

MONTANA ASSOCIATION OF REALTORS®
PROPERTY DISCLOSURE STATEMENT (LAND)



1 Date: 03/27/2022
2
3 Property: Lot 33 Meadow Peak Subdivision Libby MT 59923
4 Seller(s): Levi Thompson
5 Seller Agent: Lacey Bandemer

6
7 Concerning adverse material facts, Montana law provides that a seller agent is obligated to:

- 8
9 • disclose to a buyer or the buyer agent any adverse material facts that concern the property and that are known
10 to the seller agent, except that the seller agent is not required to inspect the property or verify any statements
11 made by the seller; and
12 • disclose to a buyer or the buyer agent when the seller agent has no personal knowledge of the veracity of
13 information regarding adverse material facts that concern the property.
14

15 The Seller Agent identified above is providing the attached Owner's Property Disclosure Statement (Land) that has
16 been completed and signed by the Seller(s), if one has been made available to the Seller Agent by the Seller(s).
17 Regardless of whether Seller(s) has/have provided Seller Agent with an Owner's Property Disclosure Statement (Land),
18 **except as set forth below**, the Seller Agent has no personal knowledge:

- 19 (i) about adverse material facts that concern the Property or
20 (ii) regarding the veracity (accuracy) of any information regarding adverse material facts that concern
21 the Property
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29 Information regarding adverse material facts that concern the Property and that are known to the Seller Agent, if any,
30 is set forth above. However, the Seller Agent is not required to inspect the Property or verify any statements made by
31 the Seller(s). Buyer(s) is/are therefore encouraged to obtain professional advice, inspections or both of the Property
32 and to provide for appropriate provisions in a Buy-Sell Agreement between the Buyer(s) and Seller(s) with respect to
33 any advice, inspections or defects.
34

35 Seller Agent Signature: Lacey Bandemer

36
37 Dated: _____

38
39 Buyer and Buyer Agent acknowledge receipt of this Property Disclosure Statement (Land).

40
41 Buyer Agent: _____

42
43 Buyer Agent Signature: _____

44
45 Dated: _____

46
47 Buyer Signature: _____

48
49 Dated: _____

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Property Disclosure Statement (Land), April 2021

OWNER'S PROPERTY DISCLOSURE STATEMENT (LAND)
MONTANA ASSOCIATION OF REALTORS® STANDARD FORM



Date: 03/27/2022

The undersigned Owner is the owner of certain real property located at
Lot 33 Meadow Peak Subdivision, in the City of Libby,
County of Lincoln, Montana, which real property is legally described as:
Per Public Record: S29, T27 N, R27 W, ACRES 582, N2-SE & PORTION OF SW NORTH OF US HWY 2

To be Meadow Peak Subdivision, Lot 33. Legal is TBD pending final plat approval.

(hereafter the "Property"). Owner executes this Disclosure Statement to disclose to prospective buyers all adverse material facts which concern the Property. Montana law defines an adverse material fact as a fact that should be recognized as being of enough significance as to affect a person's decision to enter into a contract to buy or sell real property and may be a fact that materially affects the value of the Property, that affects the structural integrity of the Property, or that presents a documented health risk to occupants of the Property.

OWNER'S DISCLOSURE

- ☐ Owner has never been to the Property.
☐ Owner has not been to the Property since (date).

The Owner declares that the Owner has prepared this Disclosure Statement and any attachments thereto based on any adverse material facts known to the Owner. Owner hereby authorizes providing a copy of this Statement to any person or entity in connection with any actual or anticipated sale of the Property. Owner further agrees to indemnify and hold any and all real estate agents involved, directly or indirectly, in the purchase and sale of the Property, harmless from all claims for damages based upon the disclosures made in this Disclosure Statement along with the failure of the Owner to disclose any adverse material facts known to the Owner.

This information is a disclosure by the Owner of known adverse material facts concerning the Property as of the above date. **It is not a warranty or representation of any kind by the Owner and it is not a contract between Owner and buyer. This disclosure statement is not a substitute for any inspections the buyer may wish to obtain.**

Please describe any adverse material facts concerning the items listed, or other components, fixtures or matters. If space is inadequate, please use the attached Addendum to Owner's Property Disclosure Statement.

Easements (written or unwritten):

Boundaries or property lines:

Encroachments or similar matters that may affect your interest in the subject Property including but not limited to buildings, fences, etc.:

Access to the Property:

Buyer's Initials

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Owner's Property Disclosure Statement (Land), April 2021
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Owner's Initials

Settling, slippage, sliding or other soil problems:

Flooding, drainage or grading problems:

Location of the Property in a flood plain, shoreline master plan, wetland or other environmentally sensitive area or work conducted by Seller in or around any natural bodies of water:

a. Water rights and private wells:

b. Public or Community water systems:

Restrictive Covenants and Deed restrictions:

Septic system approval or existing septic system:

Major damage to the Property from fire, earthquakes, floods, slides, etc.:

Zoning or Historic District violations, non-conforming uses:

Neighborhood noise problems or other nuisances:

Property Owner's association obligations (dues, lawsuits, transfer fees, initiation fees, etc.):

Notice of abatement or citations against the Property:

Lawsuits or legal proceedings (including foreclosures and bankruptcies) affecting or threatening the Property:

Waste dump or disposal or landfill or gravel pit or commercial use in the vicinity of the Property, existing or proposed, which may cause smoke, smell, noise or other nuisance, annoyance or pollution:

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Owner's Property Disclosure Statement (Land), April 2021
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Owner's Initials

106 Street or utility improvement planned that may affect or be assessed against the Property:
107 _____
108 _____
109 _____
110 Zoning or land use change planned or being considered by the city or county:
111 _____
112 _____
113 _____
114 Proposed increase in tax assessment value or property owner's association dues for the Property:
115 _____
116 _____
117 _____
118 Underground storage tanks or class II injection wells:
119 _____
120 _____
121 _____
122 Property leases including post-closing short-term rental obligations, crop share agreements, mineral leases or
123 reservations:
124 _____
125 _____
126 _____
127 Conservation Easements (existing or proposed):
128 _____
129 _____
130 _____
131 Landfill (compacted or otherwise) on the Property or any portion thereof:
132 _____
133 _____
134 _____
135 Environmental issues affecting the Property:
136 _____
137 _____
138 _____
139 Pests, rodents:
140 _____
141 _____
142 _____
143 Noxious Weeds:
144 _____
145 _____
146 _____
147 Airport affected area:
148 _____
149 _____
150 _____
151 Other matters as set forth below.
152 FURTHER SUBDIVISION WILL NOT BE ALLOWED
153 _____
154 _____
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Owner's Initials

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Lined area for text entry.

Owner certifies that the information herein is true, correct and complete to the best of the Owner's knowledge and belief as of the date signed by Owner.

Owner's Signature Levi Thompson

4/22/22
Date

Owner's Signature

Date

Buyer's Initials

BUYER'S ACKNOWLEDGEMENT

206 Subject Property Address: Lot 33 Meadow Peak Subdivision Libby MT 59923
207 Per Public Record: S29, T27 N, R27 W, ACRES 582, N2-SE & PORTION OF SW NORTH OF US HWY 2
208
209 To be Meadow Peak Subdivision, Lot 33. Legal is TBD pending final plat approval.
210 Buyer(s) understand that the foregoing disclosure statement sets forth any adverse material facts concerning the
211 Property that are known to the Owner. **The disclosure statement does not provide any representations or**
212 **warranties concerning the Property, nor does the fact this disclosure statement fails to note an adverse material**
213 **fact concerning a particular feature, fixture or element imply that the same is free of defects.**
214
215 Buyer(s) is/are encouraged to obtain professional advice, inspections or both of the Property and to provide for
216 appropriate provisions in a contract between buyer(s) and owner(s) with respect to any advice, inspections or defects.
217 **Buyer(s) are not relying upon this property disclosure statement for buyer(s)' determination of the overall**
218 **condition of the Property in lieu of other inspections, reports or advice.**
219
220 I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.
221
222
223 _____
224 Buyer's Signature Date
225
226 _____
Buyer's Signature Date

NOTE: Unless otherwise expressly stated the term "Days" means calendar days and not business days. Business days are defined as all days except Sundays and holidays. Any performance which is required to be completed on a Saturday, Sunday or holiday can be performed on the next business day.