

Measurements Disclaimer

This disclaimer applies to the following real estate (the "Property"):

Street Address 28 Danbury Lane, City Elkland MO 65644 Dallas County
 Zip Code

SOURCE OF MEASUREMENTS:

The undersigned Brokerage Firm(s) and its affiliated licensee(s) **Have Not** measured the acreage of the Property or the square footage of any improvement located thereon. Any information shared regarding acreage or square footage ("Measurements") has been provided from another source(s) as indicated (Check applicable box(es) below):

Source of Measurements Information:

- ☐ Prior appraisal
☐ Building Plans
☒ Assessor's Office
☐ Other _____

Any Measurements information shared has not been independently verified and is for purposes of marketing only. Measurements are an approximation and may not be exact. Measurements are not to be relied upon for purpose of a loan, valuation or for any other purpose.

If exact acreage or square footage is a concern, the Property should be independently measured.

Any independent measurement or investigation should be completed by Buyer on or before the Survey Deadline (with respect to acreage) and/or the Property Data Review Period (with respect to improvements) of the Contract.

Brokerage Firm Assisting Buyer

By (Signature) _____
 Licensee Print Name: _____
 Date: _____

Brokerage Firm Assisting Seller

United Country Ridgeway Real Estate
 By (Signature) Muri Pearson
 Licensee Print Name: Muri Pearson
 Date: 6/25/2024

The undersigned acknowledge(s) receipt of this Disclaimer:

BUYER _____
 Print Name: _____ Date _____

Paulla E. Eddley Executive 6-24-2024
 SELLER _____
 Print Name: Michael R. Ross Estate by: Date _____

BUYER _____
 Print Name: _____ Date _____

SELLER _____
 Print Name: _____ Date _____

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 Effective 1/1/19.

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DSC-8001

Serial# 070730-100171-9003393

Prepared by: Sandra Fuge | United Country Ridgeway Real Estate | oakridgelaimet@outlook.com

Page 1 of 1

Form
 Simplicity

Water Well/Sewage System Disclosure Rider

This document has legal consequences. If you do not understand it, consult your attorney. It should be attached to and made part of DSC-8000 (Seller's Disclosure Statement for Residential Property).

This Disclosure Rider is made by the undersigned Seller concerning the following property (the "Property"):

<u>28 Danbury Lane.</u>	<u>Elkland</u>	<u>MO</u>	<u>65644</u>	<u>Dallas</u>
Street Address	City		Zip Code	County

Note: Seller may not frequently use the Water Well/Sewage System. If underutilized, it may falsely appear to be problem free. Even if heavily utilized, problems may surface that were previously not known or detectable.

Does the Property include or is it served by a Water Well?: ☒ Yes ☐ No (If "Yes", complete all of the following)

(1) Specify type and depth Unknown

(2) Age of well 2005 Installed/Drilled by Mike Ross

(3) Has the well been tested? ☐ Yes ☐ No ☒ Unknown

(4) Is any part of the well located on a neighbor's property or community lot? ☐ Yes ☒ No

(5) Is the well shared with any other property(ies)? ☐ Yes ☒ No

If "Yes", is there a recorded agreement? ☐ Yes ☐ No

(6) Have you been notified or cited by any authority for any problem related to the water well system? ☐ Yes ☒ No

(7) Is there a current maintenance service agreement covering the water well system? ☐ Yes ☒ No

If "Yes", what is the annual cost and who is the current provider? _____

(8) Are you aware of any plan to bring public water (e.g., City/Water District) to the Property? ☐ Yes ☒ No

(9) **Are you aware of any problem or repair needed for any part of the water well system?** ☐ Yes ☒ No

Please explain any "Yes" answer above. Include all available test reports and repair history (attach additional pages if needed): _____

Does the Property include or is it served by a "Sewage System"? (meaning a private, shared or community sewer, septic, lateral, lagoon, cistern or other similar system): ☒ Yes ☐ No (If "Yes", complete all of the following)

(1) Check all that apply: ☒ septic ☐ lateral ☐ lagoon ☐ cistern ☐ lift station ☐ Other _____

(2) Do you have a diagram of the Sewage System? ☐ Yes ☒ No

(3) If a lagoon, is there a fence? ☐ Yes ☒ No

(4) If a septic tank:

Is it readily accessible from the surface? ☐ Yes ☐ No ☐ Unknown

Are clean-outs present? ☐ Yes ☐ No ☐ Unknown

Of what is the tank constructed? ☐ Steel ☐ Concrete ☐ Other: Unknown

Does it discharge into a lateral or lagoon? ☐ Yes ☒ No

Size & Age of tank (if known) is Unknown size / Age 2005

- (5) Does any other property owner(s) share the Sewage System? ☐ Yes ☒ No If "Yes", how many? _____
- (6) Is any part of the Sewage System located on a neighbor's property or community lot? ☐ Yes ☒ No
- (7) Is there a well within 50 feet of the Sewage System? ☐ Yes ☐ No ☒ Unknown
- (8) Does the Sewage System have an aerator? ☐ Yes ☐ No ☐ Unknown
- (9) Does any plumbing (e.g., sink, tub or shower) disperse outside of the Sewage System? ☐ Yes ☒ No
- (10) Is there any untreated seepage or discharge (effluence) from the Sewage System? ☐ Yes ☒ No
- (11) Does any effluence from a neighbor's system disperse onto your Property? ☐ Yes ☒ No
- (12) Have you noticed any unusual odors from the Sewage System? ☐ Yes ☒ No
- (13) Have you experienced slow drainage or drain backups? ☐ Yes ☒ No
- (14) Is there a current maintenance service agreement covering the Sewage System? ☐ Yes ☒ No

If "Yes", what is the annual cost and who is the current provider? _____

- (15) Does any government authority require a maintenance service agreement for the Sewage System? ☐ Yes ☒ No
- (16) Have you been notified or cited by any authority for any problem related to the Sewage System? ☐ Yes ☒ No
- (17) Have you expanded, updated or modified the Sewage System? ☐ Yes ☒ No
- (18) Have you added any bedrooms at the Property since the Sewage System was installed? ☐ Yes ☒ No
- (19) Have you cleaned, pumped or serviced the Sewage System during your ownership of the Property? ☐ Yes ☐ No ☐ Unknown (19)

Are you aware of any problem or repair needed for any part of the Sewage System? ☐ Yes ☒ No
 Please explain any "Yes" answer above. Include all available permits, test reports and repair history (attach additional pages if needed): _____

Buyer's Initials _____ (date) _____ Seller's Initials PE 6/24/2024 (date)

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Last Revised 12/31/21

DSC-8000A

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Senels: 067175-900171-9003128

Prepared by: Sandra Fuge · United Country Ridgeway Real Estate · oakridgewayrealestate@outlook.com

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This Disclosure Rider is made by the undersigned Seller concerning the following property (the "Property"):

BOAT DOCK, SLIP OR LIFT: (Indicate if any information is approximate)

(1) Does the Property include or is there available to it a private boat dock, slip, lift or similar feature? ☐ Yes ☒ No
If "Yes", check and complete all that apply:

- (2) Community Owned: If any of the above are available to the Property, but not privately owned by Seller (e.g., Community Dock, Slip), please further specify if it or they are leased or otherwise transferable, and provide a copy of the lease or other such written agreement, if available. Also identify the name and available contact information for the actual owner, landlord or transferor, and the permit number(s) of any and all such Dock(s) and Slip(s) (etc.).

(3) General Assessment/Dues \$ _____ per ☐ month ☐ quarter ☐ half-year ☐ year

(4) General Assessment/Dues include (check all that apply):

☐ permits/license fees ☐ storage ☐ maintenance ☐ insurance ☐ other: (explain): _____

- (5) Are you aware of any special assessment? ☐ Yes ☒ No
- (6) Are you aware of any encroachment, easement or other agreement regarding any matter above? ☐ Yes ☒ No
- (7) Are you aware of any violation or alleged violation of any such agreement by you or anyone else? ☐ Yes ☒ No
- (8) Are you aware of any condition or claim which may cause an increase in assessments or fees? ☐ Yes ☒ No
- (9) Do any of the above items have electrical service? ☐ Yes ☒ No
- If "Yes", does it meet current code(s)? ☐ Yes ☐ No
- (10) Has any modification or repair been made during your ownership of any item above? ☐ Yes ☒ No
- (11) Are you aware if any permit does not match the current specifications of any permitted item? ☐ Yes ☒ No

DSC-8000B

Serial# 041190-800171-9003030

Prepared by: Sandra Fugo | United County Ridgeway Road E | oakridgethyme1@outlook.com

Page 1 of 3

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Are you aware of any defect or other problem or repair needed for any item above? ☐ Yes ☒ No

Please explain any "Yes" answer above. Include copies of any available agreement, citation, claim, and repair/maintenance history (attach additional pages if needed):

PONDS & LAKES: (Indicate if any information is approximate)

(1) Does the Property include or is there available to it a lake or pond? ☒ Yes ☐ No

If "Yes", (2) Is the lake or pond "Private" or "Public"? ☒ Private ☐ Public

"Private" means ponds or lakes for which access and use is exclusively restricted to adjoining landowner(s) or particular persons (i.e., not publicly maintained or accessible).

"Public" means ponds or lakes accessible to the public generally.

If "Private", please complete the following:

(3) Number of Ponds/Lakes 1 Age 2005 Depth Unknown Approx. Size (e.g. dimensions, acres) Unknown

(4) Type ☒ Natural ☐ Artificial

(5) Water source Rain/Spring fed

(6) Does any sewage run into any Pond/Lake? ☐ Yes ☒ No

(7) Is any Pond/Lake shared with anyone else? ☐ Yes ☒ No

(8) Is any Pond/Lake stocked? ☒ Yes ☐ No

(9) Pond service provider _____ Last serviced _____ (date)

(10) Is there a pump(s)/aerator(s)? ☐ Yes ☒ No If "Yes", age of pump _____

(11) Have any chemicals been added? ☐ Yes ☒ No

(12) Is there a filtration system? ☐ Yes ☒ No If "Yes", age of filter _____

(13) Is there an overflow system? ☐ Yes ☒ No

(14) Does overflow run onto any adjoining property? ☐ Yes ☒ No

(15) Is there a fountain(s)? ☐ Yes ☒ No

(16) Has any modification or repair been made during your ownership of any item above? ☐ Yes ☒ No

Are you aware of any leak, defect or other problem or repair needed for any item above? ☐ Yes ☒ No

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6/24/2024 (date)

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Water Well/Sewage System Disclosure Rider

This document has legal consequences. If you do not understand it, consult your attorney. It should be attached to and made part of DSC-8000 (Seller's Disclosure Statement for Residential Property).

This Disclosure Rider is made by the undersigned Seller concerning the following property (the "Property"):

28 Danbury Lane.	Elkland	MO	65644	Dallas
<i>Street Address</i>	<i>City</i>		<i>Zip Code</i>	<i>County</i>

Note: Seller may not frequently use the Water Well/Sewage System. If underutilized, it may falsely appear to be problem free. Even if heavily utilized, problems may surface that were previously not known or detectable.

Does the Property include or is it served by a Water Well?: ☒ Yes ☐ No (If "Yes", complete all of the following)

- (1) Specify type and depth Unknown
- (2) Age of well 2005 Installed/Drilled by Mike Ross
- (3) Has the well been tested? ☐ Yes ☐ No ☒ Unknown
- (4) Is any part of the well located on a neighbor's property or community lot? ☐ Yes ☒ No
- (5) Is the well shared with any other property(ies)? ☐ Yes ☒ No
If "Yes", is there a recorded agreement? ☐ Yes ☐ No
- (6) Have you been notified or cited by any authority for any problem related to the water well system? ☐ Yes ☒ No
- (7) Is there a current maintenance service agreement covering the water well system? ☐ Yes ☒ No

If "Yes", what is the annual cost and who is the current provider? _____

- (8) Are you aware of any plan to bring public water (e.g., City/Water District) to the Property? ☐ Yes ☒ No
- (9) **Are you aware of any problem or repair needed for any part of the water well system?** ☐ Yes ☒ No

Please explain any "Yes" answer above. Include all available test reports and repair history (attach additional pages if needed): _____

Does the Property include or is it served by a "Sewage System"? (meaning a private, shared or community sewer, septic, lateral, lagoon, cistern or other similar system): ☒ Yes ☐ No (If "Yes", complete all of the following)

- (1) Check all that apply: ☒ septic ☐ lateral ☐ lagoon ☐ cistern ☐ lift station ☐ Other _____
- (2) Do you have a diagram of the Sewage System? ☐ Yes ☒ No
- (3) If a lagoon, is there a fence? ☐ Yes ☒ No
- (4) If a septic tank:
 - Is it readily accessible from the surface? ☐ Yes ☐ No ☐ Unknown
 - Are clean-outs present? ☐ Yes ☐ No ☐ Unknown
 - Of what is the tank constructed? ☐ Steel ☐ Concrete ☐ Other: Unknown
 - Does it discharge into a lateral or lagoon? ☐ Yes ☒ No
 - Size & Age of tank (if known) is Unknown size / Age 2005

- (5) Does any other property owner(s) share the Sewage System? ☐ Yes ☒ No If "Yes", how many? _____
- (6) Is any part of the Sewage System located on a neighbor's property or community lot? ☐ Yes ☒ No
- (7) Is there a well within 50 feet of the Sewage System? ☐ Yes ☐ No ☒ Unknown
- (8) Does the Sewage System have an aerator? ☐ Yes ☐ No ☐ Unknown
- (9) Does any plumbing (e.g., sink, tub or shower) disperse outside of the Sewage System? ☐ Yes ☒ No
- (10) Is there any untreated seepage or discharge (effluence) from the Sewage System? ☐ Yes ☒ No
- (11) Does any effluence from a neighbor's system disperse onto your Property? ☐ Yes ☒ No
- (12) Have you noticed any unusual odors from the Sewage System? ☐ Yes ☒ No
- (13) Have you experienced slow drainage or drain backups? ☐ Yes ☒ No
- (14) Is there a current maintenance service agreement covering the Sewage System? ☐ Yes ☒ No

If "Yes", what is the annual cost and who is the current provider? _____

- (15) Does any government authority require a maintenance service agreement for the Sewage System? ☐ Yes ☒ No
- (16) Have you been notified or cited by any authority for any problem related to the Sewage System? ☐ Yes ☒ No
- (17) Have you expanded, updated or modified the Sewage System? ☐ Yes ☒ No
- (18) Have you added any bedrooms at the Property since the Sewage System was installed? ☐ Yes ☒ No
- (19) Have you cleaned, pumped or serviced the Sewage System during your ownership of the Property? ☐ Yes ☐ No

Are you aware of any problem or repair needed for any part of the Sewage System? ☐ Yes ☒ No Unknown (19)
Please explain any "Yes" answer above. Include all available permits, test reports and repair history (attach additional pages if needed): _____

Buyer's Initials _____ (date) _____

Seller's Initials PE

6/24/2024(date)

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Last Revised 12/31/21

DSC-8000A

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Serials 067178-900171-9003128

Prepared by Sandra Fuge · United Country Ridgeway Real Estate · oakridgefarm1@outlook.com

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Lakes & Ponds/Waterfront Property Disclosure Rider

This document has legal consequences. If you do not understand it, consult your attorney. It should be attached to and made part of DSC-8000 ("Seller's Disclosure Statement for Residential Property").

This Disclosure Rider is made by the undersigned Seller concerning the following property (the "Property"):

28 Danbury Lane. Elkland MO 65644 Dallas
Street Address City Zip Code County

BOAT DOCK, SLIP OR LIFT: (Indicate if any information is approximate)

(1) Does the Property include or is there available to it a private boat dock, slip, lift or similar feature? ☐ Yes ☒ No
If "Yes", check and complete all that apply:

- | | |
|--|--|
| <input type="checkbox"/> Dock (permit # _____ if any) | <input type="checkbox"/> Lift (permit # _____ if any) |
| <input type="checkbox"/> Boat Slip (permit # _____ if any) | <input type="checkbox"/> Water pump (permit # _____ if any) |
| <input type="checkbox"/> PWC Slip (permit # _____ if any) | <input type="checkbox"/> Accessory Structure (permit # _____ if any) |
| <input type="checkbox"/> Seawall (permit # _____ if any) | <input type="checkbox"/> Boat House (permit # _____ if any) |
| <input type="checkbox"/> Boat Ramp (permit # _____ if any) | <input type="checkbox"/> Other _____ |

(2) Community Owned: If any of the above are available to the Property, but not privately owned by Seller (e.g., Community Dock, Slip), please further specify if it or they are leased or otherwise transferable, and provide a copy of the lease or other such written agreement, if available. Also identify the name and available contact information for the actual owner, landlord or transferor, and the permit number(s) of any and all such Dock(s) and Slip(s) (etc.).

(3) General Assessment/Dues \$ _____ per ☐ month ☐ quarter ☐ half-year ☐ year

(4) General Assessment/Dues include (check all that apply):

☐ permits/license fees ☐ storage ☐ maintenance ☐ insurance ☐ other: (explain): _____

(5) Are you aware of any special assessment?

☐ Yes ☒ No

(6) Are you aware of any encroachment, easement or other agreement regarding any matter above?

☐ Yes ☒ No

(7) Are you aware of any violation or alleged violation of any such agreement by you or anyone else?

☐ Yes ☒ No

(8) Are you aware of any condition or claim which may cause an increase in assessments or fees?

☐ Yes ☒ No

(9) Do any of the above items have electrical service?

☐ Yes ☒ No

If "Yes", does it meet current code(s)?

☐ Yes ☐ No

(10) Has any modification or repair been made during your ownership of any item above?

☐ Yes ☒ No

(11) Are you aware if any permit does not match the current specifications of any permitted item?

☐ Yes ☒ No

DSC-8000B

Serial# 041190-800171-9003036

Prepared by: Sandra Fuge | United County Ridgeway Real Estate | oakridgefarm1@outlook.com

Page 1 of 3

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Are you aware of any defect or other problem or repair needed for any item above? ☐ Yes ☒ No

Please explain any "Yes" answer above. Include copies of any available agreement, citation, claim, and repair/maintenance history (attach additional pages if needed):

PONDS & LAKES: (Indicate if any information is approximate)

(1) Does the Property include or is there available to it a lake or pond? ☒ Yes ☐ No

If "Yes", (2) Is the lake or pond "Private" or "Public"? ☒ Private ☐ Public

"Private" means ponds or lakes for which access and use is exclusively restricted to adjoining landowner(s) or particular persons (i.e., not publicly maintained or accessible).

"Public" means ponds or lakes accessible to the public generally.

If **"Private"**, please complete the following:

(3) Number of Ponds/Lakes 1 Age 2005 Depth Unknown Approx. Size (e.g. dimensions, acres) Unknown

(4) Type ☒ Natural ☐ Artificial

(5) Water source Rain/Spring fed

(6) Does any sewage run into any Pond/Lake? ☐ Yes ☒ No

(7) Is any Pond/Lake shared with anyone else? ☐ Yes ☒ No

(8) Is any Pond/Lake stocked? ☒ Yes ☐ No

(9) Pond service provider _____ Last serviced _____ (date)

(10) Is there a pump(s)/aerator(s)? ☐ Yes ☒ No If "Yes", age of pump _____

(11) Have any chemicals been added? ☐ Yes ☒ No

(12) Is there a filtration system? ☐ Yes ☒ No If "Yes", age of filter _____

(13) Is there an overflow system? ☐ Yes ☒ No

(14) Does overflow run onto any adjoining property? ☐ Yes ☒ No

(15) Is there a fountain(s)? ☐ Yes ☒ No

(16) Has any modification or repair been made during your ownership of any item above? ☐ Yes ☒ No

Are you aware of any leak, defect or other problem or repair needed for any item above? ☐ Yes ☒ No

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6/24/2024 (date)

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Prepared by: Sandra Fuge : United County Ridgeway Real E : oakridgelarms1@outlook.com :

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Measurements Disclaimer

This disclaimer applies to the following real estate (the "Property"):

28 Danbury Lane, _____ Elkland _____ MO 65644 _____ Dallas _____
Street Address City Zip Code County

SOURCE OF MEASUREMENTS:

The undersigned Brokerage Firm(s) and its affiliated licensee(s) **Have Not** measured the acreage of the Property or the square footage of any improvement located thereon. Any information shared regarding acreage or square footage ("Measurements") has been provided from another source(s) as indicated (Check applicable box(es) below):

Source of Measurements Information:

- ☐ Prior appraisal
☐ Building Plans
☒ Assessor's Office
☐ Other _____

Any Measurements information shared has not been independently verified and is for purposes of marketing only. Measurements are an approximation and may not be exact. Measurements are not to be relied upon for purpose of a loan, valuation or for any other purpose.

If exact acreage or square footage is a concern, the Property should be independently measured.

Any independent measurement or investigation should be completed by Buyer on or before the Survey Deadline (with respect to acreage) and/or the Property Data Review Period (with respect to improvements) of the Contract.

Brokerage Firm Assisting Buyer

By (Signature) _____
Licensee Print Name: _____
Date: _____

Brokerage Firm Assisting Seller

United Country Ridgeway Real Estate

By (Signature) Murl Pearson
Licensee Print Name: Murl Pearson
Date: 6/15/2024

The undersigned acknowledge(s) receipt of this Disclaimer:

BUYER Date
Print Name: _____

Michael R. Ross Estate 6-24-2024
SELLER Date
Print Name: Michael R. Ross Estate by: _____

BUYER Date
Print Name: _____

SELLER Date
Print Name: _____

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Effective 1/1/19.

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Serial# 070730-100171-9003393

Prepared by: Sandra Fuge : United Country Ridgeway Real E : oakridgelrsm1@outlook.com

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Property Information Form

(Information for use by Listing Broker, MLS, or Cooperating Broker)

LEGAL DESCRIPTION: ☐ (Check Box if attached)

Section 3 Township 32 Range 19

Name Michael R. Ross Estate

Owner's Address 798 Brentway Ct., SW
Lilburn, GA 30047

Telephone 404-435-5360

Property Address 28 Danbury Lane, Elkland, MO 65644

Year Built 2005 Price \$300,000.00

Subdivision _____

Estimated Total Square Footage 1821

Lender _____

Possession _____ Taxes \$900 as of 2023

Schools: Grade _____ Middle _____ High _____

Structure Style Ranch

Exterior Finish Rock

Roof Metal

Foundation _____

Basement N/A

Other Cinder Block Storm Shelter in Master bedroom closet

DIMS 6' L x 4' W x 3.5' H

Rear deck 11' x 14' covered / 8' x 13' uncovered

Hallway 21' x 4' Slate

KITCHEN:

Cabinets X

Oven X

Range X

Exhaust fan X

Dishwasher _____

Food disposal X

Trash compactor _____

Refrigerator X

Other _____

GARAGE, YARD & OUTSIDE AREA:

Garage: ☐ None ☒ Main # 4

☐ Det# _____ ☐ Bsm# _____ ☒ Carport # 1

Opener(s) # _____ Drive _____

Approx. lot size 15 acres

Street Gravel

Sidewalks _____

Fence Partial

Porch Front

Patio _____ Deck Rear

Outside lights City

Outside receptacles X

Landscaping _____

Zoning _____

Floodplain _____

GENERAL INSIDE:

Cable TV hook-up X

Telephone jacks X

Closets X

GENERAL UTILITIES:

220-volt electric X

Water X (well)

Gas _____

Propane X lease/own lease

Sewer _____

Utility Company(ies) _____
