



Kerrville Board of REALTORS®, Inc.



SELLERS DISCLOSURE NOTICE FOR RESIDENTIAL LOT & ACREAGE

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Concerning the property at: 410 B Gabe Road, KERRVILLE, TX 78028

(Property Address)

This notice is a Disclosure of Seller's knowledge of the condition of the Property as of the date signed by seller and is not a substitute for any inspections or warranties the purchaser may wish to obtain. It is not a warranty of any kind by seller, seller's agent, or any other agent.

A. Mark below: (Y) for Yes, (N) for No, (U) for Unknown

Y N U

- Located in 100-Year Flood plain
Previous Flooding onto the Property
Previous Fires on Property
Surface Structures or Pits
Underground Storage Tanks
Wetlands on Property
Diseased Trees
Fencing
Existing Survey

Y N U

- Endangered Species/Habitat on Property
Fault Lines
Hazardous or Toxic Waste
Intermittent or Weather Springs
Landfill
Natural Gas Lines
Radon Gas
Propane Gas Tank

If you answered yes to any of the above, please explain:

NEW SURVEY DONE

B. General Information:

Is the Seller aware of any of the following:

Y N U

- 1. Features of the property shared in common with adjoining landowners such as walls, roofs, fences, wells, and driveways...
2. Any encroachments, easements or similar matters that may affect the Property.
3. Any zoning violations, nonconforming uses or violations of "setback" requirements.
4. Deed restrictions or obligations affecting the Property.
5. Any lawsuits directly or indirectly affecting the Property.
6. Any condition on the Property which materially affects the physical health or safety of an individual.
7. Any notices of abatement or citations against the Property.
8. Have you (Seller) ever collected any insurance payment pursuant to a claim made for damage to the Property and not used the proceeds to make the repairs for which the claim was submitted?
9. Any tax exemption(s) which you (Seller) currently claim for the Property? (Ag, Wildlife, etc.)
10. Any violent crime or death on the Property except for those deaths caused by: Natural causes, suicide, or accidental unrelated to the Property.
11. Any Homeowner's Association or maintenance fees or assessments.
12. Exclusions retained by seller.

KBOR Form 001 03/20/2014 Sellers Disclosure for Residential Lot & Acreage

Initial for identification by Buyer Seller RS

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If you answered yes to any of the above, please explain: Shared well agreement recorded at county

C. Utilities Available

Mark below: (Y) for Yes, (N) for No, (U) for Unknown


Y N U

- Water System       City       Well       Private/Central
- Natural Gas
- Propane Gas
- Electric
- Telephone
- Sewer System       City       Septic
- Cable T V
- None
- Other \_\_\_\_\_

IF WELL ON PROPERTY: Well Log available     Yes     No    Well Agreement     Yes     No  
 Is well functioning as intended?     Yes     No     Unknown  
 In no, explain: \_\_\_\_\_

IF SEPTIC ON PROPERTY: Complete TAR Form 1407 (Information About On-site Sewage Facility)

SELLER acknowledges that the statements in this notice are true to the best of the Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

      3/7/23  
 Signature of Seller      Date

\_\_\_\_\_  
 Signature of Seller      Date

**RICHARD SAHLI**  
 Printed Name of Seller

\_\_\_\_\_  
 Printed Name of Seller

This Seller's Disclosure Notice for Residential Lots & Acreage was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY PRIOR TO CLOSING.

The undersigned Buyer acknowledges receipt of the foregoing notice.

\_\_\_\_\_  
 Signature of Buyer      Date

\_\_\_\_\_  
 Signature of Buyer      Date

\_\_\_\_\_  
 Printed Name of Buyer

\_\_\_\_\_  
 Printed Name of Buyer