



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

65 HOA By-Laws and CCR's are to be filed and owners are advised there will be an

66 architectural committee to approve all building to ensure a first class community for all.

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

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- 93 **4. UTILITIES.** To the best of your knowledge:
- 94 **A.** Have any soil analysis tests for sanitary systems been performed? .....  Yes  No
- 95 If "Yes," When? \_\_\_\_\_ By Whom? \_\_\_\_\_
- 96 Results: \_\_\_\_\_
- 97 **B.** Do any of the following exist within the Property?
- 98 (1) Connection to public water?  Yes  No (5) Connection to shared sewer?.....  Yes  No
- 99 (2) Connection to public sewer?  Yes  No (6) Private Sewer/Septic tank/Lagoon?.....  Yes  No
- 100 (3) Connection to private water system off Property?.....  Yes  No (7) Connection to electric utility?.....  Yes  No
- 101 (4) Connection to shared water?  Yes  No (8) Connection to natural gas service?.....  Yes  No
- 102 (9) A water well?.....  Yes  No
- 103 **C.** Are any of the following existing at the boundary of the Property?
- 104 (1) Public water system access?  Yes  No (5) Electric Service Access?.....  Yes  No
- 105 (2) Public sewer system access?  Yes  No (6) Natural gas access?.....  Yes  No
- 106 (3) Shared water system access  Yes  No (7) Telephone system access?.....  Yes  No
- 107 (4) Shared sewer system access  Yes  No (8) Other: \_\_\_\_\_
- 108 **D.** Have any utility access charges been paid? .....  Yes  No
- 109 If "Yes," which charges have been paid? Each lot has electric and water main access Hookup is at buyers expense and paid directly

110 **5. FEDERAL/STATE/LOCAL FARM PROGRAMS.** To the best of your knowledge:  
 111 **A.** Is Property enrolled in CRP (Conservation Reserve Program)? .....  Yes  No  
 112 If "Yes," complete the following:  
 113 0 total acres put in CRP 0 last year of participation  
 114 0 per acre bid in 0 enrollment year 0 annual payment  
 115 **B.** Is Property enrolled in WRP (Wetlands Reserve Program)? .....  Yes  No  
 116 If "Yes," complete the following:  
 117 \_\_\_\_\_ total acres put in WRP \_\_\_\_\_ last year of participation  
 118 \_\_\_\_\_ per acre bid in \_\_\_\_\_ enrollment year \_\_\_\_\_ annual payment  
 119 **C.** Other Programs (identify any other federal, state or local farm loan, price support or subsidy programs in  
 120 which the Property currently participates): \_\_\_\_\_  
 121 \_\_\_\_\_  
 122 \_\_\_\_\_

123 **6. OTHER MATTERS.** To the best of your knowledge:  
 124 **A.** Is or was the Property used as a site for methamphetamine production or the place of residence of a  
 125 person convicted of a crime involving any controlled substance related thereto? .....  Yes  No  
 126 If "Yes," **§441.236 RSMo requires disclosure to potential lessees and §442.606 RSMo requires**  
 127 **disclosure to purchasers of real estate. MR Form DSC-5000 ("Disclosure of Information Regarding**  
 128 **Methamphetamine/Controlled Substances") may be filled out in conjunction with these matters.**  
 129 **B.** Is there anything else that may materially and adversely affect the Property (e.g., pending claims, litigation,  
 130 notice from a governmental authority of violation of a law or regulation, proposed zoning changes, street  
 131 changes, threat of condemnation, neighborhood noise or nuisance)? .....  Yes  No  
 132 If "Yes," briefly describe the details.  (check box if additional pages are attached)  
 133 Property is a fly in aviation community. There will be aircraft operations in and around the property.  
 134 If you consider this a nuisance then this community is not for you. There will be rules and regs  
 135 controlling operations. However, if you want to be in a community of some very interesting fellow  
 aviators then this is the place for you.

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

141 John P Richardson 06 / 24 / 2020  
 142 **Seller** **Date** **Seller** **Date**  
 143 **Printed Name:** \_\_\_\_\_ **Printed Name:** \_\_\_\_\_

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

155 \_\_\_\_\_ **Date** \_\_\_\_\_ **Date**  
 156 **Buyer** **Buyer**  
 157 **Printed Name:** \_\_\_\_\_ **Printed Name:** \_\_\_\_\_

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