



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"):

Park Hills Blk 6 Lot 5A Theodosia MO 65761 Ozark
Street Address City Zip Code County
29 22 15 .22
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? 2018
- 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? _____ When? _____
- 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) _____

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

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

66 Covenants

67 _____

68 _____

69 _____

70 _____

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

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

94 **4. UTILITIES.** To the best of your knowledge:

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

5. FEDERAL/STATE/LOCAL FARM PROGRAMS. To the best of your knowledge:

A. Is Property enrolled in CRP (Conservation Reserve Program)? ☐ Yes ☒ No

If "Yes," complete the following:

_____ total acres put in CRP _____ last year of participation
_____ per acre bid in _____ enrollment year _____ annual payment

B. Is Property enrolled in WRP (Wetlands Reserve Program)? ☐ Yes ☒ No

If "Yes," complete the following:

_____ total acres put in WRP _____ last year of participation
_____ per acre bid in _____ enrollment year _____ annual payment

C. Other Programs (identify any other federal, state or local farm loan, price support or subsidy programs in which the Property currently participates): _____

6. OTHER MATTERS. To the best of your knowledge:

A. Is or was the Property used as a site for methamphetamine production or the place of residence of a person convicted of a crime involving any controlled substance related thereto? ☐ Yes ☒ No

If "Yes," §441.236 RSMo requires disclosure to potential lessees and §442.606 RSMo requires disclosure to purchasers of real estate. MR Form DSC-5000 ("Disclosure of Information Regarding Methamphetamine/Controlled Substances") may be filled out in conjunction with these matters.

B. Is there anything else that may materially and adversely affect the Property (e.g., pending claims, litigation, notice from a governmental authority of violation of a law or regulation, proposed zoning changes, street changes, threat of condemnation, neighborhood noise or nuisance)? ☐ Yes ☒ No

If "Yes," briefly describe the details. ☐ (check box if additional pages are attached) _____

SELLER'S ACKNOWLEDGMENT

Seller represents that the information set forth in this Disclosure Statement is accurate and complete to the best of Seller's knowledge as of the date of Seller's signature below. Seller does not intend this Disclosure Statement to be a warranty or guarantee of any kind. Seller authorizes the listing broker to provide this information to prospective buyers of the Property and to real estate licensees representing such buyers.

Walter Dechau Jr. 05/22/2025

Seller _____ **Date** _____

Print Name: Walter Dechau Jr.

Seller _____ **Date** _____

Print Name: _____

BUYER'S ACKNOWLEDGEMENT

1. I understand and agree that the information in this form is limited to information of which Seller has actual knowledge and that Seller can only make an honest effort at fully revealing the information requested.

2. This Property is being sold to me without warranties or guaranties of any kind by Seller or any real estate licensee concerning the Property.

3. I understand I have the right to independently investigate the Property. I have been specifically advised to have the Property and any other conditions examined by professional inspectors as I deem fit.

4. I acknowledge that neither Seller nor any real estate licensee is an expert at detecting or repairing physical defects in the Property.

5. I acknowledge that there are no representations concerning the Property made by Seller or any real estate licensee on which I am relying except as may be fully set forth in writing and signed by them.

Buyer _____ **Date** _____

Print Name: _____

Buyer _____ **Date** _____

Print Name: _____

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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"):

Park Hills Blk 6 Lot 5A

Street Address

Theodosia

City

MO 65761

Zip Code

Ozark

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 WDJ

05/22/2025

(date)

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Last Revised 12/31/21

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Property Information Form

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

LEGAL DESCRIPTION: ☐ (Check Box if attached)

Section 29 Township 22 Range 15

Name Walter Dechau Jr.

Owner's Address 577 County Road 609
Pontiac MO 65729

Telephone 417-989-0737

Property Address Park Hills Blk6 Lot5A
Theodosia MO 65761

Year Built _____ Price \$ _____

Subdivision _____

Estimated Total Square Footage _____

Lender _____

Possession _____ Taxes \$ _____

Schools: Grade _____ Middle _____ High _____

Structure Style _____

KITCHEN:

Cabinets _____

Oven _____

Range _____

Exhaust Fan _____

Dishwasher _____

Food disposal _____

Trash compactor _____

Refrigerator _____

Other _____

GARAGE, YARD & OUTSIDE AREA:

Garage: ☐ None ☐ Main # _____

☐ Det# _____ ☐ Bsmt# _____ ☐ Carport# _____

Opener(s) # _____ Drive _____

Approx. lot size .22 acres m/l

Street _____

Sidewalks _____

Fence _____

Porch _____

Patio _____ Deck _____

Outside lights _____

Outside receptacles _____

Landscaping _____

Zoning _____

Floodplain _____

GENERAL INSIDE:

Cable TV hook-up _____

Telephone jack _____

Closets _____

Window Type _____

Window Treatments _____

Screens _____

Water heater _____

Central vacuum _____

Attic fan _____

Ceiling fan _____

Insulation: _____

W/D connection _____

Other _____

GENERAL UTILITIES:

220-volt electric _____

Water _____

Gas _____

Propane _____ lease/own _____

Sewer _____

Utility Company(ies) _____

Heating: _____

Cooling: _____

Utility Costs: _____

EXTRA FEATURES:

DIRECTIONS:

From Gainesville West on Hwy 160 for approx 14 miles, turn Left onto Country Club Drive, Look for signs.

Walter Dechau Jr. Seller 05/20/2025 Date

Seller _____ Date

Listing Broker's Firm Name: United Country Missouri Ozarks Realty, Inc.

By: Debra Schilling Smith

To Cooperating Broker: Debra Schilling Smith

Listing Broker offers to compensate cooperating broker:

(a) Subagency ☐ yes _____ (% of sales price or dollar amt) ☒ no

(b) Buyer's agency ☒ yes 3.0 (% of sales price or dollar amt) ☐ no

(c) Transaction brokerage ☒ yes 3.0 (% of sales price or dollar amt) ☐ no

Variable Rate ☐ yes ☒ no

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. ALL FIGURES AND MEASUREMENTS ARE APPROXIMATE.

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Last Revised 12/31/18.

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MSC-1020

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Measurements Disclaimer

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

Park Hills Blk6 Lot5A Theodosia MO 65761 Ozark
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 LandID

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

Brokerage Firm Assisting Seller

United Country Missouri Ozarks Realty, Inc.

By (Signature) _____

Licensee Print Name: _____

Date: _____

By (Signature) Debra Schilling Smith

Licensee Print Name: Debra Schilling Smith

Date: 05/20/2025 02:31 PM

The undersigned acknowledge(s) receipt of this Disclaimer:

BUYER _____
Print Name: _____ Date _____

Walter Dechau Jr. 05/20/2025 02:40 PM

SELLER _____
Print Name: Walter Dechau Jr. Date _____

BUYER _____
Print Name: _____ Date _____

SELLER _____
Print Name: _____ Date _____

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Effective 1/1/19.

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