



# SELLER'S DISCLOSURE AND CONDITION OF PROPERTY ADDENDUM

(Land)

(IF PROPERTY IS IMPROVED, USE IN CONJUNCTION WITH THE APPROPRIATE SELLER'S  
DISCLOSURE AND CONDITION OF PROPERTY ADDENDUM)

1 **SELLER** (Indicate Marital Status): \_\_\_\_\_ 2 Renea Faulds and Hugh Faulds (AMC)  
3 \_\_\_\_\_  
4 \_\_\_\_\_

5 **LEGAL DESCRIPTION:** (As described in the attached Legal Description/Company Disclosure Addendum, or  
6 described below) \_\_\_\_\_  
7 Address known as 29210 S State Rout D Highway, Cleveland, MO 64734  
8 Final legal description to be completed after survey.  
9 \_\_\_\_\_

10 Approximate date SELLER purchased Property: \_\_\_\_\_ 04-22-22 11 Property is  
11 currently zoned as \_\_\_\_\_ Ag/Residential 12 \_\_\_\_\_

## 1. NOTICE TO SELLER.

14 Be as complete and accurate as possible when answering the questions in this disclosure. Attach additional sheets  
15 if space is insufficient for all applicable comments. SELLER understands that the law requires disclosure of any  
16 material defects, known to SELLER, in the Property to prospective Buyer(s) and that failure to do so may result in  
17 civil liability for damages. This disclosure statement is designed to assist SELLER in making these disclosures.  
18 Licensee(s), prospective buyers and buyers will rely on this information.  
19 \_\_\_\_\_

## 2. NOTICE TO BUYER.

21 This is a disclosure of SELLER'S knowledge of the Property as of the date signed by SELLER and is not a  
22 substitute for any inspections or warranties that BUYER may wish to obtain. It is not a warranty of any kind by  
23 SELLER or a warranty or representation by the Broker(s) or their licensees.  
24 \_\_\_\_\_

## 3. WATER SOURCE.

26 a. Is there a water source on or to the Property? ..... Yes  No   
27  Public  Private  Well  Cistern  None  Other \_\_\_\_\_  
28 If well, state type \_\_\_\_\_ depth \_\_\_\_\_  
29 Has water been tested? ..... Yes  No   
30 b. Other water systems and their condition:  
31 c. Is there a water meter on the Property? ..... Yes  No   
32 d. Is there a rural water certificate? ..... Yes  No   
33 e. Other applicable information:  
34 \_\_\_\_\_  
35 \_\_\_\_\_

36 If any of the answers in this section are "Yes", explain in detail or attach documentation:  
37 \_\_\_\_\_  
38 \_\_\_\_\_  
39 \_\_\_\_\_

## 4. GAS/ELECTRIC.

41 a. Is there electric service on the Property? ..... Yes  No   
42 If "Yes", is there a meter? ..... N/A  Yes  No   
43 b. Is there gas service on the Property? ..... Yes  No   
44 If "Yes", what is the source?  
45 c. Are you aware of any additional costs to hook up utilities? ..... Yes  No   
46 d. Other applicable information:  
47 \_\_\_\_\_  
48 \_\_\_\_\_

49 If any of the answers in this section are "Yes", explain in detail or attach documentation:  
50 \_\_\_\_\_  
51 \_\_\_\_\_

Water meter at entrance to property to the north of driveway  
New gas meter installed by Spire in 2023

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**52 5. LAND (SOILS, DRAINAGE AND BOUNDARIES). ARE YOU AWARE OF:**

53 a. The Property or any portion thereof being located in a flood zone, wetlands area or **proposed**  
54 to be located in such as designated by FEMA which requires flood insurance? ..... Yes  No

55 b. Any drainage or flood problems on the Property or adjacent properties? ..... Yes  No

56 c. Any neighbors complaining Property causes drainage problems? ..... Yes  No

57 d. The Property having had a stake survey? ..... Yes  No

58 e. Any boundaries of the Property being marked in any way? ..... Yes  No

59 f. Having an Improvement Location Certificate (ILC) for the Property? ..... Yes  No

60 g. Any fencing/gates on the Property? ..... Yes  No   
61 If "Yes", does fencing/gates belong to the Property? ..... Yes  No

62 h. Any encroachments, boundary line disputes, or non-utility  
63 easements affecting the Property? ..... Yes  No

64 i. Any expansive soil, fill dirt, sliding, settling, earth movement, upheaval, or earth stability  
65 problems that have occurred on the Property or in the immediate vicinity? ..... Yes  No

66 j. Any diseased, dead, or damaged trees or shrubs on the Property? ..... Yes  No

67 k. Other applicable information: \_\_\_\_\_

68 If any of the answers in this section are "Yes" explain in detail or attach all warranty information and  
69 other documentation:

70 a. flood plain creek areas d. stake survey in process g. all fencing on property stays j. dead trees in woods  
71 h. In the 1990s prior owners gave CPKC Railroad rights to driveway @ D highway over the private crossing via  
72 conveyance

**74 6. SEWAGE.**

75 a. Does the Property have any sewage facilities on or connected to it? ..... Yes  No

76 If "Yes", are they:

77  Public Sewer  Private Sewer  Septic System  Cesspool  
78  Lagoon  Grinder Pump  Other \_\_\_\_\_

79 If applicable, when last serviced? \_\_\_\_\_ Unknown - no issues with functionality

80 By whom? \_\_\_\_\_

81 Approximate location of septic tank and/or absorption field: \_\_\_\_\_ North east of the house

82 Has Property had any surface or subsurface soil testing related to installation  
83 of sewage facility? ..... N/A  Yes  No

84 b. Are you aware of any problems relating to the sewage facilities? ..... Yes  No

85 If any of the answers in this section are "Yes", explain in detail or attach all warranty information and  
86 other documentation:

**87 7. LEASEHOLD AND TENANT'S RIGHTS, INTERESTS, INCLUDING GAS AND OIL LEASES.**

88 (Check and complete applicable box(es))

89 a. Are there leasehold interests in the Property? ..... Yes  No

90 If "Yes", complete the following:

91 Lessee is: \_\_\_\_\_

92 Contact number is: \_\_\_\_\_

93 Seller is responsible for: \_\_\_\_\_

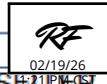
94 Lessee is responsible for: \_\_\_\_\_

95 Split or Rent is: \_\_\_\_\_

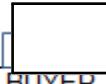
96 Agreement between Seller and Lessee shall end on or before: \_\_\_\_\_

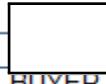
97  Copy of Lease is attached.

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103     b. Are there tenant's rights in the Property? ..... Yes  No   
 104     If "Yes", complete the following:  
 105     Tenant/Tenant Farmer is: \_\_\_\_\_  
 106     Contact number is: \_\_\_\_\_  
 107     Seller is responsible for: \_\_\_\_\_  
 108     Tenant/Tenant Farmer is responsible for: \_\_\_\_\_  
 109     Split or Rent is: \_\_\_\_\_  
 110     Agreement between Seller and Tenant shall end on or before: \_\_\_\_\_  
 111      **Copy of Agreement is attached.**  
 112     c. Do additional leasehold interests or tenant's rights exist? ..... Yes  No   
 113     If "Yes", explain: \_\_\_\_\_  
 114  
 115

116     **8. MINERAL RIGHTS (unless superseded by local, state or federal laws).**  
 117      Pass unencumbered with the land to the Buyer.  
 118      Remain with the Seller.  
 119      Have been previously assigned as follows: \_\_\_\_\_  
 120  
 121

122     **9. WATER RIGHTS (unless superseded by local, state or federal laws).**  
 123      Pass unencumbered with the land to the Buyer.  
 124      Remain with the Seller.  
 125      Have been previously assigned as follows: \_\_\_\_\_  
 126  
 127

128     **10. CROPS (planted at time of sale).**  
 129      Pass with the land to the Buyer.  
 130      Remain with the Seller.  
 131      Have been previously assigned as follows: \_\_\_\_\_  
 132  
 133

134     **11. GOVERNMENT PROGRAMS.**  
 135     a. Are you currently participating, or do you intend to participate, in any government farm program? ..... Yes  No   
 136  
 137     b. Are you aware of any interest in all or part of the Property that has been reserved by previous owner or government action to benefit any other property? ..... Yes  No   
 138  
 139     If any of the answers in this section are "Yes", explain in detail or attach documentation: \_\_\_\_\_  
 140  
 141  
 142  
 143

144     **12. HAZARDOUS CONDITIONS. ARE YOU AWARE OF:**  
 145     a. Any underground storage tanks on or near Property? ..... Yes  No   
 146     b. Any previous or current existence of hazardous conditions (e.g., storage tanks, oil tanks, oil spills, tires, batteries, or other hazardous conditions)? ..... Yes  No   
 147     If "Yes", what is the location? \_\_\_\_\_  
 148  
 149     c. Any previous environmental reports (e.g., Phase 1 Environmental reports)? ..... Yes  No   
 150     d. Any disposal of any hazardous waste products, chemicals, polychlorinated biphenyl's (PCB's), hydraulic fluids, solvents, paint, illegal or other drugs or insulation on the Property or adjacent property? ..... Yes  No   
 151  
 152     e. Environmental matters (e.g. discoloration of soil or vegetation or oil sheers in wet areas)? ..... Yes  No   
 153  
 154     f. Any existing hazardous conditions on the Property or adjacent properties (e.g. methane gas, radon gas, radioactive material, landfill, toxic materials)? ..... Yes  No   
 155  
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157 g. Gas/oil wells, lines or storage facilities on the Property or adjacent property? ..... Yes  No   
 158 h. Any other environmental conditions on the Property or adjacent properties? ..... Yes  No   
 159 i. Any tests conducted on the Property? ..... Yes  No

160  
 161 **If any of the answers in this section are "Yes" explain in detail or attach documentation:**  
 162

163 **13. OTHER MATTERS. ARE YOU AWARE OF:**

164 a. Any violation of zoning, setbacks or restrictions, or non-conforming use? ..... Yes  No   
 165 b. Any violation of laws or regulations affecting the Property? ..... Yes  No   
 166 c. Any existing or threatened legal action pertaining to the Property? ..... Yes  No   
 167 d. Any litigation or settlement pertaining to the Property? ..... Yes  No   
 168 e. Any current/pending bonds, assessments, or special taxes that apply to the Property? ..... Yes  No   
 169 f. Any burial grounds on the Property? ..... Yes  No   
 170 g. Any abandoned wells on the Property? ..... Yes  No   
 171 h. Any public authority contemplating condemnation proceedings? ..... Yes  No   
 172 i. Any government rule limiting the future use of the Property other than existing  
 173 zoning and subdivision regulations? ..... Yes  No   
 174 j. Any condition or proposed change in surrounding area or received any notice of such? ..... Yes  No   
 175 k. Any government plans or discussion of public projects that could lead to special  
 176 benefit assessment against the Property or any part thereof? ..... Yes  No   
 177 l. Any unrecorded interests affecting the Property? ..... Yes  No   
 178 m. Anything that would interfere with passing clear title to the Buyer? ..... Yes  No   
 179 n. The Property being subject to a right of first refusal? ..... Yes  No   
 180 If "Yes", number of days required for notice:  
 181 o. The Property subject to a Homeowner's Association fee? ..... Yes  No   
 182 p. Any other conditions that may materially and adversely affect the value or  
 183 desirability of the Property? ..... Yes  No   
 184 q. Any other condition that may prevent you from completing the sale of the Property? ..... Yes  No

185 **If any of the answers in this section are "Yes", explain in detail or attach documentation:**  
 186

187 m/q - Current title company required permit for private rr crossing. Cost and application on file in docs

188 **14. UTILITIES.** Identify the name and phone number for utilities listed below.

189 Electric Company Name: Evergy Phone # \_\_\_\_\_  
 190 Gas Company Name: SpireP Phone # \_\_\_\_\_  
 191 Water Company Name: WSD #7 Phone # \_\_\_\_\_  
 192 Other: \_\_\_\_\_ Phone # \_\_\_\_\_

193 **15. ELECTRONIC SYSTEMS AND COMPONENTS.**

194 Any technology or systems staying with the Property? ..... N/A  Yes  No   
 195 If "Yes", list: \_\_\_\_\_

196 Upon Closing, SELLER will provide Buyer with codes and passwords, or items will be reset to factory settings.

197 The undersigned SELLER represents, to the best of their knowledge, the information set forth in the foregoing  
 198 Disclosure Statement is accurate and complete. SELLER does not intend this Disclosure Statement to be a  
 199 warranty or guarantee of any kind. SELLER hereby authorizes Licensee assisting SELLER to provide this  
 200 information to prospective BUYER of the Property and to real estate brokers and licensees. **SELLER will promptly**  
 201 **notify Licensee assisting the SELLER, in writing, if any information in this disclosure changes prior to**  
 202 **Closing, and Licensee assisting the SELLER will promptly notify Licensee assisting the BUYER, in writing,**  
 203 **of such changes. (SELLER and BUYER initial and date any changes and/or any list of additional changes. If**  
 204 **attached, # of pages).**

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214 CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS  
 215 DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, CONSULT AN  
 216 ATTORNEY BEFORE SIGNING.  
 217

*Hugh Faulds*

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DATE

*Renea Faulds*

dotloop verified  
02/19/26 1:21 PM CST  
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SELLER

DATE

**BUYER ACKNOWLEDGEMENT AND AGREEMENT**

224 1. I understand and agree the information in this form is limited to information of which SELLER has actual  
 225 knowledge and SELLER need only make an honest effort at fully revealing the information requested.  
 226 2. This Property is being sold to me without warranties or guaranties of any kind by SELLER, Broker(s) or  
 227 Licensees concerning the condition or value of the Property.  
 228 3. I agree to verify any of the above information, and any other important information provided by SELLER or  
 229 Broker(s) (including any information obtained through the Multiple Listing Service) by an independent  
 230 investigation of my own. I have been specifically advised to have the Property examined by professional  
 231 inspectors. Buyer assumes responsibility Property is suitable for their intended use.  
 232 4. I acknowledge neither SELLER nor Broker(s) is an expert at detecting or repairing physical defects in the  
 233 Property.  
 234 5. I specifically represent there are no important representations concerning the condition or value of the Property  
 235 made by SELLER or Broker(s) on which I am relying except as may be fully set forth in writing and signed by  
 236 them.

**BUYER**

DATE

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DATE

Approved by Legal Counsel of the Kansas City Regional Association of REALTORS® for exclusive use by its REALTOR® members. No warranty is made or implied as to the legal validity or adequacy of this Contract, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practices, and differing circumstances in each transaction may dictate that amendments to this Contract be made. Last revised 10/21. All previous versions of this document may no longer be valid. Copyright January 2026.