

VACANT LAND DISCLOSURE STATEMENT

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1. Date _____

2. Page 1 of 5 pages

3. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

4. **NOTICE:** This disclosure is not a warranty or a guaranty of any kind by Seller(s) or licensee(s) representing or
5. assisting any party(ies) in the transaction.

6. **INSTRUCTIONS TO BUYER:** Buyers are encouraged to thoroughly inspect the property personally or have it inspected
7. by a third party, and to inquire about any specific areas of concern. NOTE: If Seller answers "NO" to any of the questions
8. listed below, it does not necessarily mean that it does not exist on the property. "NO" may mean that Seller is unaware
9. that it exists on the property.

10. **INSTRUCTION TO SELLER:** (1) Complete this form yourself. (2) Consult prior disclosure statement(s) and/or inspection
11. report(s) when completing this form. (3) Describe conditions affecting the property to the best of your knowledge. (4)
12. Attach additional pages with your signature if additional space is required. (5) Answer all questions. (6) If any items do
13. not apply, write "NA" (not applicable).

14. Property located at NENE, 31-137-32; SWNE, 31-137-32 _____,

15. City of Ansel Twp _____, County of Cass _____, State of Minnesota.

16. **A. GENERAL INFORMATION:**

17. (1) When did you acquire the property? _____

18. (2) Type of title evidence: Abstract Registered (Torrens)

19. Location of Abstract: _____

20. Is there an existing Owner's Title Insurance Policy? Yes No

21. (3) Has the land been surveyed? Yes No

22. Year surveyed: _____

23. (4) What company/person performed the survey? _____

24. Name: _____ Address: _____ Phone: _____

25. (5) Is this platted land? Yes No

26. If "Yes,"

27. has the plat been recorded? Yes No

28. do you have a certificate of survey in your possession? Yes No

29. If "Yes,"

30. Who completed the survey? _____ When? _____

31. (6) Are you aware of any property markers on the property? Yes No

32. If "Yes," give details: _____

33. To your knowledge,

34. (7) are there encroachments? Yes No *don't*

35. (8) are there easements, other than utility or drainage easements? Yes No *never*

36. (9) is the property located in a drainage district and/or drain tiled? Yes No *h*

37. (10) is the property located in a designated flood plain? Yes No *h*

38. (11) has there ever been a flood or other disaster at the property? Yes No *n*

39. **ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER.**

VACANT LAND DISCLOSURE STATEMENT

40. Page 2

41. **THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.**

42. Property located at _____
43. (12) Are you in possession of prior vacant land disclosure statement(s)?
44. (If "Yes," please attach) Yes No
45. (13) Comments: _____
46. _____
47. _____

48. **B. USE RESTRICTIONS AND FINANCING:**

49. (1) To your knowledge, do any of the following types of covenants, conditions, reservations or restrictions affect
50. the land?
51. (a) Subdivision or other recorded covenants, conditions or restrictions? Yes No
52. (b) Association requirements or restrictions? Yes No
53. (c) A right of first refusal to purchase? Yes No
54. (d) Reservations? Yes No
55. (e) Department of Natural Resources? Yes No
56. (f) Watershed? Yes No
57. (g) Local municipality? Yes No
58. (2) If any of the above questions [B(1)] are answered "Yes," list which written copies of these covenants, conditions,
59. reservations or restrictions you have: _____
60. _____
61. _____
62. (3) Have you ever received notice from any person or authority as to any breach of any of these covenants,
63. conditions, reservations or restrictions? Yes No
64. If "Yes," describe: _____
65. _____
66. _____
67. (4) To your knowledge, is this property approved for FHA financing? Yes No

68. **C. CONDITION OF THE PROPERTY:**

69. *(Answer the following to the best of your knowledge.)*

70. (1) Are there any structures, improvements, emblements or personal property included
71. in the sale? Yes No *VA Known*
72. If "Yes," list all items: _____
73. _____
74. _____
75. Are there any problems or defects with any of the above items? Yes No
76. If "Yes," describe all problems and defects: _____
77. _____
78. _____

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VACANT LAND DISCLOSURE STATEMENT

81. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

82. Property located at _____
83. (2) Were there any previous structures on the property? Yes No *unknown*
84. (3) Are there any buried storage tanks or buried debris or waste on the property? Yes No *unknown*
85. If "Yes," give details: _____
86. _____
87. (4) Are there any hazardous or toxic substances or wastes in, on or affecting this property?
88. Yes No *unknown*
89. If "Yes," give details: _____
90. _____
91. (5) Have any soil tests been performed? Yes No
92. When? _____ By whom? _____
93. Results? _____
94. (6) Are there any settling or soil movement problems on or affecting this property? Yes No *unknown*
95. If "Yes," give details: _____
96. _____
97. (7) Are there any dead or diseased trees? Yes No *unknown*
98. If "Yes," give details: _____
99. _____
100. (8) Are there any insect/animal/pest infestations? Yes No *unknown*
101. (9) Other: _____

102. D. UTILITIES:
 103. (Answer the following to the best of your knowledge.)

104. (1) Have any percolation tests been performed? Yes No
105. When? _____ By whom? _____
106. Results? _____
107. (2) Are any of the following presently existing within the property?
108. (a) Connection to public water? Yes No
109. (b) Connection to public sewer? Yes No
110. (c) Connection to private water system off property? Yes No
111. (d) Connection to electric utility? Yes No
112. (3) Private Sewer System Disclosure: (A private sewer system disclosure is required by MN Statute 115.55.)
113. (Check appropriate box.)
114. Seller does not know of a private sewer system on or serving the above-described real property.
115. There is a private sewer system on or serving the above-described real property.
116. (See Private Sewer System Disclosure Statement.)
117. There is an abandoned private sewer system on the above-described real property.
118. (See Private Sewer System Disclosure Statement.)

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121. **THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.**

122. Property located at _____

123. (4) Private Well Disclosure: (A well disclosure and Certificate are required by MN Statute 103I.235.)
 124. (Check appropriate box.)

125. Seller certifies that Seller does not know of any wells on the above-described real property.

126. Seller certifies there are one or more wells located on the above-described real property.

127. (See Well Disclosure Statement.)

128. Are there any wells serving the above-described property that are not located on the
 129. property? (If "Yes," see Well Disclosure Statement.) Yes No

130. To your knowledge, is this property in a Special Well Construction Area? Yes No

131. (5) Are any of the following existing at the boundary of the property?

132. (a) Public water system access? Yes No

133. (b) Private water system access? Yes No

134. (c) Electric service access? Yes No

135. **E. PREFERENTIAL PROPERTY TAX TREATMENT:** Is the property subject to any preferential property tax status
 136. or any other credits affecting the property, which would terminate upon the sale of the property? (e.g., Green Acres,
 137. CRP, RIM) Yes No

138. If "Yes," please explain: _____

139. _____

140. _____

141. _____

142. _____

143. _____

144. **F. METHAMPHETAMINE PRODUCTION DISCLOSURE:**

145. (A methamphetamine production disclosure is required by MN Statute 152.0275, Subd. 2 (m).)

146. Seller is not aware of any methamphetamine production that has occurred on the property.

147. Seller is aware that methamphetamine production has occurred on the property.

148. (See Methamphetamine Production Disclosure Statement.)

149. **G. AIRPORT ZONING REGULATIONS:** MN Statute 360.065, Subd. 3 requires sellers of real property located in

150. airport safety zones A, B or C, under zoning regulations adopted by the governing body, to disclose to a buyer or
 151. transferee the existence of airport zoning regulations that affect the real property before accepting consideration
 152. or signing an agreement to sell or transfer the real property.

153. **Note:** This disclosure is **NOT** required for safety zones associated with an airport owned and operated by the
 154. Metropolitan Airports Commission which include the following airports: *Anoka County, Crystal, Eden Prairie — Flying*
 155. *Cloud, Lake Elmo, Lakeville — Air Lake, Mps/St Paul International, St. Paul — Downtown Holman Field.*

156. Seller discloses that the property, as described in this Disclosure, IS IS NOT located in airport safety
 -----(Check one.)-----

157. zone A, B or C and there IS IS NOT existing airport zoning regulations affecting the property.
 -----(Check one.)-----

158. MN Statute 360.065, Subd. 2 requires a copy of adopted airport zoning regulations be filed with the county recorder
 159. in each county in which the zoned area is located. **Contact the county where the property is located to obtain**
 160. **further information regarding airport zoning regulations.**

161. **ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER.**

unknown

163. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

164. Property located at _____.

165. **H. CEMETERY ACT:** MN Statute 307.08 prohibits any damage or illegal molestation of human remains, burials or
 166. cemeteries. A person who intentionally, willfully and knowingly destroys, mutilates, injures, disturbs or removes
 167. human skeletal remains or human burial grounds is guilty of a felony.
 168. To your knowledge, are you aware of any human remains, burials or cemeteries located on the property?

169. Yes No

170. If "Yes," please explain: _____

171. _____
 172. All unidentified human remains or burials found outside of platted, recorded or identified cemeteries and in contexts
 173. which indicate antiquity greater than 50 years shall be dealt with according to the provisions of MN Statute 307.08,
 174. Subd. 7.

175. **I. OTHER MATTERS:** To your knowledge,

176. (1) are there any landfills or waste disposal sites within two (2) miles of the property? Yes No

177. If "Yes," state their locations: _____

178. (2) is there anything else that may materially and adversely affect the property (e.g., including but not limited to,
 179. pending claims or litigation, notice from any governmental authority of violation of any law or regulation,
 180. proposed zoning changes, street changes, threat of condemnation)? Yes No

181. If "Yes," give details: _____

182. _____

LISTING BROKER AND LICENSEES MAKE NO REPRESENTATIONS AND ARE NOT RESPONSIBLE FOR ANY CONDITIONS EXISTING ON THE PROPERTY.

185. **J. SELLER'S STATEMENT:**

186. *(To be signed at time of listing.)*

187. Seller(s) hereby states the condition of the property to be as stated above and authorizes any licensee(s)
 188. representing or assisting any party(ies) in this transaction to provide a copy of this Disclosure to any person or
 189. entity in connection with any actual or anticipated sale of the property.

190. Brendy Patlock 4 Oct 09 _____
 (Seller) (Date) (Seller) (Date)

191. **K. BUYER'S ACKNOWLEDGEMENT:**

192. *(To be signed at time of purchase agreement.)*

193. I/We, the Buyer(s) of the property, acknowledge receipt of this Vacant Land Disclosure Statement and agree that
 194. no representations regarding the condition of the property have been made other than those made above.

195. _____
 (Buyer) (Date) (Buyer) (Date)

196. **L. SELLER'S ACKNOWLEDGEMENT:**

197. *(To be signed at time of purchase agreement.)*

198. **AS OF THE DATE BELOW, I/we, the Seller(s) of the property, state that the condition of the property is the same,**
 199. **except for changes as indicated below, which have been signed and dated.**

200. _____

201. _____

202. _____
 (Seller) (Date) (Seller) (Date)