

VACANT LAND DISCLOSURE STATEMENT

Date: 11/11/2025

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This seller's disclosure statement concerns the real property located in the City of Monticello, County of Wayne, State of KY, described as PVA ID #013-00-00-075.00

28.98 acres of land on West Ky Hwy 90 - Monticello, KY 42633

NOTICE TO SELLER: Each Seller is obligated to disclose to a buyer all known facts that materially and adversely affect the value of the property being sold and that are not readily observable. This disclosure statement is designed to assist Seller in complying with disclosure requirements and to assist Buyer in evaluating the property being considered. The listing real estate broker, the selling real estate broker and their respective agents will also rely upon this information when they evaluate, market and present Seller's property to prospective buyers.

NOTICE TO BUYER: This is a disclosure of Seller's knowledge of the condition of the property as of the date signed by Seller and is not a substitute for any inspections, tests or other investigation or warranties that Buyer may wish to obtain. It is not a warranty of any kind by Seller or a warranty or representation by listing broker, the selling broker, or their agents.

A. SURVEY, EASEMENT, FLOODING

1. When did you purchase this land? 5/2022
 2. Has the land been surveyed? Yes or No If yes, year surveyed 2012
 3. What company or person performed the survey? Name: _____
Address: _____ City/State/Zip Monticello ky
Phone: _____
 4. Is there a survey available? Yes No or Unknown
 5. If this is platted land, has a certificate of survey been completed? Yes or No
If yes, by whom? _____ When? _____
 6. Are there any encroachments or boundary line disputes? Yes No or Unknown
 7. Are there any easements other than utility or drainage easements? Yes No or Unknown
 8. Is the property in a designated 100 year flood plain or wetland area? Yes No or Unknown
 9. Has there ever been a flood or other disaster at the property? Yes No or Unknown
 10. Have there every been any drainage problems affecting this property or adjacent properties?
 Yes No or Unknown
 11. Is the property in an earthquake zone? Yes No or Unknown
 12. Give details if any of questions 5 through 10 were answered "YES" it has 2 easements
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13. Are there any navigation easements? Yes No or Unknown

B. USE RESTRICTIONS

1. Do any of the following types of covenants, conditions, or restrictions affect the land:
 - a. Subdivision or other recorded covenants, conditions, or restrictions? Yes No or Unknown
 - b. A right of first refusal to purchase? Yes No or Unknown
 - c. Local municipality? Yes No or Unknown
2. If any of the above questions (B1) are answered "YES" do you have written copies of these covenants, conditions, or restrictions? Yes No or Unknown
List which documents you have: _____
2. Have you ever received notice from any person or authority as to any breach of any of these covenants, conditions or restrictions? Yes No or Unknown
If "YES", describe: _____

C. CONDITION OF THE PROPERTY

1. Are there any structure improvements, or personal property located in the sale? Yes or No
If "YES" list all items: spring water pump across land, city water and electric
2. Are there any defects or problems with any of these items? Yes No or Unknown
If "YES" describe all problems and defects: _____
3. Are there any abandoned wells, buried storage tanks, or buried debris or waste on the property?
 Yes No or Unknown If "YES" give details: _____
4. Is there any hazardous or toxic substance (including radon) in or on this property or any adjacent property?
 Yes No or Unknown
If "YES" give details: _____

Initials:  Date: 11/12/2025 Time: _____

IF YOU DO NOT UNDERSTAND THIS DOCUMENT, PLEASE CONSULT AN ATTORNEY

- 5. Have any soil tests been performed? Yes No or Unknown
 When? 2021 _____ By Whom? Wayne county health dept
 Results: the land can have a leach field _____
- 6. Does the property have any fill or uncompacted soils? Yes No or Unknown
 If "YES" describe location and depth _____
- 7. Are there any settling or soil movement problems on this property or any adjacent property?
 a. Yes No or Unknown
 If "YES" give details: _____
- 8. Are there any dead or diseased trees on the property? Yes No or Unknown
 If "YES" give details: _____

D. UTILITIES

- 1. Have any percolation tests been performed? Yes No or Unknown
 When? 2021 _____ By Whom? Wayne county health dept
 Results: the land can hold a leach field _____
- 2. Are any of the following presently existing within the property?
 a. Connection to public water Yes No or Unknown
 b. Connection to public sewer Yes No or Unknown
 c. Connection to private water system off property Yes No or Unknown
 d. A water well Yes No or Unknown
 e. Septic tank Yes No or Unknown
 f. Connection to electricity Yes No or Unknown
 g. Connection to natural gas services Yes No or Unknown
- 3. Are any of the following presently existing at the boundary of the property?
 a. Public water system access Yes No or Unknown
 b. Private water system access Yes No or Unknown
 c. Electric service access Yes No or Unknown
 d. Natural gas access Yes No or Unknown
 e. Telephone system access Yes No or Unknown
- 4. Have any utility access charges been paid? Yes No or Unknown
 If "YES" which charges have been paid? _____

E. OTHER MATTERS

- 1. Is there a Homeowners Association? Yes No or Unknown
 - 2. If yes, what are the dues or assessments? _____ paid _____ monthly/yearly
 - 3. Is there road maintenance? Public Private or Unknown
 - 4. Are there any recorded maintenance agreements? Yes No or Unknown
 - 5. Is there a bus or other public transportation system? Yes No or Unknown
 Where is the pick up? _____
- Is there anything else that may materially and adversely affect the value or desirability of the property, e.g., pending claims or litigation, notice from any governmental authority for violation of any law or regulation, proposed zoning changes, street changes, threat of condemnation, or neighborhood noise or nuisance?:
 Yes No or Unknown
 If "YES" give details: _____

F. SELLER'S STATEMENT (To be signed at time of listing)

The undersigned Seller represents that the information set forth in the foregoing disclosure statement is accurate and complete. Sellers do not intend this disclosure statement to be a warranty or guaranty of any kind. Seller hereby authorizes that this information be provided to prospective buyers of this property and to the real estate brokers and sales people. Seller understands and agrees that Seller will notify in writing immediately if any information set forth in this disclosure statement becomes inaccurate or incorrect in any way through the passage of time or the discovery of additional information.

Seller Cynthia Krosser dotloop verified 11/12/25 12:16 AM EST NTWQ-SBWF-AACO-LRF7 Seller _____

G. BUYER'S RECEIPT AND ACKNOWLEDGMENT (To be signed at time of purchase agreement)

I carefully inspected the property. I have been advised to have the property examined by professional inspectors and to investigate every aspect of the property which could be important to me. I acknowledge that neither any Broker or Agent involved in this transaction is an expert at detecting the condition of the property or its suitability for my intended use.

I understand that unless stated otherwise in my contract with Seller, the property is being sold in its present condition only, without warranties or guarantees of any kind by Seller or any Broker or Agent. I state that no representations concerning the condition of the property are being relied upon by me except as disclosed or stated within the sales contract.

Buyer Buyer