



## **Lifestyle Properties**

### **Real Estate & Auction Services**

### **Online Auction Bidders Agreement**

Buyer agrees to immediately enter into the Real Estate Auction Purchase Contract, if declared the high bidder (winning bidder) by the auctioneer during the following auction:

**AUCTION LOCATION** – Online at **[www.UnitedCountryLifestylePropertiesLA.HiBid.com](http://www.UnitedCountryLifestylePropertiesLA.HiBid.com)**

**AUCTION DATE** – **Friday, June 28, 2024 at 3 PM**

\*\*\* Bids at 3 PM extend auction 2 minutes, and each bid during extension(s) restart 2-minute extension

See Paragraph 16 that addresses the **“SOFT CLOSE”**.

**AUCTIONEER** – Keith Lowery (Broker/Auctioneer) of United Country Lifestyle Properties located at 201 Victory Blvd, Monroe, LA 71203 (318-330-9355) has contracted with “Seller” to offer to sell at public auction certain real property.

**AUCTION FOR** – **1153 E. Sibley Road, Choudrant, LA 71227**

#### **Legally described as:**

A certain lot or parcel of land lying in Sec. 3 and Sec. 10-18-1, contg. 8.932 acres m/l desc. as follows: Comm. at a 2-1/2 iron pipe found marking the NEC of Sec. 10-18-1; th. run S. 89 deg. 58'26" W. along the line between said Sec. 3 and Sec. 10, 1300.92' to a 3/4 iron pipe loc. on an existing fence line used as common bdry. line between adjacent owners and being the pob.; from said pob. run S. 00 deg. 21' 36" E. along said fence and common bdry. line 120.06' to a found cotton spindle loc. in the center of the E. Sibley Road; th. S. 55 deg. 42' 05" E. along the center of said road 34.99' to a found cotton spindle; th. S. 02 deg. 48' 10" W. along an existing fence line used as common bdry. line between adjacent owners 269.04' to a 3/4 iron pipe; th. run S. 00 deg. 02' 31" E. along said fence and common bdry. line 1047.37' to a 3/4 iron pipe; th. S. 90 deg. 00' 00" W. 266.97' to a pt. loc. in a pond; th. N. 00 deg. 00' 00" E. 1497.10' to a cotton spindle loc. in the center of the E. Sibley Road; th. S. 57 deg. 13' 06" E. along the center of said road 76.32' to a cotton spindle loc. on the line between said Sec. 3 and 10; th. run N. 89 deg. 58' 26" E. long section line 185.54' to pob. and BEG. AT THE NEC OF NW OF NE, SEC. 10-18-1, AND RUN W. 140 YDS., S. 140 YDS., E. 140 YDS., TH. N. 140 YDS. TO BEG. CONTG. 4 AC. LESS .9 AC. (108-115) (FROM BARLETT DUGDALE TO JAMES L EVANS ET UX) (486-271) (E-724) (0501292500) LESS ACRES TO JAMES E. DUGDALE, JR. IN IN 2-18-1, 35-19-1, 1-18-1 (800-216) (1130-700) Charles B. Dugdale conveys his undiv. int. to Joan Dugdale (1140-201) (Exchange Deed) (1152-102) Int. Sold (1152-104) (Partition) (1148-810) (From Succn. of Velma K. Dugdale) (1154-246) (Correction of Act of Partition) (1197-238) (Affidavit of Correction) (1205-821)

### **Online Bidding Open NOW**

### **Online Bidding Closes on Friday, June 28, 2024 at 3 PM (CST)**

Bidder agrees that they have read and fully understand the Online Auction Bidders Agreement and the Terms and Conditions of this auction.

**It is solely bidders' responsibility to contact the Auction Company at (318) 330-9355 with any questions regarding the auction, purchase agreement, or terms & conditions, prior to placing any bids in said auction.**

## **Online Auction Terms & Conditions**

1. **Seller Confirmation Auction:** The property is being offered in an Online Only Auction, with all bids being subject to the Seller's approval.
2. **Bidding Registration:** Online bidder hereby agrees that they must be properly registered for the online auction. If you need assistance with registration, contact **Tanya Lowery at (318) 330-9355 or by email at [tanya.lowery@unitedcountryla.com](mailto:tanya.lowery@unitedcountryla.com)**. Seller(s) may at their sole discretion request additional registration requirements from any bidder unknown to them or the auction company.
3. **Bidding Opens/Closes:** The Online Only Auction bidding shall be opened and begin closing on the dates and times stated above, subject to the soft close feature as outlined below in (#16).
4. **Property Preview Dates:** It is highly recommended that all bidders personally inspect the property prior to placing any bids in the auction. Property inspections are the sole responsibility of the bidders. The property may be inspected by scheduling an appointment with the Auction Company at (318) 330-9355, Auctioneer Keith Lowery at (318) 376-3779, or Broker Tanya Lowery at (318) 614-5870.
5. **No Financing Contingency:** By participating in this auction, bidders hereby agree that their bid shall **NOT** be subject to the bidder's ability to obtain financing. Financing is **NOT** a contingency in the purchase agreement. However, if a bidder decides to purchase property with a loan, they should make sure they are approved for a loan and that lender is capable of completing on or before closing date.
6. **Buyer's Premium: A Ten Percent (10%)** Buyer's Premium shall be added to the final bid price placed online, which will determine the Total Contract Sales Price. Bidders hereby understand that the Buyer's Premium shall be added to the winning bid to create the Total Contract Sales Price for which they are obligated to pay for the property. **Example:** (winning online bid \$100,000 + 10% buyer's premium = total purchase price of \$110,000).
7. **Purchase Contract:** Winning bidder hereby agrees to enter into the Real Estate Auction Purchase Contract, immediately upon being declared the Successful Bidder by the Auctioneer. Upon the close of the auction the winning bidder will be forwarded via email an Auction Real Estate Sales Contract to purchase the property. A signed copy of the Auction Real Estate Sales Contract must be received by **United Country Lifestyle Properties** no later than 24 hours from the time said Purchase Contract was sent to the winning bidder. The Auction Real Estate Sales Contract may be e-signed, hand delivered, faxed, or scanned and emailed.
8. **Earnest Money Deposit:** A **\$5,000** non-refundable deposit will be wire transferred or hand delivered in the form of certified funds to United Country Lifestyle Properties no later than 48 hours following the close of auction. See closing agents contact information below. The balance of the purchase price will be due in full at closing.
9. **Closing:** Closing shall be on or before **Wednesday, July 31, 2024**. Buyers will be afforded the opportunity to close via email, mail, and wire transfer of certified funds.
10. **Easements:** The sale of the property is subject to any and all easements of record.
11. **Survey:** No survey is required to transfer title to the property and the Seller shall not provide any additional survey. If the Buyer desires a survey, it shall be at the Buyer's sole expense and shall not be a contingency or requirement in the purchase contract.

12. **Possession:** Possession of the property will be given upon payment in full of the purchase price and transfer of title, at closing.
13. **Deed:** Seller shall execute a general warranty deed conveying the property to the Buyer(s).
14. **Taxes:** Seller shall pay any previous year's taxes (if due), and the current year's real estate taxes shall be prorated to the date of closing.
15. **Online Auction Technology (Disclaimer):** Under no circumstances shall Bidder have any kind of claim against United Country Lifestyle Properties, Broker of record, or anyone else, if the Internet service fails to work correctly before or during the auction. Online bidding is subject to technology faults and issues which are outside the control of the Auction Company. Bidder(s) are encouraged to use the "Maximum Bid" feature on the bidding platform and lock in their maximum bid amount if they are concerned about technology failure during the auction. The SELLER and/or Auction Company reserves the right to **(pause)** the online auction bidding in the event of any internal or external technology failure, to preserve the integrity of the auction event and maintain a fair and impartial bidding environment.
16. **Soft Close:** If a bid is received within the last 2 minutes of the auction, the auction close time will automatically extend 2 minutes to allow other bidders an opportunity to competitively bid prior to the auction closing. This feature eliminates "snipers" and encourages fair and impartial bidding from all participants.
17. **Disclaimer:** All information provided is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. Information is subject to change without notice. There are no warranties either expressed or implied pertaining to this property. Real estate is being sold "As-Is, Where-Is" with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding. The Auctioneer reserves the right to bid on behalf of the Seller up to, but not beyond the Seller's reserve price (if applicable). The property is available for and subject to sale prior to auction. By participating in this auction, Buyers hereby acknowledge that any bid(s) placed by them is a binding agreement to purchase the property, subject to the bid being approved by Seller (if applicable).
18. **Broker Referral Fee:** A Broker Referral Fee of 2% (of the High Bid Price) is offered to LA State Licensed Real Estate Brokers or Salespersons under the following conditions: Referring Agent must contact the Auction company and submit a Broker Participation Form signed by the Buyer at least 48 hours prior to auction date. Form must be submitted via email to [info@unitedcountryla.com](mailto:info@unitedcountryla.com). **If these steps have not been completed, a broker referral fee will not be paid.**
19. **Pre-Auction Sales:** As an agent for the Seller, the Auctioneer must present any and all bona fide written offers to the Seller, which may be created outside of the online bidding platform. Therefore, all properties are subject to pre-auction sales. Pre-auction offers must meet all off the auction terms and conditions and must be submitted to the Auctioneer on the Auction Real Estate Sales Contract, along with the required earnest deposit. Properly submitted offers will be presented to the Seller in a timely manner. Seller may accept or reject such offer at their sole and absolute discretion. When a pre-auction offer is submitted, all properly registered online bidders will be notified that "an offer" has been submitted and on which specific property, however the amount of the offer shall remain confidential. All pre-auction offers must allow a minimum of 24 hours for Seller's acceptance. A Broker Referral Fee of 2% (of High Bid Price) is offered to a cooperating LA State Licensed Real Estate

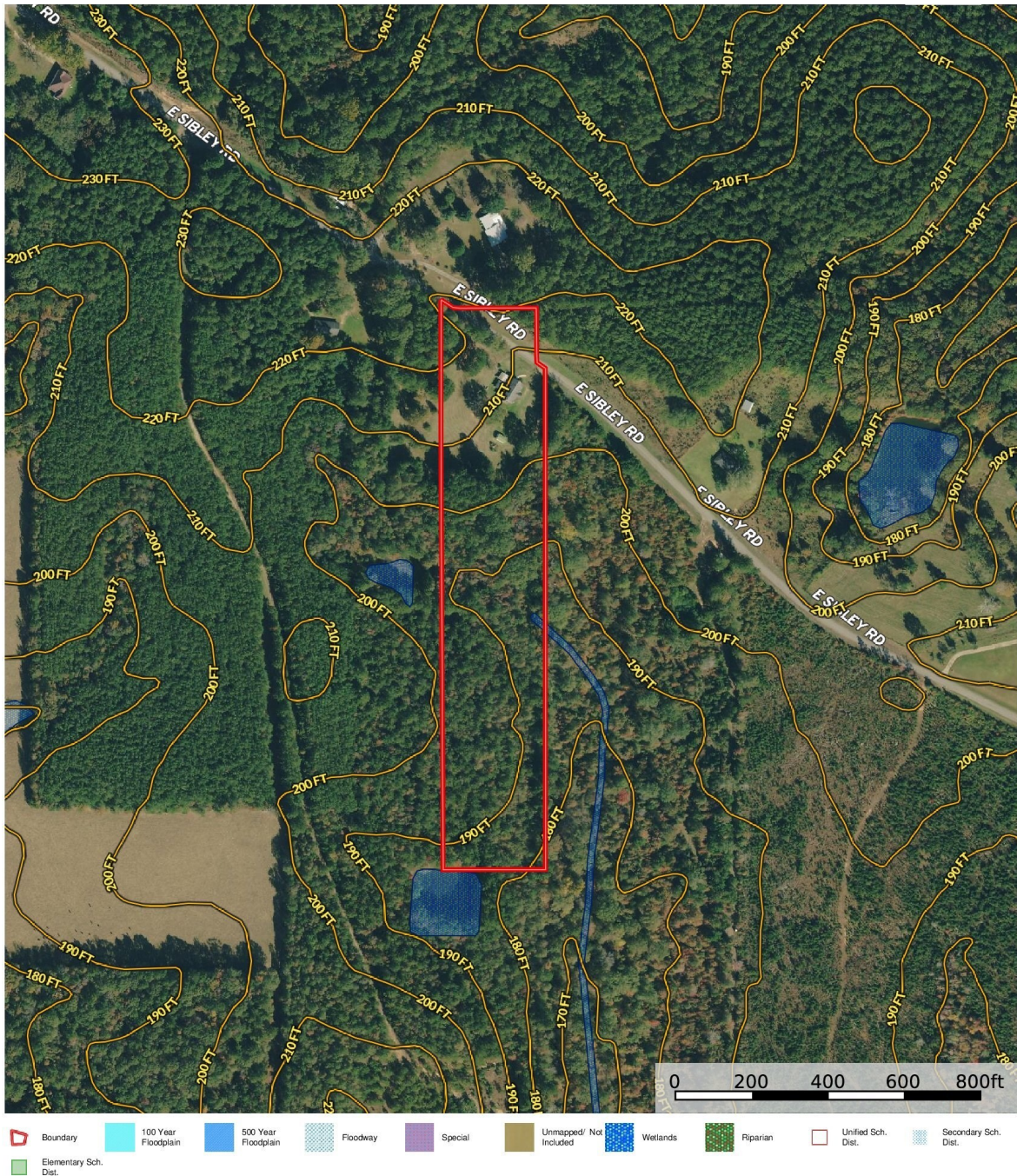
Broker or Salesperson on any pre-auction offers that are properly completed and submitted on the appropriate forms provided by the auction company.

Keith Lowery – United Country Lifestyle Properties  
Co-Owner, Realtor/Managing Broker, Auctioneer  
201 Victory Blvd, Ste 200  
Monroe, LA 71203  
318.376.3779  
keith.lowery@unitedcountryla.com  
LA Auctioneer License # 1781

Tanya Lowery – United Country Lifestyle Properties  
Co-Owner, Realtor/Broker  
201 Victory Blvd, Ste 200  
Monroe, LA 71203  
318.614.5870  
tanya.lowery@unitedcountryla.com



# AERIAL WITH TOPO

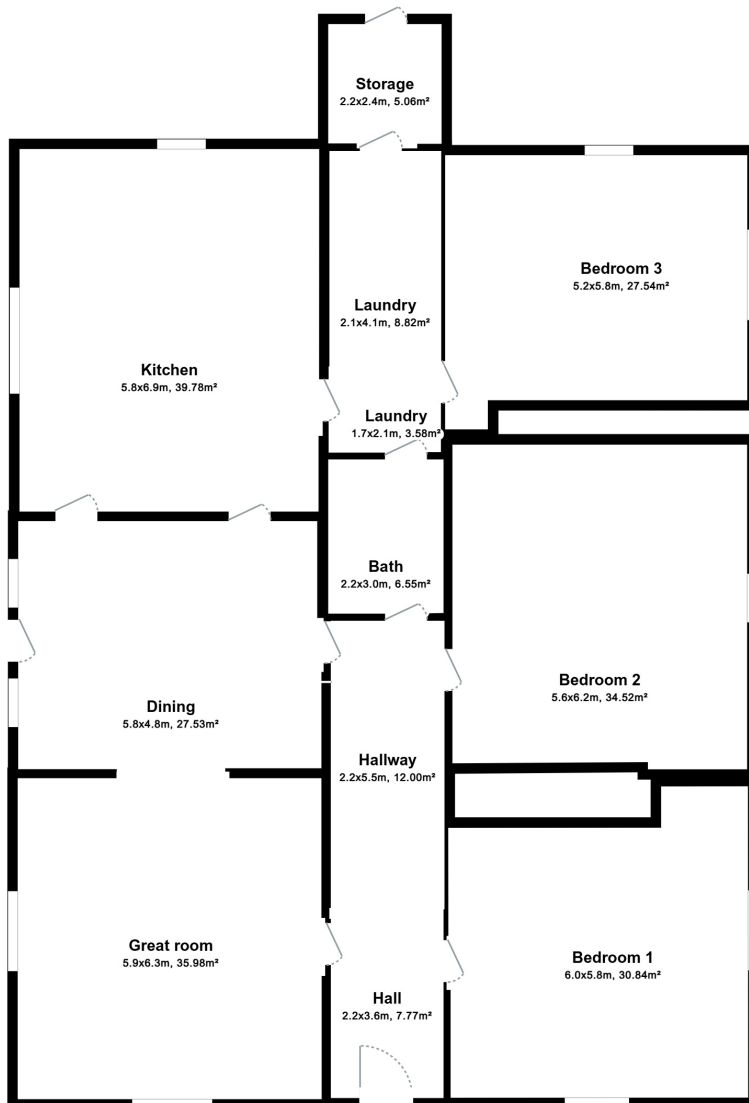


**\*\* Aerial, contour, and topo map show approximate boundaries. Use for illustration purposes only. Refer to survey for exact boundaries. \*\***

# FLOOR PLAN

## General Floorplan—1872 Heated Square Feet\* Built in 1926

*\*According to Tax Record*



### EXTERIOR:

- Brick & Siding
- Asphalt and Metal Roofing
- Pier & Beam Foundation/Crawl Space
- Mechanical Sewer System
- Workshop
- Metal Storage Building

### INTERIOR:

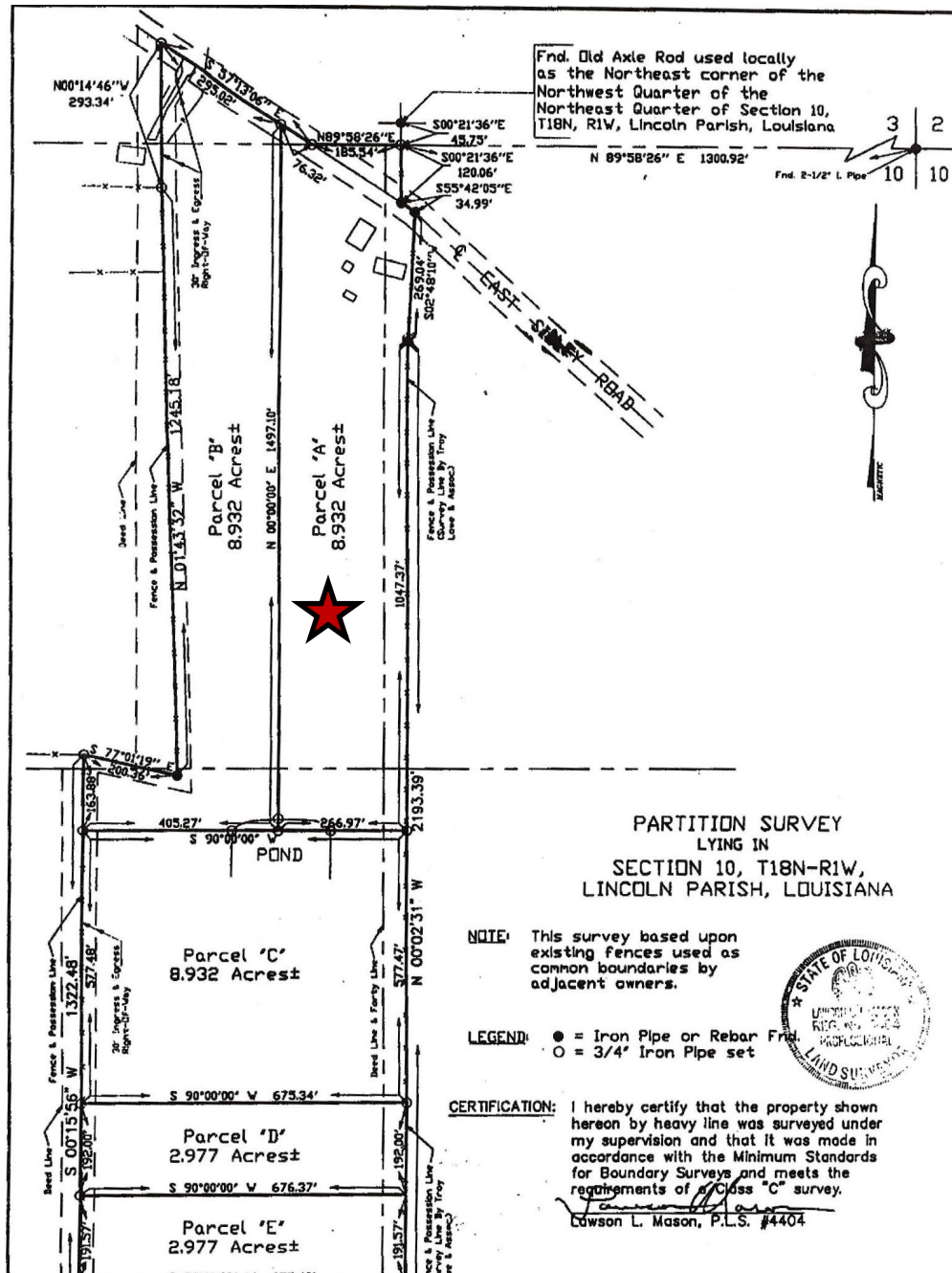
- Wood flooring
- Wood Windows
- Beadboard Ceiling
- Washer & Dryer Connections
- Window Units

***Information deemed reliable but not guaranteed. While best efforts were made for accuracy, this floorplan is provided for illustration purposes only. Bidder's are expected to complete all due diligence prior to bidding.***



# SURVEY

## PARCEL "A"





## Lifestyle Properties

201 Century Village Blvd, Ste 200  
Monroe, LA 71203  
Office: 318-330-9355  
Fax: 318-330-9357

Website: [www.unitedcountryla.com](http://www.unitedcountryla.com)

Email: [info@unitedcountryla.com](mailto:info@unitedcountryla.com)

### "AS IS": WAIVER OF WARRANTY AND REDHIBITION RIGHTS ADDENDUM

IN REFERENCE to the Agreement to Purchase and Sell the real property commonly referred to as:

1153 E. Sibley Road, Choudrant, LA 71227, Legally Described as:  
8.932 ac m/less in Sec. 3 and Sec. 10-18-1

, dated \_\_\_\_\_,  
between Edith Joan Dugdale ("Seller") and  
\_\_\_\_\_, ("Purchaser"), the undersigned

parties hereby agree as follows:

Providing that Purchaser's inspections, as per the Property Condition/Inspection section on the agreement to purchase and sell referenced above, are satisfactory to Purchaser, Purchaser hereby agrees that **THE FOLLOWING STATEMENT WILL BE MADE A PART OF THE ACT OF SALE AND SHALL NOT GO INTO EFFECT UNTIL THE ACT OF SALE.**

It is expressly agreed that the immovable property herein conveyed and all improvements and component parts, plumbing, electrical systems, mechanical equipment, heating and air conditioning systems, built-in appliances, and all other items located hereon are conveyed by Seller and accepted by Purchaser "AS IS, WHERE IS," without any warranties of any kind whatsoever, even as to the metes and bounds, zoning, operation, or suitability of the property for the use intended by the Purchaser, without regard to the presence of apparent defects, whether obvious or latent, known or unknown, easily discovered or hidden, and with the Purchaser's full and complete waiver of any and all rights for the return of all or any part of the purchase price by reason of any such defects.

Purchaser acknowledges and declares that neither the Seller nor any party, whomsoever, acting or purporting to act in any capacity whatsoever on behalf of the Seller has made any direct, indirect, explicit or implicit statement, representation or declaration, whether by written or oral statement or otherwise, and upon which the Purchaser has relied, concerning the existence or non-existence of any quality, characteristic or condition of the property herein conveyed. Purchaser has had full, complete and unlimited access to the property herein conveyed for all tests and inspections which Purchaser, in Purchaser's sole discretion, deems sufficiently diligent for the protection of Purchaser's interests.

Purchaser expressly waives the warranty of fitness and the warranty against rehibitory vices and defects, whether apparent or latent, imposed by Louisiana Civil Code Articles 2520 through 2548, inclusive, and any other applicable state or federal law and the jurisprudence thereunder.

Purchaser also waives any rights Purchaser may have in redhibition to a return of the purchase price or to a reduction of the purchase price paid pursuant to Louisiana Civil Code Articles 2520 to 2548, inclusive, in connection with the property hereby conveyed to Purchaser by Seller. By Purchaser's signature, Purchaser expressly acknowledges all such waivers and Purchaser's exercise of Purchaser's right to waive warranty pursuant to Louisiana Civil Code Article 2520 and 2548, inclusive.

The herein agreement, upon its execution by both Purchaser and Seller, is herewith made an integral part of the aforementioned Agreement to Purchase and Sell.

\_\_\_\_\_  
PURCHASER                      DATE/TIME

Joan Dugdale 5/1/24  
\_\_\_\_\_  
SELLER                      DATE/TIME

\_\_\_\_\_  
PURCHASER                      DATE/TIME

\_\_\_\_\_  
SELLER                      DATE/TIME



1153 E. Sibley Road, Choudrant, LA 71227  
PROPERTY DESCRIPTION (ADDRESS, CITY, STATE ZIP)

5/1/2024  
DATE

## PROPERTY DISCLOSURE DOCUMENT

In accordance with LSA-R.S. 9:3196-3200, a SELLER of residential real property shall furnish BUYERS with a *Property Disclosure Document*. A complete copy of these statutes may be found at: [www.legis.la.gov](http://www.legis.la.gov). The required *Property Disclosure Document* may be in the form promulgated by the Louisiana Real Estate Commission ("Commission") or in another form containing substantially the same information. The Commission form may be found at: [www.lrec.gov](http://www.lrec.gov).

**RIGHTS OF BUYER AND CONSEQUENCES FOR FAILURE TO DISCLOSE:** If the *Property Disclosure Document* is delivered after the BUYER makes an offer, the BUYER can terminate any resulting real estate contract or withdraw the offer for up to **72 hours** after receipt of the *Property Disclosure Document*. This termination or withdrawal will be without penalty to the BUYER, and any deposit or earnest money shall be promptly returned to the BUYER (despite any agreement to the contrary).

**DUTIES OF REAL ESTATE LICENSEES AND CONSEQUENCES FOR FAILURE TO FULFILL SUCH DUTIES:** Louisiana law requires real estate licensees to inform their clients of those clients' duties and rights in connection with the *Property Disclosure Document*. Failure to inform could subject the licensee to censure, suspension, or revocation of his or her license, as well as fines. The licensee is not liable for any error, inaccuracy, or omission in a *Property Disclosure Document*, unless the licensee has actual knowledge of the error, inaccuracy, or omission by the SELLER.

### KEY DEFINITIONS:

- **"Residential real property"** or "property" is real property consisting of one or not more than four residential dwelling units, which are buildings or structures each of which are occupied or intended for occupancy as single-family residences.
- **"Known defect" or "defect"** is a condition found within the property that was actually known by the SELLER and that results in one or all of the following:
  - a) It has a substantial adverse effect on the value of the property.
  - b) It significantly impairs the health or safety of future occupants of the property.
  - c) If not repaired, removed, or replaced, significantly shortens the expected normal life of the property.

### OTHER IMPORTANT PROVISIONS OF THE LAW:

- A *Property Disclosure Document* shall NOT be considered a warranty by the SELLER.
- A *Property Disclosure Document* is for disclosure purposes only; it shall not be construed as part of any contract between the SELLER and the BUYER.
- The *Property Disclosure Document* shall not be used as a substitute for any inspections or warranties that the BUYERS or SELLER may obtain.
- Nothing in this law precludes the rights or duties of a BUYER to inspect the physical condition of the property.
- The SELLER shall not be liable for any error, inaccuracy, or omission of any information required to be delivered to the BUYERS if the error, inaccuracy, or omission was not a willful misrepresentation, according to the best of the SELLER's information, knowledge, and belief or was based on information provided by a public body or another person with a professional license or special knowledge, who provided a written or oral report or opinion that the SELLER reasonably believed to be correct and which was transmitted by the SELLER to the BUYER.

1153 E. Sibley Road, Choudrant, LA 71227  
PROPERTY DESCRIPTION (ADDRESS, CITY, STATE ZIP)

5/1/24  
DATE

## PROPERTY DISCLOSURE EXEMPTION FORM

In accordance with LSA-R.S. 9:3196-3200, a SELLER of residential real property shall furnish BUYERS with a *Property Disclosure Document*. A complete copy of these statutes may be found at: [www.legis.la.gov](http://www.legis.la.gov). The required *Property Disclosure Document* may be in the form promulgated by the Louisiana Real Estate Commission ("Commission") or in another form containing substantially the same information. The Commission form may be found at: [www.lrec.gov](http://www.lrec.gov).

**WHO IS REQUIRED TO MAKE DISCLOSURE? ALL SELLERS are required to make written disclosure of known defects regarding a property being transferred.** A SELLER'S obligation to furnish a *Property Disclosure Document* applies to any transfer of any interest in residential real property, whether by sale, exchange, bond for deed, lease with option to purchase, etc. The following transfers are exempt from the requirement to provide a *Property Disclosure Document*:

CHECK ALL THAT APPLY:

- ☐ 1. Transfers ordered by a court, including but not limited to a transfer ordered by a court in the administration of an estate, a transfer pursuant to a writ of execution, a transfer by any foreclosure sale, a transfer by a trustee in bankruptcy, a transfer by eminent domain, and any transfer resulting from a decree of specific performance.
- ☐ 2. Transfers to a mortgagee by a mortgagor or successor in interest who is in default.
- ☐ 3. Transfers by a mortgagee who has acquired the residential real property at a sale conducted pursuant to a power of sale under a mortgage or a sale pursuant to decree of foreclosure, or who has acquired the residential property by a deed in lieu of foreclosure.
- ☐ 4. Transfers by a fiduciary in the course of administration of a decedent's estate, guardianship, conservatorship, or trust.
- ☐ 5. Transfers of newly constructed residential real property, which has never been occupied.
- ☐ 6. Transfers from one or more co-owners solely to one or more of the remaining co-owners.
- ☐ 7. Transfers from the succession executor or administrator pursuant to testate or intestate succession.
- ☐ 8. Transfers of residential real property that will be converted by the BUYER into a use other than residential use.
- ☐ 9. Transfers of residential real property to a spouse or relative in the line of consanguinity (blood line).
- ☐ 10. Transfers between spouses resulting from a judgment of divorce or a judgment of separate maintenance or from a property settlement agreement incidental to such a judgment.
- ☐ 11. Transfers or exchanges to or from any governmental entity.
- ☐ 12. Transfers from an entity that has acquired title or assignment of a real estate contract to a piece of residential real property to assist the prior owner in relocating, as long as the entity makes available to the BUYER a copy of the property disclosure statement, any inspection reports if any furnished to the entity by the prior owner, or both.
- ☐ 13. Transfers to an inter vivos trust.
- ☐ 14. Acts that, without additional consideration and without changing ownership or ownership interest, confirm, correct, modify, or supplement a deed or conveyance previously recorded.
- ☒ 15. NONE OF THE EXEMPTIONS ABOVE APPLY TO THE SELLER(S).

1153 E. Sibley Road, Choudrant, LA 71227 5/1/24  
PROPERTY DESCRIPTION (ADDRESS, CITY, STATE ZIP) DATE

- "Known defect" or "defect" is a condition found within the property that was actually known by the SELLER and that results in one or all of the following:
- a) It has a substantial adverse effect on the value of the property.
  - b) It significantly impairs the health or safety of future occupants of the property.
  - c) If not repaired, removed, or replaced, significantly shortens the expected normal life of the property.

CHECK ONE BOX:

☐ SELLER claims that he/she is exempt from filling out the *Property Disclosure Document* and declares that SELLER has no knowledge of known defects to the property.

OR

☒ SELLER has reviewed the *Property Disclosure Exemption Form*. SELLER does not claim any of the exemptions enumerated in the *Property Disclosure Exemption Form*. Accordingly, SELLER will complete the *Property Disclosure Document*.

OR

☐ SELLER claims that he/she is exempt from filling out the *Property Disclosure Document* and declares that SELLER has knowledge of known defects to the Property and will disclose such known defects on the *Property Disclosure Document*.

SELLER (sign) Joan Dugdale Date 5/1/24 Time 5:25 PM (print) Joan Dugdale  
SELLER (sign) \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_ (print) \_\_\_\_\_  
SELLER (sign) \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_ (print) \_\_\_\_\_  
SELLER (sign) \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_ (print) \_\_\_\_\_

Received by:

BUYER (sign) \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_ (print) \_\_\_\_\_  
BUYER (sign) \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_ (print) \_\_\_\_\_  
BUYER (sign) \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_ (print) \_\_\_\_\_  
BUYER (sign) \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_ (print) \_\_\_\_\_



1153 E. Sibley Road, Choudrant, LA 71227  
PROPERTY DESCRIPTION (ADDRESS, CITY, STATE ZIP)

5/1/24  
DATE

The following representations are made by the SELLER and **NOT** by any real estate licensee.

This document is not a substitute for any inspections or professional advice the BUYER may wish to obtain.

The following information is based only upon the SELLER's actual knowledge of the property. The SELLER may disclose only what the SELLER actually knows. The SELLER may not know about all material or significant items affecting the property.

Y = Yes      N = No      NK = No Knowledge

## SECTION 1: LAND

1. What is the length of ownership of the property by the SELLER? 22 years
2. Lot size or acres 8.93
3. Are you aware of any servitudes or encroachments regarding the property, other than typical, customary utility servitudes, that would affect use of the property? ☐ Y ☒ N
4. Are you aware of any rights vested in others? Check all that apply and explain at the end of this section.

Timber rights	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	Leased land	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N
Right of ingress or egress	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	Mineral rights	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N
Right of way	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	Surface rights	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N
Right of access	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	Air rights	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N
Servitude of passage	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	Usufruct	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N
Servitude of drainage	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	Other		
Common driveway	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N			
5. Has any part of the property been determined to be or pending determination as a wetland by the United States Army Corps of Engineers under §404 of the Clean Water Act? ☐ Y ☒ N ☐ NK

**If yes, documentation shall be attached and become a part of this Property Disclosure Document.**

The Clean Water Act is a federal law that protects the wetlands of the United States. Section 404 of the Act contains permit requirements for altering or building on property that has been determined a wetland by the Army Corps of Engineers. The Corps may assess a fee to the **SELLER** or **BUYER** of a property for this determination. A property that has been determined a wetland may result in additional costs for a Section 404 permit.

Question Number      Explanation of "Yes" answers      ☐ Additional sheet is attached

<hr/>	<hr/>	<hr/>
<hr/>	<hr/>	<hr/>
<hr/>	<hr/>	<hr/>
<hr/>	<hr/>	<hr/>

BUYER'S Initials: \_\_\_\_\_  
BUYER'S Initials: \_\_\_\_\_

BUYER'S Initials: \_\_\_\_\_  
BUYER'S Initials: \_\_\_\_\_

SELLER'S Initials: J.M.  
SELLER'S Initials: \_\_\_\_\_

SELLER'S Initials: \_\_\_\_\_  
SELLER'S Initials: \_\_\_\_\_

1153 E. Sibley Road, Choudrant, LA 71227 5/1/24  
PROPERTY DESCRIPTION (ADDRESS, CITY, STATE ZIP) DATE

## SECTION 2: TERMITES, WOOD-DESTROYING INSECTS AND ORGANISMS

6. Has the property ever had termites or other wood-destroying insects or organisms?

- a) During the time the SELLER owned the property? ☐ Y ☒ N
- b) Prior to the time the SELLER owned the property? ☐ Y ☒ N ☐ NK
- c) Was there any damage to the property? ☐ Y ☒ N ☐ NK
- d) Was the damage repaired? ☐ Y ☐ N ☐ NK

7. If the property is currently under a termite contract, provide the following:

- a) Name of company \_\_\_\_\_
- b) Date contract expires N/A
- c) List any structures not covered by contract \_\_\_\_\_

Question Number Explanation of "Yes" answers ☐ Additional sheet is attached

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

## SECTION 3: STRUCTURE(S)

8. What is the approximate age of each structure on the property?

Main structure 1930 94 years

Other structures 90 years

9. Have there been any additions or alterations made to the structures during the time the SELLER owned the property?

☐ Y ☒ N

If yes, were the necessary permits and inspections obtained for all additions or alterations?

☐ Y ☐ N ☐ NK

10. What is the approximate age of the roof of each structure?

Main structure 20 yrs

Other structures 25 years

BUYER'S Initials: \_\_\_\_\_  
BUYER'S Initials: \_\_\_\_\_

BUYER'S Initials: \_\_\_\_\_  
BUYER'S Initials: \_\_\_\_\_

SELLER'S Initials: J.D.  
SELLER'S Initials: \_\_\_\_\_

SELLER'S Initials: \_\_\_\_\_  
SELLER'S Initials: \_\_\_\_\_

1153 E. Sibley Road, Choudhant, IA 71227 5/1/24  
PROPERTY DESCRIPTION (ADDRESS, CITY, STATE ZIP) DATE

11. Are you aware of any defects regarding the following? Check all that apply; and, if yes, explain at the end of this section.

Roof	<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N	Irrigation system	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N
Interior walls	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	Ceilings	<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N
Floor	<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N	Exterior walls	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N
Attic spaces	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	Foundation	<input type="checkbox"/> Y	<input type="checkbox"/> N
Porches	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	Basement	<input type="checkbox"/> Y	<input type="checkbox"/> N
Steps/Stairways	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	Overhangs	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N
Pool	<input type="checkbox"/> Y	<input type="checkbox"/> N	Railings	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N
Decks	<input type="checkbox"/> Y	<input type="checkbox"/> N	Spa	<input type="checkbox"/> Y	<input type="checkbox"/> N
Windows	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	Patios	<input type="checkbox"/> Y	<input type="checkbox"/> N
Other					

12. Has there ever been any property damage, including but not limited to fire, wind, hail, lightning, or other property damage, excluding flood damage referenced in Section 3?

a) During the time the SELLER owned the property? ☐ Y ☒ N  
b) Prior to the time the SELLER owned the property? ☐ Y ☐ N ☒ NK  
c) If yes, detail all property damages/defects and repair status at the end of this section.

13. Has there been any foundation repair?

a) During the time the SELLER owned the property? ☐ Y ☒ N  
b) Prior to the time the SELLER owned the property? ☐ Y ☒ N ☐ NK  
c) Is there a transferable warranty available? ☐ Y ☒ N ☐ NK  
d) If yes, provide the name of the warranty company

14. Does the property contain exterior insulation and finish system (EIFS) or other synthetic stucco?

☐ Y ☒ N ☐ NK

Question Number Explanation of "Yes" answers ☐ Additional sheet is attached

11 Root leaked + repaired  
Need leveling + repairing  
previous leak need repairing

SELLER shall complete and provide the "Disclosure on Lead-Based Paint and Lead-Based Paint Hazard Addendum" that is included with this Property Disclosure Document if any structure was built before 1978.

BUYER'S Initials: \_\_\_\_\_  
BUYER'S Initials: \_\_\_\_\_

BUYER'S Initials: \_\_\_\_\_  
BUYER'S Initials: \_\_\_\_\_

SELLER'S Initials: J.A.  
SELLER'S Initials: \_\_\_\_\_

SELLER'S Initials: \_\_\_\_\_  
SELLER'S Initials: \_\_\_\_\_



1153 E. Sibley Road, Chalmette, LA 71227

5/1/24

PROPERTY DESCRIPTION (ADDRESS, CITY, STATE ZIP)

DATE

#### SECTION 4: PLUMBING, WATER, GAS, AND SEWAGE

15. Are you aware of any defects with the plumbing system?

a) During the time the SELLER owned the property?

☐ Y ☒ N

b) Prior to the time the SELLER owned the property?

☐ Y ☒ N

16. Are you aware of any defects with the water piping?

a) During the time the SELLER owned the property?

☐ Y ☒ N

b) Prior to the time the SELLER owned the property?

☐ Y ☒ N

c) The water is supplied by:

☒ Municipality ☐ Private utility ☐ On-site system ☐ Shared well system ☐ Other \_\_\_\_\_

d) How many private wells service the primary residence only? \_\_\_\_\_

e) If there are private wells, when was the water last tested? Date \_\_\_\_\_ Results \_\_\_\_\_

f) Are you aware of any polybutylene piping in the structure?

☐ Y ☒ N

17. Is there gas service available to the property?

☒ Y ☐ N ☐ NK

a) If yes, what type? ☐ Butane ☐ Natural ☒ Propane

b) If yes, are you aware of any defects with the gas service?

☐ Y ☒ N

c) If Butane or Propane, are the tanks: ☒ Owned ☐ Leased

d) If leased, please list service provider: \_\_\_\_\_

18. Are you aware of any defects with any water heater?

a) During the time the SELLER owned the property?

☐ Y ☒ N

b) Prior to the time the SELLER owned the property?

☐ Y ☒ N

19. The sewerage service is supplied by: ☒ Municipality ☐ Community ☐ Other On-site System

a) How many private sewer systems service the primary residence only? \_\_\_\_\_

b) Is the property serviced by a pump grinder system?

☐ Y ☐ N ☒ NK

Question Number Explanation of "Yes" answers ☐ Additional sheet is attached

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**SELLER** shall attach a private water/sewage disclosure if the property described herein is not connected to a community sewerage system (i.e., any sewerage system which serves multiple homes/connections) or is not connected to a water system regulated by the Louisiana Department of Health.

BUYER'S Initials: \_\_\_\_\_  
BUYER'S Initials: \_\_\_\_\_

BUYER'S Initials: \_\_\_\_\_  
BUYER'S Initials: \_\_\_\_\_

SELLER'S Initials: J.D.  
SELLER'S Initials: \_\_\_\_\_

SELLER'S Initials: \_\_\_\_\_  
SELLER'S Initials: \_\_\_\_\_

1153 E. Sibley Rd, Choudrant, LA 71227

5/1/24

PROPERTY DESCRIPTION (ADDRESS, CITY, STATE ZIP)

DATE

## SECTION 5: ELECTRICAL, HEATING AND COOLING, APPLIANCES

20. Are you aware of any defects with the electrical system?

- a) During the time the SELLER owned the property? ☐ Y ☒ N
- b) Prior to the time the SELLER owned the property? ☐ Y ☒ N
- c) Are you aware of any aluminum wiring in the structure? ☐ Y ☒ N

21. Are you aware of any defects with the heating or cooling systems?

- a) During the time the SELLER owned the property? ☐ Y ☒ N
- b) Prior to the time the SELLER owned the property? ☐ Y ☒ N

22. If a fireplace(s) exists, is it working?

☐ Y ☒ N ☐ NK

23. Are you aware of any defects in any permanently installed or built-in appliances?

- a) During the time the SELLER owned the property? ☐ Y ☒ N
- b) Prior to the time the SELLER owned the property? ☐ Y ☒ N

24. Does the property or any of its structures contain any of the following? Check all that apply and provide additional details at the end of this section.

- |                          |                                       |                                       |                             |  |                                       |                                       |                             |
|--------------------------|---------------------------------------|---------------------------------------|-----------------------------|--|---------------------------------------|---------------------------------------|-----------------------------|
| Security alarm           | <input type="checkbox"/> Y            | <input checked="" type="checkbox"/> N | <input type="checkbox"/> NK | Generator                                  | <input type="checkbox"/> Y            | <input checked="" type="checkbox"/> N | <input type="checkbox"/> NK |
| Fire alarm               | <input checked="" type="checkbox"/> Y | <input type="checkbox"/> N            | <input type="checkbox"/> NK | Smoke detector<br>(10-yr. lithium battery) | <input checked="" type="checkbox"/> Y | <input type="checkbox"/> N            | <input type="checkbox"/> NK |
| Solar panel              | <input type="checkbox"/> Y            | <input checked="" type="checkbox"/> N | <input type="checkbox"/> NK | CO detector<br>(Long-life, sealed battery) | <input type="checkbox"/> Y            | <input checked="" type="checkbox"/> N | <input type="checkbox"/> NK |
| Audio/Video surveillance | <input type="checkbox"/> Y            | <input checked="" type="checkbox"/> N | <input type="checkbox"/> NK |  |                                       |                                       |                             |

a) Are any of the items leased? ☐ Y ☒ N ☐ NK

b) If leased, please list service provider: \_\_\_\_\_

Question Number      Explanation of "Yes" answers      ☐ Additional sheet is attached

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

BUYER'S Initials: \_\_\_\_\_  
BUYER'S Initials: \_\_\_\_\_

BUYER'S Initials: \_\_\_\_\_  
BUYER'S Initials: \_\_\_\_\_

SELLER'S Initials: JD  
SELLER'S Initials: \_\_\_\_\_

SELLER'S Initials: \_\_\_\_\_  
SELLER'S Initials: \_\_\_\_\_

1153 E. Sibley Road, Choudrent, LA 71227  
PROPERTY DESCRIPTION (ADDRESS, CITY, STATE ZIP)

5/1/2024  
DATE

## SECTION 6: FLOOD, FLOOD ASSISTANCE, AND FLOOD INSURANCE

25. Has any flooding, water intrusion, accumulation, or drainage problem been experienced with respect to the land? If yes, indicate the nature and frequency of the defect at the end of this section.
- a) During the time the SELLER owned the property? ☐ Y ☒ N
- b) Prior to the time the SELLER owned the property? ☐ Y ☒ N ☐ NK
26. Has any structure on the property ever flooded, by rising water, water intrusion or otherwise? If yes, indicate the nature and frequency of the defect at the end of this section.
- a) During the time the SELLER owned the property? ☐ Y ☒ N
- b) Prior to the time the SELLER owned the property? ☐ Y ☒ N ☐ NK
27. What is/are the flood zone classification(s) of the property? \_\_\_\_\_ What is the source and date of this information? Check all that apply.
- Survey/Date \_\_\_\_\_ Elevation Certificate/Date \_\_\_\_\_ Other/Date \_\_\_\_\_
- FEMA Flood Map - <https://msc.fema.gov/portal/home>
- <https://www.floodsmart.gov/understanding-my-flood-zone>
- Other: Not Known (please provide)

28. SPECIAL FLOOD HAZARD AREAS. If the property is located within a designated special flood hazard area on a map prepared by the Federal Emergency Management Agency, the federal law (42 U.S.C. 4104a, et seq.), mandates that prospective purchasers be advised that flood insurance may be required as a condition of obtaining financing. Is the property within a designated special flood hazard area? ☐ Y ☒ N

29. Is there flood insurance on the property? ☐ Y ☒ N

**IF YES, A COPY OF THE POLICY DECLARATIONS PAGE SHALL BE ATTACHED AND BECOME PART OF THIS PROPERTY DISCLOSURE DOCUMENT.**

### PRIVATE FLOOD INSURANCE

30. Does the SELLER have a flood elevation certificate that will be shared with BUYER? ☐ Y ☒ N
31. Has the SELLER made a private flood insurance claim for this property? ☐ Y ☒ N
- a) If YES, was the claim approved? ☐ Y ☐ N
- b) If YES, what was the amount received? \_\_\_\_\_
32. Did the previous owner make a private flood insurance claim for this property? ☐ Y ☒ N ☐ NK
- a) If YES, was the claim approved? ☐ Y ☒ N ☐ NK
- b) If YES, what was the amount received? \_\_\_\_\_

BUYER'S Initials: \_\_\_\_\_  
BUYER'S Initials: \_\_\_\_\_

BUYER'S Initials: \_\_\_\_\_  
BUYER'S Initials: \_\_\_\_\_

SELLER'S Initials: JD  
SELLER'S Initials: \_\_\_\_\_

SELLER'S Initials: \_\_\_\_\_  
SELLER'S Initials: \_\_\_\_\_



1153 E. Sibley Road, Choudrant, LA 71221  
PROPERTY DESCRIPTION (ADDRESS, CITY, STATE ZIP)

5/1/24  
DATE

**NATIONAL FLOOD INSURANCE PROGRAM (NFIP)**

33. Has the SELLER made an NFIP claim for this property? ☐ Y ☒ N  
a) If YES, was the claim approved? ☐ Y ☐ N  
b) If YES, what was the amount received? \_\_\_\_\_
34. Did the previous owner make an NFIP claim for this property? ☐ Y ☒ N ☐ NK  
a) If YES, was the claim approved? ☐ Y ☐ N ☐ NK  
b) If YES, what was the amount received? \_\_\_\_\_

**FEDERAL DISASTER ASSISTANCE/GRANT**

35. If the SELLER or previous owner has previously received federal flood disaster assistance and such assistance was conditioned upon obtaining and maintaining flood insurance on the property, federal law, i.e. 42 U.S.C. § 5154a, mandates that prospective purchasers be advised that they will be required to maintain insurance on the property and that if insurance is not maintained and the property is thereafter damaged by a flood disaster, the purchaser may not be eligible for additional federal flood disaster assistance. To the best of the SELLER's knowledge, has federal flood disaster assistance been previously received regarding the property? ☐ Y ☒ N ☐ NK  
a) If YES, from which federal agency (e.g., FEMA, SBA)? \_\_\_\_\_  
b) If YES, what was the amount received? \_\_\_\_\_  
c) If YES, what was the purpose of the assistance (e.g., elevation, mitigation, restoration)? \_\_\_\_\_

**ROAD HOME PROGRAM**

36. Was SELLER a recipient of a Road Home grant? ☐ Y ☒ N
37. Was a previous owner of the property a recipient of a Road Home grant? ☐ Y ☒ N ☐ NK
- If YES, complete (a) – (c) below:
- a) Is the property subject to the Road Home Declaration of Covenants Running with the Land or other requirements to obtain and maintain flood insurance on the property? ☐ Y ☒ N ☐ NK
- b) If YES, attach a copy of the Road Home Program Declaration of Covenants other requirements to obtain and maintain flood insurance on the property.
- c) Has the SELLER or PREVIOUS OWNER(S) personally assumed any terms of the Road Home Program Grant Agreement? ☐ Y ☒ N ☐ NK

Question Number	Explanation of "Yes" answers	<input type="checkbox"/> Additional sheet is attached
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

BUYER'S Initials: \_\_\_\_\_ BUYER'S Initials: \_\_\_\_\_ SELLER'S Initials: J.D. SELLER'S Initials: \_\_\_\_\_  
BUYER'S Initials: \_\_\_\_\_ BUYER'S Initials: \_\_\_\_\_ SELLER'S Initials: \_\_\_\_\_ SELLER'S Initials: \_\_\_\_\_



1153 E. Sibley Road, Choudrant, LA 71227 5/1/24  
PROPERTY DESCRIPTION (ADDRESS, CITY, STATE ZIP) DATE

## SECTION 7: MISCELLANEOUS

38. Are you aware of any building restrictions or restrictive covenants which may provide for restrictions as to the use of the property or as to the type of construction or materials to be used in the construction of any of structure on the property? ☐ Y ☒ N
39. What is the zoning of the property? \_\_\_\_\_  
Has it ever been zoned for commercial or industrial? ☐ Y ☒ N ☐ NK
40. Is the property located in an historic district? ☐ Y ☒ N ☐ NK  
If yes, which historic district? \_\_\_\_\_ (See attached disclosure).
41. Are you aware of any conflict with current usage of the property and any zoning, building and/or safety restrictions of the property? ☐ Y ☒ N
42. Are you aware of any current governmental liens or taxes owing on the property? ☐ Y ☒ N
43. Is membership in a homeowners' association (HOA), condominium owners' association (COA), or property owners' association (POA) required as the result of owning this property? ☐ Y ☒ N
- a) Are any HOA, COA, or POA dues required? ☐ Y ☒ N
- b) Are there any current or pending special assessments? ☐ Y ☒ N ☐ NK
- c) Provide contact information (name, email, or phone number) for HOA, COA, or POA.

Any information contained in this property disclosure regarding HOAs, COAs, or POAs, restrictive covenants or building restrictions is summary in nature. The covenants, restrictive covenants, building restrictions, & some HOA governing documents are a matter of public record and may be obtained from the conveyance records on file at the Clerk of Court in the parish where the property is located. The HOA, COA, or POA governing documents may be requested from the seller and seller shall provide such documents, only to the extent that seller is in possession of such documents. Documents regarding any restrictive covenants & building restrictions governing the property may be obtained from the public records or from the person listed above (if blank, the seller is unaware of any contact person to provide such documents).

44. Are the streets accessing the property: ☐ Private ☒ Public ☐ NK
45. Is the property subject to a common regime of restrictive covenants or building restrictions or both?
- a) Restrictive Covenants ☐ Y ☒ N ☐ NK
- b) Building Restrictions ☐ Y ☒ N ☐ NK
- c) Both ☐ Y ☒ N ☐ NK

BUYER'S Initials: \_\_\_\_\_  
BUYER'S Initials: \_\_\_\_\_

BUYER'S Initials: \_\_\_\_\_  
BUYER'S Initials: \_\_\_\_\_

SELLER'S Initials: J.R.  
SELLER'S Initials: \_\_\_\_\_

SELLER'S Initials: \_\_\_\_\_  
SELLER'S Initials: \_\_\_\_\_

1153 E. Sibley Road, Choudrant, LA 71227 5/1/24  
PROPERTY DESCRIPTION (ADDRESS, CITY, STATE ZIP) DATE

46. Is there a homestead exemption in effect? ☒ Y ☐ N ☐ NK

47. Is there any pending litigation regarding the property not previously disclosed in this document? ☐ Y ☒ N ☐ NK

48. Has an animal or pet ever inhabited the structure?

a) During the time the SELLER owned the property? ☐ Y ☒ N

b) Prior to the time the SELLER owned the property? ☐ Y ☒ N ☐ NK

49. Does the property or any of its structures contain any of the following? Check all that apply and provide additional details at the end of this section.

Asbestos	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	<input type="checkbox"/> NK	Formaldehyde	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	<input type="checkbox"/> NK
Radon gas	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	<input type="checkbox"/> NK	Chemical storage tanks	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	<input type="checkbox"/> NK
Contaminated soil	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	<input type="checkbox"/> NK	Contaminated water	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	<input type="checkbox"/> NK
Hazardous waste	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	<input type="checkbox"/> NK	Toxic mold	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	<input type="checkbox"/> NK
Mold/Mildew	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	<input type="checkbox"/> NK	Electromagnetic fields	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	<input type="checkbox"/> NK
Contaminated drywall/sheetrock	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	<input type="checkbox"/> NK	Contaminated flooring	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	<input type="checkbox"/> NK
Other adverse materials or conditions	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	<input type="checkbox"/> NK				

50. Is there or has there ever been an illegal laboratory for the production or manufacturing of methamphetamine in operation on the property? ☐ Y ☒ N ☐ NK

51. Is there a cavity created within a salt stock by dissolution with water underneath the property? ☐ Y ☒ N ☐ NK

52. Is there a solution mining injection well within 2640 feet (1/2 mile) of the property? ☐ Y ☒ N ☐ NK

Question Number Explanation of "Yes" answers ☐ Additional sheet is attached


BUYER'S Initials: \_\_\_\_\_  
BUYER'S Initials: \_\_\_\_\_

BUYER'S Initials: \_\_\_\_\_  
BUYER'S Initials: \_\_\_\_\_

SELLER'S Initials: J.D.  
SELLER'S Initials: \_\_\_\_\_

SELLER'S Initials: \_\_\_\_\_  
SELLER'S Initials: \_\_\_\_\_

1153 E. Sibley Road, Choudrant, LA 71227 5/1/24  
PROPERTY DESCRIPTION (ADDRESS, CITY, STATE ZIP) DATE

### PROPERTY DISCLOSURE DOCUMENT ACKNOWLEDGEMENTS

All SELLERS are required to make written disclosure of known defects regarding a property being transferred. I/We attest that the above statements and explanations have been provided by me/us and are true and correct to the best of my/our knowledge. (If either party is represented by a real estate licensee, your signature below acknowledges that you have been informed of your duties and rights under LSA-R.S. 9:3196-3200 and have read and understand the informational statement). **SELLER(S) shall notify all parties, in writing, immediately if any information set forth in this *Property Disclosure Document* becomes inaccurate, incorrect, or otherwise materially changes.**

Seller(s) acknowledge(s) that the information contained herein is current as of the date shown below.

SELLER (sign) Joan Dugdale Date 5/1/24 Time 6:00 PM (print) Joan Dugdale  
SELLER (sign) \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_ (print) \_\_\_\_\_  
SELLER (sign) \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_ (print) \_\_\_\_\_  
SELLER (sign) \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_ (print) \_\_\_\_\_

Buyer(s) signing below acknowledge(s) receipt of this *Property Disclosure Document*.

BUYER (sign) \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_ (print) \_\_\_\_\_  
BUYER (sign) \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_ (print) \_\_\_\_\_  
BUYER (sign) \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_ (print) \_\_\_\_\_  
BUYER (sign) \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_ (print) \_\_\_\_\_



## DISCLOSURE OF INFORMATION ON RESIDENTIAL SEWERAGE SYSTEMS/PRIVATE WATER WELLS

1153 E. Sibley Road Choudrant LA 71227  
Property Address City State Zip

### PRIVATE SEWERAGE SYSTEMS

**SELLER OF RESIDENTIAL REAL ESTATE:** Complete this disclosure document if city, town, or municipality waste treatment does **not** serve the property described herein.

Improperly treated or partially treated residential sewage poses significant risks to human health and to the environment. Untreated or poorly treated water contains parasites, bacteria, and viruses that cause serious disease. D.H.H Title 51, Subsection 707 states: "Individual sewerage systems shall be kept in service and in serviceable condition sufficient to ensure compliance with this code and in order to avoid creating or contributing to a nuisance or public health hazard."

### HEALTH HAZARDS AND DISEASES

**Gastroenteritis** – severe inflammation of the intestines that may cause severe vomiting and diarrhea leading to dehydration.

**Severe infection** – result of contact with untreated water where there are cuts or abrasions on the skin.

**Hepatitis** – serious infection of the liver that can lead to long term illness.

A residential sewerage treatment system that is not properly operated or maintained may also result in the pooling of improperly treated water at the surface. **Health risks also exist from mosquito infestations that may cause West Nile Virus, Encephalitis, and other diseases. Improperly operating systems may be subject to fines and penalties under Louisiana law.**

1. Sewerage treatment is supplied by:

☐ Private Utility ☒ Onsite System ☐ None ☐ Not Known

2. If there is an onsite system, is it permitted by the Louisiana Department of Health (LDH)?

☒ Yes ☐ No ☐ Not Known

You can follow the link to contact your local Parish Health Unit for all of the information below.

<http://ldh.la.gov/index.cfm/page/394>

3. List of Current Installers and Maintenance Providers: <http://ldh.la.gov/index.cfm/newsroom/detail/2082>

4. If there is an onsite system, it is:

☐ Septic Tank w/field lines ☒ Aerobic Treatment Unit ☐ Septic tank w/Oxidation Pond ☐ Other  
☐ Not Known

a. Is there more than one system on the property, e.g. guest house, outbuildings, barns, etc.?

☐ Yes ☒ No ☐ Not Known

If yes, answer all questions for each system on a separate sheet of paper and attach to this addendum.

5. What is the approximate age of the system? 18 yrs. (#       ) ☐ Not Known

12/01/21

Seller's Initials: J. D.  
Seller's Initials:       

Buyer's Initials:         
Buyer's Initials:       

1 of 3

- a. The original permit was issued by \_\_\_\_\_ on \_\_\_\_\_ (date). ☒ Not Known  
(Typically, a non-permitted system of any type is illegal, regardless of age or type.)
- b. The system was last inspected by \_\_\_\_\_ on \_\_\_\_\_ (date).  
☒ Not Known
- c. Is an inspection report attached? ☐ Yes ☒ No
- d. Has the health department inspected the system? ☐ Yes ☒ No ☐ Not Known
- e. If **yes**, on what date was the inspection? \_\_\_\_\_ (date).
6. The system was last pumped out when? UNKNOWN (date).
7. Is the system an **Aerobic Treatment Unit**? ☒ Yes ☐ No ☐ Not Known
- a. If yes, name the manufacturer. Cajun Aire  
(The name of the manufacturer may be located on the data plate on the tank, compressor, or control box.)
- b. If yes, do you have an ongoing maintenance agreement with a licensed maintenance provider?  
☐ Yes ☒ No ☐ Not Known  
(D.H.H. Title 51, Appendix A, Section A:6, 12 requires that perpetual maintenance be provided on Individual Mechanical Sewerage Treatment Plants.)
8. What type of discharge is used?  
☐ Surface Drainage ☒ Drain-Field ☐ Spray Irrigation ☐ Artificial Drain-Field ☐ Drip Disposal  
☐ Over Land Surface Flow ☐ Below Ground Pipe to Ditch or Stream ☐ Not Known  
(D.H.H. Title 51, Subsection 717 prohibits the discharge of the effluent from septic tanks into street gutters, surface ditches or streams.)
9. If the discharge is from over land flow or from a pipe, where does it drain?  
over land flow to the field
10. What type of tank is used?  
☐ Metal ☒ Concrete ☐ Fiberglass ☐ Other ☐ Not Known
11. Does the system have a compressor/aerator? ☒ Yes ☐ No ☐ Not Known
- a. If yes, where is it located? Left of house
- b. If yes, is it in working order? ☒ Yes ☐ No ☐ Not Known

### PRIVATE WATER WELLS

#### Inspection

In Louisiana, private water wells are largely unregulated, leaving property owners responsible for any maintenance, care, or testing of their wells. Further, lenders may require varying testing and inspection(s)

of wells for real estate transfers. Accordingly, Buyers are advised to ask their lender whether an inspection(s) or other testing is required as a condition of financing. Additional information regarding private water well testing and the Louisiana Private Well Initiative may be found by calling 1-888-293-7020 or at: [Louisiana Well Owner Network](#).

### Registration

Newly constructed and other water wells are typically required by law to be registered with the Louisiana Department of Natural Resources, Office of Conservation ("Department"), within certain time periods following construction completion. Additionally, the Department encourages owners of older, reworked wells and / or un-registered water wells, which were constructed prior to November 1, 1985, to contact the agency regarding well registration. Additional information can be found at: [Office of Conservation](#).

# Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

## Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Property Description (Address)  
City, State, Zip

1153 E. Sibley Road  
Choudrant, LA 70327

### Seller's Disclosure

(A) Presence of lead-based paint and/or lead-based paint hazards (check (1) or (2) below):

(1) \_\_\_\_\_ Known lead-based paint and/or lead-based paint hazards are present in the housing  
Explain: \_\_\_\_\_

(2) JD Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(B) Records and reports available to the seller (check (1) or (2) below):

(1) \_\_\_\_\_ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing

List documents: \_\_\_\_\_

(2) JD Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

### Purchaser's Acknowledgment (initial below)

(C) \_\_\_\_\_ Purchaser has received copies of all information listed above.

(D) \_\_\_\_\_ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(E) Purchaser has (check (1) or (2) below):

(1) \_\_\_\_\_ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or  
(2) \_\_\_\_\_ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

### Agent's Acknowledgment (initial below)

(F) TR Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

### Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Seller Joan Dugdale Date 5/1/24

Purchaser \_\_\_\_\_ Date \_\_\_\_\_

Seller Shirley Loney Date 5/1/24

Purchaser \_\_\_\_\_ Date \_\_\_\_\_

Agent \_\_\_\_\_ Date \_\_\_\_\_

Agent \_\_\_\_\_ Date \_\_\_\_\_





Lifestyle Properties

201 Century Village Blvd, Ste 200  
Monroe, LA 71203  
Office: 318-330-9355  
Fax: 318-330-9357  
Email: info@unitedcountryla.com  
Website: www.unitedcountryla.com

## ITEMS TO REMAIN

ADDRESS: 1153 E. Sibley Road, Choudrant, LA 71227

Item	All Remain	Some Remain	Will Be Replaced?	Item	All Remain	Some Remain	Will Be Replaced?
Chandeliers	✓			Door Knocker	✓		
Ceiling Fans	✓			Plants/Shrubs	✓		
Light Fixtures	✓			Trees	✓		
Light Switch Covers	✓			Garden Equipment			
Curtains/Drapes/Sheers	✓			Outdoor Lighting	✓		
Curtain Rods	✓			Outside Fountain(s)			
Blinds/Shades	✓			Birdbath(s)	✓		
Mirrors	✓			Above Ground Pool			
Refrigerator				Hot Tub/Spa			
Microwave				Pool/Hot Tub Equipment			
Dishwasher				Pool/Hot Tub Supplies/Chemicals			
Stove	✓			Garage Door Opener(s)			
Washer/Dryer				Portable Storage Building(s)	✓		
Fireplace Screen	✓			Swing Set/Jungle Gym			
Fireplace Insert				Basketball Goal			
Fireplace Mantel	✓			Satellite Dish/Receiver			
Fireplace Dog Irons	✓			Dog Pen			
Gas Logs				Barbeque Pit			
Stained Glass				Wood Rack			
Bar Stools				Mailbox	✓		
Built-in Vac Accessories				Other			

EXPLAIN: \_\_\_\_\_

SELLER

DATE

BUYER

DATE

SELLER

DATE

BUYER

DATE

MOST OFFICES INDEPENDENTLY OWNED AND OPERATED.



**Lifestyle Properties**

201 Century Village Blvd, Ste 200  
Monroe, LA 71203

Office: 318-330-9355

Fax: 318-330-9357

Email: [info@unitedcountryla.com](mailto:info@unitedcountryla.com)

Website: [www.unitedcountryla.com](http://www.unitedcountryla.com)

## GENERAL INFORMATION

PROPERTY ADDRESS: 1153 E. Sibley Road Choudrant LA 71227

### UTILITY COMPANIES

ELECTRICITY: <u>Entergy</u>	PHONE: _____
WATER: <u>Culbertson Water</u>	PHONE: _____
SEWERAGE: _____	PHONE: _____
GAS: <u>ONeal Gas</u>	PHONE: _____
GARBAGE: _____	PHONE: _____
CABLE: _____	PHONE: _____
SATELITE: <u>DirecTV</u>	PHONE: _____
INTERNET: _____	PHONE: _____

### SCHOOL ZONES

ELEMENTARY: Choudrant Elementary

MIDDLE SCHOOL: \_\_\_\_\_

HIGH SCHOOL: Choudrant High

### ADDITIONAL INFORMATION

HOME/CONDO OWNER'S ASSOCIATION: \_\_\_\_\_

HOA/COA PHONE/EMAIL: \_\_\_\_\_

Tax Year 2024  
(Uncertified)

## Property Information

<b>Physical Address:</b>	1153 E Sibley RD,
<b>Subdivision:</b>	10-18N-01W RURAL METES & BOUNDS
<b>Block/Lot:</b>	N/A / N/A
<b>S-T-R:</b>	10-18N-01W
<b>Size (Acres):</b>	8.93
<b>Restoration Tax Abatement:</b>	No
<b>Homestead Code:</b>	P
<b>Legal:</b>	<i>See Extended Legal</i>

## Extended Legal

A certain lot or parcel of land lying in Sec. 3 and Sec. 10-18-1, contg. 8.932 acres m/l desc. as follows: Comm. at a 2-1/2 iron pipe found marking the NEC of Sec. 10-18-1; th. run S. 89 deg. 58'26 W. along the line between said Sec. 3 and Sec. 10, 1300.92' to a 3/4 iron pipe loc. on an existing fence line used as common bdry. line between adjacent owners and being the pob.; from said pob. run S. 00 deg. 21' 36 E. along said fence and common bdry. line 120.06' to a found cotton spindle loc. in the center of the E. Sibley Road; th. S. 55 deg. 42' 05 E. along the center of said road 34.99' to a found cotton spindle; th. S. 02 deg. 48' 10 W. along an existing fence line used as common bdry. line between adjacent owners 269.04' to a 3/4 iron pipe; th. run S. 00 deg. 02' 31 E. along said fence and common bdry. line 1047.37' to a 3/4 iron pipe; th. S. 90 deg. 00' 00 W. 266.97' to a pt. loc. in a pond; th. N. 00 deg. 00' 00 E. 1497.10' to a cotton spindle loc. in the center of the E. Sibley Road; th. S. 57 deg. 13' 06 E. along the center of said road 76.32' to a cotton spindle loc. on the line between said Sec. 3 and 10; th. run N. 89 deg. 58' 26 E. long section line 185.54' to pob. and BEG. AT THE NEC OF NW OF NE, SEC. 10-18-1, AND RUN W. 140 YDS., S. 140 YDS., E. 140 YDS., TH. N. 140 YDS. TO BEG. CONTG. 4 AC. LESS .9 AC. (108-115) (FROM BARLETT DUGDALE TO JAMES L EVANS ET UX) (486-271) (E-724) (0501292500) LESS ACRES TO JAMES E. DUGDALE, JR. IN IN 2-18-1, 35-19-1, 1-18-1 (800-216) (1130-700) Charles B. Dugdale conveys his undiv. int. to Joan Dugdale (1140-201) (Exchange Deed) (1152-102) Int. Sold (1152-104) (Partition) (1148-810) (From Succn. of Velma K. Dugdale) (1154-246) (Correction of Act of Partition) (1197-238) (Affidavit of Correction) (1205-821)

## Deed Transfers

Date	Book	Page	Deed Type	Est. Sale	Grantee	Instrument #
12/29/2003	1154	216	Succession	\$0	Dugdale Edith Joan	
12/31/1997						

### Details for Residential Card 1

Occupancy	Story	Construction	Total Liv	Grade	Age	Year Built	Condition	Beds
Single Family	ONE	Masonry Veneer	1872	4		1926	Average	N/A

Exterior Wall:	MASON VEN	Plumbing:	Full: 1
Foundation:	Closed Piers	Fireplace:	Qty: 0
Floor Struct:	Wood with subfloor	Heat/Cool:	Central
Floor Cover:	Carpet & Tile	Basement:	N/A
Insulation:	Ceilings	Basement Area:	N/A
Roof Cover:	Fiberglass Shingle	Year Remodeled:	N/A

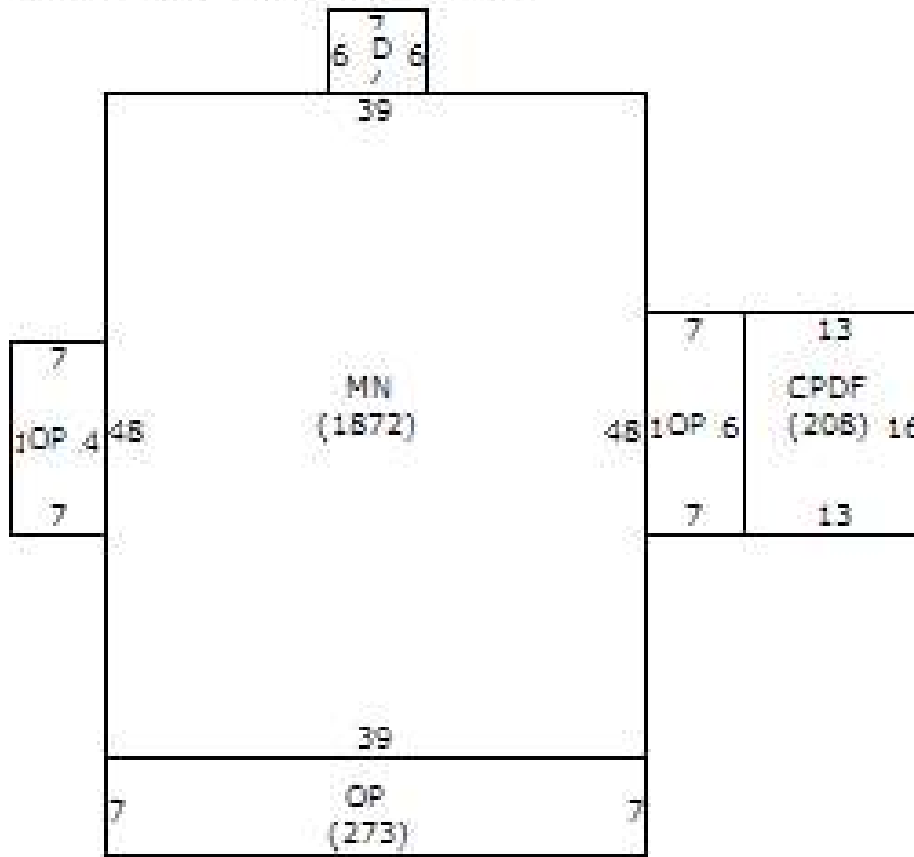
Roof type:	Gable	Style:	N/A
------------	-------	--------	-----

### Parcel Photo(s)

Photo Not Available

### Parcel Sketch(s)

# DataScout, LLC



## Base Structure

Item	Label	Description	Area
A	MN	Main Living Area	1872
B	OP	Porch, open	273
C	OP	Porch, open	98
D	FEP	Frame enclosed porch	42
E	OP	Porch, open	112
F	CPDF	Carport, Dirt Floor	208

## Outbuildings and Yard Improvements

Item	Type	Size / Dim	Unit Multi.
Storage/utility bldg. metal		14x24	
General Purpose Barn			
Carport, Dirt Floor		18x20	

# **Not a Legal Document**

Subject to terms and conditions  
[www.actDataScout.com](http://www.actDataScout.com)