



Measurements Disclaimer

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

000 Highway 160 Street Address Gainesville City MO 65655 Zip Code Ozark County

SOURCE OF MEASUREMENTS:

The undersigned Broker(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.

Buyer Broker

Seller Broker

United Country Missouri Ozarks Realty, Inc.

By (Signature) _____

Licensee Print Name: _____

Date: _____

By (Signature) Debra Schilling Smith

Licensee Print Name: Debra Schilling Smith

Date: 01/02/2026 11:54 AM

The undersigned acknowledge(s) receipt of this Disclaimer:

Check box if additional signatures are needed and attach Additional Signature Page (MSC-5070).

BUYER _____ Date

Print Name: _____

Robert V. Obert, President 01/02/2026

SELLER _____ Date

Print Name: Robert V. Obert, President

BUYER _____ Date

Print Name: _____

SELLER _____ Date

Print Name: _____

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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 a Seller's Disclosure (e.g., DSC-8000 or DSC-8010).

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

000 Highway 160 Street Address Gainesville City MO 65655 Zip Code Ozark 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?
 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

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):

n/a

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 _____ Age _____ Depth _____ Approx. Size (e.g. dimensions, acres) _____

(4) Type Natural Artificial

(5) Water source _____

(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

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

n/a

Buyer's Initials _____ (date)

Seller's Initials RVOP 01/02/2026 (date)

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Last Revised 12/01/25

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DSC-8000B



Farm or Vacant Land or Lot Disclosure Statement

This document has legal consequences. If you do not understand it, consult your attorney.

The following is a disclosure statement made by Seller concerning the following property (the "Property"):

000 Highway 160 Gainesville MO 65655 Ozark
 Street Address City Zip Code County
14-22-15 170614000000011000 1 113
 Section Township Range Parcel No(s) Farm No(s) # of Acres (more or less)

This Disclosure Statement may assist a Buyer in evaluating the Property, but it is not a warranty of any kind by Seller or any real estate licensee involved in this transaction, and is not a substitute for any inspection or warranty a Buyer may wish to obtain. Real estate licensees involved in this transaction do not inspect the Property for defects or guarantee the accuracy of any information provided herein.

SELLER: Please complete the following form, including past history and known problems. Do not leave any spaces blank. If the condition is not applicable to your Property (or unknown), mark "N/A" (or "Unknown") in the blank. The following statements are made by Seller and NOT by any real estate licensee. Complete and truthful disclosure of the history and condition of the Property gives you the best protection against potential charges that you violated a legal disclosure obligation to a Buyer. Your answers (or the answers you fail to provide, either way) may have legal consequences, even after closing a transaction. This form should help you meet your disclosure obligations, but it may not cover all aspects of the Property. If you know of or suspect some condition which may negatively affect the value of the Property or impair the health or safety of future occupants (e.g., environmental hazards, physical condition or material defects in the Property or title thereto), then you should describe that condition and attach additional pages if more space is required.

BUYER: Since these disclosures are based on Seller's actual knowledge, you cannot be sure that there are, in fact, no problems with the Property simply because Seller is not aware of them. The statements made by Seller are limited to the Property and are not warranties of its condition. You should condition your offer on a professional inspection(s) of the Property or any off-site conditions as you deem necessary. Conditions of the Property that you can see on a reasonable inspection and/or that are disclosed herein should either be taken into account in setting the purchase price, or you should make correction of these conditions by Seller a requirement of the sale contract. **IF YOU SIGN A SALE CONTRACT TO PURCHASE THE PROPERTY, THAT CONTRACT, AND NOT THIS DISCLOSURE STATEMENT, WILL PROVIDE FOR WHAT IS TO BE INCLUDED IN THE SALE. IF YOU EXPECT CERTAIN ITEMS OR EQUIPMENT TO BE INCLUDED THEY MUST BE SPECIFIED AS INCLUDED IN THE SALE CONTRACT.**

1. SURVEY, EASEMENTS, FLOODING. To the best of your knowledge:

- A. When did you purchase the Property? _____ in the 2000's
- B. Has the Property been surveyed? Yes No
Year surveyed _____
- C. What company or person performed the survey?
Name _____ Phone _____
- D. If this is platted land, has a certificate of survey been completed?..... Yes No
If "Yes," by whom? _____
- E. Has the plat been recorded in the land records? Yes No
If "Yes," Plat Book # _____ Page # _____
- F. Are there any encroachments or boundary line disputes? Yes No
- G. Are there any easements other than utility or drainage easements? Yes No
- H. Is the Property in a designated flood plain or floodway of any kind? Yes No
- I. Do you have a Flood Certificate regarding the Property? Yes No
- J. Has there ever been a flood at the Property? Yes No
- K. Have there ever been drainage problems affecting the Property?..... Yes No
- L. Have you ever purchased flood insurance?..... Yes No
- M. If any of questions 1.F through 1.L are answered "Yes," briefly describe the details.
 (check box if additional pages are attached) _____

not surveyed so actual lines may vary

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2. USE RIGHTS AND OTHER RESTRICTIONS. To the best of your knowledge:

- A. Do any of the following exist regarding the Property:
 - (1) Subdivision or other recorded indentures, covenants, conditions or restrictions?.....Yes No
 - (2) A right of first refusal to purchase?.....Yes No
 - (3) Variances, special use permits or other zoning restrictions specific to this Property?.....Yes No
 - (4) Have any mineral rights been severed or transferred?.....Yes No
- B. Have you ever received notice from any person or authority of a breach of any of the above? Yes No
- C. Are there any farming or crop-share agreement rights in the Property?.....Yes No
- D. Are there any animal feeding operations ("AFO") or concentrated animal feeding operations ("CAFO") at the Property? (if "Yes", please identify Class size and any permits issued below).....Yes No
- E. Are there any gas & oil leases or other severed or transferred mineral rights (clay, etc.)?.....Yes No
- F. Are there any leasehold interests or tenant rights in the Property?Yes No
- G. If any of the above questions are answered "Yes," briefly describe the details. Yes No
 (check box if additional pages are attached)

3. CONDITION OF THE PROPERTY. To the best of your knowledge:

- A. Are there any structures, improvements or personal property available for sale?Yes No
Are there any problems or defects with any of these items?Yes No
- B. Are there any operating or abandoned oil wells or buried storage tanks on the Property?.....Yes No
- C. Is there any hazardous or toxic substance in or on the Property?Yes No
(including but not limited to lead in the soils)?.....Yes No
- D. Are there any Phase I or other environmental reports regarding the Property?Yes No
- E. Is there a solid waste disposal site or demolition landfill on the Property(whether permitted or unpermitted)?Yes No
Note: if "Yes", §260.213 RSMo requires Seller to disclose the location of the site, and Buyer should be aware that Buyer may be held liable to the State for remedial action.
- F. Have any soil tests been performed?.....Yes No
- G. Does the Property have any fill?.....Yes No
- H. Are there any settling or soil movement problems on this Property?.....Yes No
- I. Is there any infestation, rot or disease in the trees on the Property?.....Yes No
- J. Is any part of the Property located in a "wetlands area" designated by the Natural Resources Conservation Service ("NRCS") or Farm Service Authority ("FSA")?.....Yes No
- K. If any of the above questions are answered "Yes," briefly describe the details. Yes No
 (check box if additional pages are attached) all parcels have some dead trees that are rotting.

4. UTILITIES. To the best of your knowledge:

- A. Have any soil analysis tests for sanitary systems been performed?Yes No
If "Yes," When? _____ By Whom? _____
Results: _____
- B. Do any of the following exist within the Property?
 - (1) Connection to public water? Yes No
 - (2) Connection to public sewer? Yes No
 - (3) Connection to private water system off Property?.....Yes No
 - (4) Connection to shared water? Yes No
 - (5) Connection to shared sewer?.....Yes No
 - (6) Private Sewer/Septic tank/Lagoon?.....Yes No
 - (7) Connection to electric utility?.....Yes No
 - (8) Connection to natural gas service?.....Yes No
 - (9) A water well?.....Yes No
- C. Are any of the following existing at the boundary of the Property?
 - (1) Public water system access? Yes No
 - (2) Public sewer system access? Yes No
 - (3) Shared water system access Yes No
 - (4) Shared sewer system access Yes No
 - (5) Electric Service Access?.....Yes No
 - (6) Natural gas access?.....Yes No
 - (7) Telephone system access?.....Yes No
 - (8) Other: _____
- D. Have any utility access charges been paid?Yes No
If "Yes," which charges have been paid? _____

- 111 **5. FEDERAL/STATE/LOCAL FARM PROGRAMS.** To the best of your knowledge:
- 112 **A.** Is Property enrolled in CRP (Conservation Reserve Program)? Yes No
- 113 If "Yes," complete the following:
- 114 _____ total acres put in CRP _____ last year of participation
- 115 _____ per acre bid in _____ enrollment year _____ annual payment
- 116 **B.** Is Property enrolled in WRP (Wetlands Reserve Program)? Yes No
- 117 If "Yes," complete the following:
- 118 _____ total acres put in WRP _____ last year of participation
- 119 _____ per acre bid in _____ enrollment year _____ annual payment
- 120 **C.** Other Programs (identify any other federal, state or local farm loan, price support or subsidy programs in
- 121 which the Property currently participates): _____
- 122 _____
- 123 _____

- 124 **6. OTHER MATTERS.** To the best of your knowledge:
- 125 **A.** Is or was the Property used as a site for methamphetamine production or the place of residence of a
- 126 person convicted of a crime involving any controlled substance related thereto? Yes No
- 127 If "Yes," **§441.236 RSMo** requires disclosure to potential lessees and **§442.606 RSMo** requires
- 128 disclosure to purchasers of real estate. **MR Form DSC-5000 ("Disclosure of Information Regarding**
- 129 **Methamphetamine/Controlled Substances")** may be filled out in conjunction with these matters.
- 130 **B.** Is there anything else that may materially and adversely affect the Property (e.g., pending claims, litigation,
- 131 notice from a governmental authority of violation of a law or regulation, proposed zoning changes, street
- 132 changes, threat of condemnation, neighborhood noise or nuisance)? Yes No
- 133 If "Yes," briefly describe the details. (check box if additional pages are attached) _____
- 134 _____
- 135 _____
- 136 _____

137 **SELLER'S ACKNOWLEDGMENT**

138 Seller represents that the information set forth in this Disclosure Statement is accurate and complete to the best of

139 Seller's knowledge as of the date of Seller's signature below. Seller does not intend this Disclosure Statement to

140 be a warranty or guarantee of any kind. Seller authorizes the listing broker to provide this information to prospective

141 buyers of the Property and to real estate licensees representing such buyers.

142 Robert V. Obert, President 01/02/2026

143 **Seller** _____ **Date**

144 Print Name: RVO Land Investments, LLC _____ **Date**

Seller _____ **Date**

Print Name: _____ **Date**

145 **BUYER'S ACKNOWLEDGEMENT**

- 146 1. I understand and agree that the information in this form is limited to information of which Seller has actual
- 147 knowledge and that Seller can only make an honest effort at fully revealing the information requested.
- 148 2. This Property is being sold to me without warranties or guaranties of any kind by Seller or any real estate
- 149 licensee concerning the Property.
- 150 3. I understand I have the right to independently investigate the Property. I have been specifically advised to
- 151 have the Property and any other conditions examined by professional inspectors as I deem fit.
- 152 4. I acknowledge that neither Seller nor any real estate licensee is an expert at detecting or repairing physical
- 153 defects in the Property.
- 154 5. I acknowledge that there are no representations concerning the Property made by Seller or any real estate
- 155 licensee on which I am relying except as may be fully set forth in writing and signed by them.

156 _____ **Buyer** _____ **Date**

157 Print Name: _____ **Date**

158 _____ **Buyer** _____ **Date**

Print Name: _____ **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 a Seller's Disclosure (e.g., DSC-8000 or DSC-80 0).

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

000 Highway 160 Gainesville MO 65655 Ozark
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 _____
 - (2) Age of well _____ Installed/Drilled by _____
 - (3) Has the well been tested? Yes No
 - (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
Are clean-outs present? Yes No
Of what is the tank constructed? Steel Concrete Other: _____
Does it discharge into a lateral or lagoon? Yes No
Size & Age of tank (if known) is _____
 - (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
 - (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
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 RVDP 01/02/2026 (date)

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Last Revised 12/01/25

DSC-8000A

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