



VACANT LAND SELLER'S DESCRIPTION OF THE PROPERTY



Seller's Name(s) _____

Property Address _____

This document is a good faith statement of condition of the above property, as it is known by the Seller as of the date completed; it is not a warranty of the condition of the Property. The Seller makes the following disclosures with the intent that prospective Purchasers may rely on the information as a description of the property to the best of the Seller's knowledge.

The Seller does not possess any expertise in construction, architecture, engineering, or any other specific areas related to the construction, condition or improvements of this property. The following are representations made by the Seller and are not the representations of the Seller's agent. This is not a warranty by the Seller or the Seller's agent.

ONLY the Seller must complete this document. The Seller will describe the condition of the property to the best of her or his knowledge and explain as completely as possible any problems, repairs, and date of repairs.

1. Are the boundary lines of your parcel marked in any way? Yes No Unknown
If yes, please describe: _____
- 1(a). Will your property require a survey? Yes No Unknown
2. Is this land part of a bigger parcel that will require a survey or replat? Yes No Unknown
If yes, please describe: _____
3. Do you know of any encroachments, easements, shared driveways, party walls, or similar conditions that may affect title to the Property? Yes No Unknown
If yes, please describe: _____
4. Has there ever been an environmental audit or assessment of the soil? Yes No Unknown
If yes, please describe: _____
5. Has there ever been any hazardous substances or chemicals stored or spilled on the Property? Yes No Unknown
If yes, please describe: _____
6. Has the Property been tested for radon gas? Yes No Unknown
If yes, please describe: _____
7. Are you aware of any violations of other federal or state Environmental Protection Agency rules or regulations? Yes No Unknown
If yes, please describe: _____
8. Has a percolation test or a soil evaluation been performed on the Property? Yes No Unknown
If yes, please describe: _____
9. Do you know of any flooding, drainage, or grading problems on the Property? Yes No Unknown
If yes, please describe: _____
10. Has the Property ever been designated as a wetland by any federal or state governmental agency? Yes No Unknown
If yes, please describe: _____
11. Is the Property located on a federally designated flood plain? Yes No Unknown
If yes, please describe: _____
12. Do you know of any violations of local, state, or federal laws, building codes and/or zoning ordinances affecting the Property? Yes No Unknown
If yes, please describe: _____
13. Are there currently any subsurface rights, mineral rights, or natural oil or gas or other leases affecting the Property? Yes No Unknown
If yes, please describe: _____
14. Is the Property currently valued for agricultural use by the county auditor? Yes No Unknown
If yes, please describe: _____

15. Is the Property subject to any Agricultural Tax Recoupments (C.A.U.V.)? Yes No Unknown
If yes, please describe: _____
16. Do you know of any excessive settling, slippage, sliding, erosion or other soil stability problems on the Property? Yes No Unknown
If yes, please describe: _____
17. Are there any improvements to the Property? Yes No Unknown
If yes, please describe: _____
18. Are there any pending lawsuits, foreclosures, divorce actions, tax liens, proposed assessments, utility or mechanics liens, or materialmen's liens, which could affect title to the Property? Yes No Unknown
If yes, please describe: _____
19. Has there been notice of any revaluation of the Property or change in the value or assessments during the last twelve months? Yes No Unknown
If yes, please describe: _____
20. Are there any property tax abatements or assessments on the Property? Yes No Unknown
If yes, please describe: _____
21. Are there any landfills or dumps (compacted or otherwise) in the neighborhood, on the Property, or any portion thereof? Yes No Unknown
If yes, please describe: _____
22. Has there been major damage to the Property from fire, earthquake, flood, tornado, mine subsidence, or other event? Yes No Unknown
If yes, please describe: _____
23. Are there, or have there ever been, any active, opened or closed natural gas or oil wells, or any knowledge of any mines or strip mines in the area or on the Property? Yes No Unknown
If yes, please describe: _____
24. Are there, or have there ever been, any underground storage tanks on the Property? Yes No Unknown
If yes, please describe: _____
25. Was the Property inherited? If yes, have all probate proceedings been completed? Yes No Unknown
26. Other? _____

_____ is hereby authorized to supply this document to the Multiple

Listing Services of which _____ is a member, to prospective purchasers, and to any person or entity in connection with the actual or anticipated sale of the Property. The information is provided by the Seller. It is not a warranty of any kind by the Seller or the Seller's Agent(s). The information provided is not intended to replace independent professional inspections by the Buyer.

The information contained herein is true and correct to the best of Seller's knowledge and, except as stated above, no material problems exist with respect to the Property as of the date below. Seller further agrees to notify the Buyer of any additional items which may become known prior to recording of the Deed. Seller hereby acknowledges receipt of this document.

SELLER _____ DATE _____ SELLER _____ DATE _____

Buyer hereby acknowledges receipt of the Seller's Description of the Property. Buyer understands that this information is a description of the Property to the best of the Seller's knowledge and is not a warranty of any kind by Seller or Seller's Agent. Buyer hereby acknowledges that the information contained herein is not a substitute for any independent professional inspections that Buyer may wish to obtain. Buyer further acknowledges that the REALTORS® involved in this transaction made no representations that are inconsistent to the foregoing statements of the Seller.

BUYER _____ DATE _____ BUYER _____ DATE _____