Is the Property located on a federally designated flood plain? Yes No Unknown
If yes, please describe _____

- K. Do you know of any violations of local, state or federal laws, building codes and/or zoning ordinances affecting the Property? Yes No Unknown
If yes, please describe _____

- L. Are there currently any subsurface rights, mineral rights or natural oil or gas or other leases affecting the Property? Yes No Unknown
If yes, please describe _____

- M. Is the Property currently valued for agricultural use by the county auditor? Yes No Unknown
If yes, please describe _____

- N. Is the Property subject to any Agricultural Tax Recoupments (C.A.U.V.)? Yes No Unknown
If yes, please describe _____

- O. Do you know of any excessive settling, slippage, sliding, erosion, or other soil stability problems on the Property? Yes No Unknown
If yes, please describe _____

- P. Are there any improvements to the Property? Yes No Unknown
If yes, please describe _____

- Q. Are there any pending lawsuits, foreclosures, divorce actions, tax liens, proposed assessments, utility or mechanics liens, or materialmen's liens, which could affect title to the Property? Yes No Unknown
If yes, please describe _____

- R. Has there been notice of any revaluation of the Property or change in the value or assessments during the last twelve months? Yes No Unknown
If yes, please describe _____

- S. Are there any property tax abatements or assessments on the Property? Yes No Unknown
If yes, please describe _____

- T. Are there any landfills or dumps (compacted or otherwise) in the neighborhood, on the Property or any portion thereof? Yes No Unknown
If yes, please describe _____

- 109 U. Has there been major damage to the Property from fire, earthquake, flood, tornado, mine subsidence, or
 110 other event? Yes No Unknown
 111 If yes, please describe _____
 112 _____
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 114 V. Are there or have there ever been any active, opened or closed natural gas or oil wells? Yes No Unknown
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 116 If yes, please describe _____
 117 _____
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 119 W. Are there or have there ever been any underground storage tanks on the Property? Yes No Unknown
 120
 121 If yes, please describe _____
 122 _____
 123
 124 X. Other Yes No Unknown
 125 If yes, please describe _____
 126 _____
 127 _____

128 Broker is hereby authorized to supply this document to the Multiple Listing Services, to prospective BUYERS, and
 129 to any person or entity in connection with the actual or anticipated sale of the Property. The information is
 130 provided by the SELLER. It is not a warranty of any kind by the SELLER or the SELLER'S Agent(s). The
 131 information provided is not intended to replace independent professional inspections by the BUYER.

132 The information contained herein is true and correct to the best of SELLER's knowledge and, except as stated
 133 above, no material problems exist with respect to the Property as of the date below. SELLER further agrees to
 134 notify the BUYER of any additional items, which may become known prior to recording of the Deed. SELLER
 135 hereby acknowledges receipt of this document.

136 _____ Date SELLER _____ Date
 137 SELLER

138 BUYER hereby acknowledges receipt of the SELLER's Description of the Property. Buyer understands that this
 139 information is a description of the Property to the best of the SELLER'S knowledge and is not a warranty of any
 140 kind by SELLER or SELLER's agent. BUYER hereby acknowledges that the information contained herein is not a
 141 substitute for any independent professional inspections that BUYER may wish to obtain. BUYER further
 142 acknowledges that the REALTORS® involved in this transaction made no representations that are inconsistent to
 143 the foregoing statements of the SELLER.

144 _____ Date BUYER _____ Date
 145 BUYER