



# 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 5 Lot 9B      Theodosia      MO      65761      Ozark  
 Street Address      City      State      Zip Code      County

29      22      15      .20  
 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.  Yes  No
- 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? \_\_\_\_\_

- 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 Walter Dechau Jr. 05/22/2025

143 **Seller** \_\_\_\_\_ **Seller** \_\_\_\_\_

144 Print Name: Walter Dechau Jr. 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 \_\_\_\_\_

157 **Buyer** \_\_\_\_\_ **Buyer** \_\_\_\_\_

158 Print Name: \_\_\_\_\_ 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 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 5 Lot 9B Theodosia MO 65761 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 WDJ 05/22/2025 (date)

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Last Revised 12/31/21

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DSC-8000A

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# Measurements Disclaimer

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

Park Hills Blk 5 Lot 9B 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) \_\_\_\_\_

By (Signature) Debra Schilling Smith

Licensee Print Name: \_\_\_\_\_

Licensee Print Name: Debra Schilling Smith

Date: \_\_\_\_\_

Date: 05/20/2025 02:34 PM

### The undersigned acknowledge(s) receipt of this Disclaimer:

\_\_\_\_\_  
BUYER Date  
Print Name: \_\_\_\_\_

Walter Dechau Jr. 05/20/2025  
SELLER Date  
Print Name: Walter Dechau Jr.

\_\_\_\_\_  
BUYER Date  
Print Name: \_\_\_\_\_

\_\_\_\_\_  
SELLER Date  
Print Name: \_\_\_\_\_

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Effective 1/1/19.

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