



# SELLER'S DISCLOSURE AND CONDITION OF PROPERTY ADDENDUM

(Land)

(IF PROPERTY IS IMPROVED, USE IN CONJUNCTION WITH THE APPROPRIATE SELLER'S  
DISCLOSURE AND CONDITION OF PROPERTY ADDENDUM)

1 **SELLER** (Indicate Marital Status): William & Kerri Allen  
2  
3 married  
4

5 **LEGAL DESCRIPTION:** (As described in the attached Legal Description/Company Disclosure Addendum, or  
6 described below)  
7 29306 Metcalf Rd  
8 LOUISBURG KS 66053  
9

10 Approximate date SELLER purchased Property: 1996 - Fall. Property is  
11 currently zoned as Agiculture  
12

13 **1. NOTICE TO SELLER.**

14 Be as complete and accurate as possible when answering the questions in this disclosure. Attach additional sheets  
15 if space is insufficient for all applicable comments. SELLER understands that the law requires disclosure of any  
16 material defects, known to SELLER, in the Property to prospective Buyer(s) and that failure to do so may result in  
17 civil liability for damages. This disclosure statement is designed to assist SELLER in making these disclosures.  
18 Licensee(s), prospective buyers and buyers will rely on this information.  
19

20 **2. NOTICE TO BUYER.**

21 This is a disclosure of SELLER'S knowledge of the Property as of the date signed by SELLER and is not a  
22 substitute for any inspections or warranties that BUYER may wish to obtain. It is not a warranty of any kind by  
23 SELLER or a warranty or representation by the Broker(s) or their licensees.  
24

25 **3. WATER SOURCE.**

- 26 a. Is there a water source on or to the Property? ..... Yes  No
- 27  Public  Private  Well  Cistern  None  Other \_\_\_\_\_
- 28 If well, state type \_\_\_\_\_ depth \_\_\_\_\_ diameter \_\_\_\_\_ age \_\_\_\_\_
- 29 Has water been tested? ..... N/A Yes  No
- 30 b. Other water systems and their condition: \_\_\_\_\_
- 31 c. Is there a water meter on the Property? ..... Yes  No
- 32 d. Is there a rural water certificate? ..... Yes  No
- 33 e. Other applicable information: 1 meter for house & barn  
34 \_\_\_\_\_  
35 \_\_\_\_\_

36 If any of the answers in this section are "Yes", explain in detail or attach documentation: \_\_\_\_\_  
37 \_\_\_\_\_  
38 \_\_\_\_\_

39 **4. GAS/ELECTRIC.**

- 40 a. Is there electric service on the Property? ..... Yes  No
- 41 If "Yes", is there a meter? ..... N/A Yes  No
- 42 b. Is there gas service on the Property? ..... Yes  No
- 43 If "Yes", what is the source? \_\_\_\_\_
- 44 c. Are you aware of any additional costs to hook up utilities? ..... Yes  No
- 45 d. Other applicable information: T-mobil internet hot spot  
46 \_\_\_\_\_  
47 \_\_\_\_\_  
48 \_\_\_\_\_

49 If any of the answers in this section are "Yes", explain in detail or attach documentation: \_\_\_\_\_  
50 \_\_\_\_\_  
51 \_\_\_\_\_

52 WLA | KCA Initials \_\_\_\_\_ Initials \_\_\_\_\_  
53 SELLER | SELLER BUYER | BUYER

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**5. LAND (SOILS, DRAINAGE AND BOUNDARIES). ARE YOU AWARE OF:**

- a. The Property or any portion thereof being located in a flood zone, wetlands area or **proposed** to be located in such as designated by FEMA which requires flood insurance? ..... Yes  No
- b. Any drainage or flood problems on the Property or adjacent properties? ..... Yes  No
- c. Any neighbors complaining Property causes drainage problems? ..... Yes  No
- d. The Property having had a stake survey? ..... Yes  No
- e. Any boundaries of the Property being marked in any way? ..... Yes  No
- f. Having an Improvement Location Certificate (ILC) for the Property? ..... Yes  No
- g. Any fencing/gates on the Property? ..... Yes  No   
If "Yes", does fencing/gates belong to the Property? ..... Yes  No
- h. Any encroachments, boundary line disputes, or non-utility easements affecting the Property? ..... Yes  No
- i. Any expansive soil, fill dirt, sliding, settling, earth movement, upheaval, or earth stability problems that have occurred on the Property or in the immediate vicinity? ..... Yes  No
- j. Any diseased, dead, or damaged trees or shrubs on the Property? ..... Yes  No
- k. Other applicable information: \_\_\_\_\_

If any of the answers in this section are "Yes" explain in detail or attach all warranty information and other documentation: Pasture, by Creek & Bridge  
Survey Stakes in Property, Have Copy of Survey & Map

**6. SEWAGE.**

- a. Does the Property have any sewage facilities on or connected to it? ..... Yes  No   
If "Yes", are they:  
 Public Sewer     Private Sewer     Septic System     Cesspool  
 Lagoon     Grinder Pump     Other \_\_\_\_\_  
If applicable, when last serviced? \_\_\_\_\_  
By whom? \_\_\_\_\_  
Approximate location of septic tank and/or absorption field: Tank in back yard  
Lagoon 800 feet to East & North of house  
Has Property had any surface or subsurface soil testing related to installation of sewage facility? ..... N/A  Yes  No
- b. Are you aware of any problems relating to the sewage facilities? ..... Yes  No

If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other documentation: \_\_\_\_\_

**7. LEASEHOLD AND TENANT'S RIGHTS, INTERESTS, INCLUDING GAS AND OIL LEASES.**

(Check and complete applicable box(es))

- a. Are there leasehold interests in the Property? ..... Yes  No   
If "Yes", complete the following:  
Lessee is: MARK FORD  
Contact number is: \_\_\_\_\_  
Seller is responsible for: \_\_\_\_\_  
Lessee is responsible for: \_\_\_\_\_  
Split or Rent is: \_\_\_\_\_  
Agreement between Seller and Lessee shall end on or before: \_\_\_\_\_  
 **Copy of Lease is attached.**

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SELLER | SELLER

Initials WLA  
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b. Are there tenant's rights in the Property? ..... Yes  No

If "Yes", complete the following:

Tenant/Tenant Farmer is: Mark Reed

Contact number is: 913-244-9945

Seller is responsible for: Access to field for Harvest, Creek crossing

Tenant/Tenant Farmer is responsible for: Hay 30 acres, Pasture, Fertilizer

Split or Rent is: \$750.00 a year

Agreement between Seller and Tenant shall end on or before: 01/01/2022 as requested in 2022

Copy of Agreement is attached.

c. Do additional leasehold interests or tenant's rights exist? ..... Yes  No

If "Yes", explain: \_\_\_\_\_  
\_\_\_\_\_

**8. MINERAL RIGHTS (unless superseded by local, state or federal laws).**

- Pass unencumbered with the land to the Buyer.
- Remain with the Seller.
- Have been previously assigned as follows: \_\_\_\_\_

**9. WATER RIGHTS (unless superseded by local, state or federal laws).**

- Pass unencumbered with the land to the Buyer.
- Remain with the Seller.
- Have been previously assigned as follows: \_\_\_\_\_

**10. CROPS (planted at time of sale).**

- Pass with the land to the Buyer.
- Remain with the Seller.
- Have been previously assigned as follows: Mark Reed owns hay for 2022 season

**11. GOVERNMENT PROGRAMS.**

- a. Are you currently participating, or do you intend to participate, in any government farm program? ..... Yes  No
- b. Are you aware of any interest in all or part of the Property that has been reserved by previous owner or government action to benefit any other property? ..... Yes  No

If any of the answers in this section are "Yes", explain in detail or attach documentation: \_\_\_\_\_  
\_\_\_\_\_

**12. HAZARDOUS CONDITIONS. ARE YOU AWARE OF:**

- a. Any underground storage tanks on or near Property? ..... Yes  No
- b. Any previous or current existence of hazardous conditions (e.g., storage tanks, oil tanks, oil spills, tires, batteries, or other hazardous conditions)? ..... Yes  No   
If "Yes", what is the location? \_\_\_\_\_
- c. Any previous environmental reports (e.g., Phase 1 Environmental reports)? ..... Yes  No
- d. Any disposal of any hazardous waste products, chemicals, polychlorinated biphenyl's (PCB's), hydraulic fluids, solvents, paint, illegal or other drugs or insulation on the Property or adjacent property? ..... Yes  No
- e. Environmental matters (e.g. discoloration of soil or vegetation or oil sheers in wet areas)? ..... Yes  No
- f. Any existing hazardous conditions on the Property or adjacent properties (e.g. methane gas, radon gas, radioactive material, landfill, toxic materials)? ..... Yes  No

WLR | VLA Initials  
SELLER | SELLER

Initials \_\_\_\_\_  
BUYER | BUYER

- 157 g. Gas/oil wells, lines or storage facilities on the Property or adjacent property? ..... Yes  No
- 158 h. Any other environmental conditions on the Property or adjacent properties? ..... Yes  No
- 159 i. Any tests conducted on the Property? ..... Yes  No

160 If any of the answers in this section are "Yes" explain in detail or attach documentation: \_\_\_\_\_

161 Test gas lines annually via Survey - Notified in

162 writing

163 **13. OTHER MATTERS. ARE YOU AWARE OF:**

- 166 a. Any violation of zoning, setbacks or restrictions, or non-conforming use? ..... Yes  No
- 167 b. Any violation of laws or regulations affecting the Property? ..... Yes  No
- 168 c. Any existing or threatened legal action pertaining to the Property? ..... Yes  No
- 169 d. Any litigation or settlement pertaining to the Property? ..... Yes  No
- 170 e. Any current/pending bonds, assessments, or special taxes that apply to the Property? ..... Yes  No
- 171 f. Any burial grounds on the Property? ..... Yes  No
- 172 g. Any abandoned wells on the Property? ..... Yes  No
- 173 h. Any public authority contemplating condemnation proceedings? ..... Yes  No
- 174 i. Any government rule limiting the future use of the Property other than existing
- 175 zoning and subdivision regulations? ..... Yes  No
- 176 j. Any condition or proposed change in surrounding area or received any notice of such? ..... Yes  No
- 177 k. Any government plans or discussion of public projects that could lead to special
- 178 benefit assessment against the Property or any part thereof? ..... Yes  No
- 179 l. Any unrecorded interests affecting the Property? ..... Yes  No
- 180 m. Anything that would interfere with passing clear title to the Buyer? ..... Yes  No
- 181 n. The Property being subject to a right of first refusal? ..... Yes  No
- 182 If "Yes", number of days required for notice: \_\_\_\_\_
- 183 o. The Property subject to a Homeowner's Association fee? ..... Yes  No
- 184 p. Any other conditions that may materially and adversely affect the value or
- 185 desirability of the Property? ..... Yes  No
- 186 q. Any other condition that may prevent you from completing the sale of the Property? ..... Yes  No

187 If any of the answers in this section are "Yes", explain in detail or attach documentation: \_\_\_\_\_

188 Neighbors barn over property line on South East boundary,

189 was there when property was purchased Holly & Jim Serbousek

190 **14. UTILITIES.** Identify the name and phone number for utilities listed below.

191 Electric Company Name: Energy NA Phone # 888-471-5275

192 Gas Company Name: \_\_\_\_\_ Phone # \_\_\_\_\_

193 Water Company Name: Louisburg Phone # 877-690-3729

194 Other: \_\_\_\_\_ Phone # \_\_\_\_\_

195 **15. ELECTRONIC SYSTEMS AND COMPONENTS.**

196 Any technology or systems staying with the Property? ..... N/A  Yes  No

197 If "Yes", list: HotWize Fence Component in Lower Barn

200 Upon Closing, SELLER will provide Buyer with codes and passwords, or items will be reset to factory settings.

201 The undersigned SELLER represents, to the best of their knowledge, the information set forth in the foregoing

202 Disclosure Statement is accurate and complete. SELLER does not intend this Disclosure Statement to be a

203 warranty or guarantee of any kind. SELLER hereby authorizes Licensee assisting SELLER to provide this

204 information to prospective BUYER of the Property and to real estate brokers and licensees. **SELLER will promptly**

205 **notify Licensee assisting the SELLER, in writing, if any information in this disclosure changes prior to**

206 **Closing, and Licensee assisting the SELLER will promptly notify Licensee assisting the BUYER, in writing,**

207 **of such changes. (SELLER and BUYER initial and date any changes and/or any list of additional changes. If**

208 **attached, # \_\_\_\_\_ of pages).**

210 MLA Initials

211 SELLER | SELLER

210 Initials \_\_\_\_\_

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CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.

Walter E. Call                      5-16-22                      Kevin L. Allen                      5-15-22  
SELLER                                      DATE                      SELLER                                      DATE

**BUYER ACKNOWLEDGEMENT AND AGREEMENT**

1. I understand and agree the information in this form is limited to information of which SELLER has actual knowledge and SELLER need 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, Broker(s) or Licensees concerning the condition or value of the Property.
3. I agree to verify any of the above information, and any other important information provided by SELLER or Broker(s) (including any information obtained through the Multiple Listing Service) by an independent investigation of my own. I have been specifically advised to have the Property examined by professional inspectors. Buyer assumes responsibility Property is suitable for their intended use.
4. I acknowledge neither SELLER nor Broker(s) is an expert at detecting or repairing physical defects in the Property.
5. I specifically represent there are no important representations concerning the condition or value of the Property made by SELLER or Broker(s) on which I am relying except as may be fully set forth in writing and signed by them.

\_\_\_\_\_  
BUYER    DATE                      BUYER    DATE

*Panhandle Eastern Pipeline is located at 291st + Metcalf. They do an audible air release periodically.*

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