

SELLER'S LAND DISCLOSURE

This statement is a disclosure of the condition of the real property described below made to the best of seller's knowledge on the date on which this statement is signed. This statement is NOT a warranty of any kind by the seller or any agent representing a principal in the transaction and should NOT be accepted as a substitute for any inspection or warranty that the purchaser may wish to obtain. Any agent representing a principal in the transaction may provide a copy of this statement to any other person in connection with any actual or possible sale of the real property. The information provided in this statement is the representation of the seller and NOT the representation of any agent and is NOT intended to be part of any contract between buyer and seller.

Name of Seller(s): Konni Kluender

Property Address: 79 .47 Acres, Valentine, NE 69201

Legal Description: _____

Year Purchased: _____ Annual Taxes: _____

Property Currently Zoned: _____

Description of Property (list approximate acres in each category):

Irrigated Tillable: _____ Pasture: _____ Other: _____

Non-Irrigated Tillable: _____ Lake/Pond: _____

Timer/Creek: _____ Home Site: _____

<<Please Check "Yes," or "Unknown" for each question>>

1. Has the property been surveyed? Yes ☒ No ☐ Unknown ☒
If "Yes", explain: _____
2. Does the Seller own Mineral rights to the property? Yes ☒ No ☐ Unknown ☐
If "No", explain: _____
3. Does the Seller own water rights to the property? Yes ☒ No ☐ Unknown ☐

If "No", explain: _____

4. Does anyone other than the seller owns or have any interest
Or claim to the mineral or water rights on the property? Yes ___ No ☒ Unknown ___
If "Yes", explain: _____

5. Does the property lie in a flood plain or zone? Yes ___ No ___ Unknown ☒
If "yes", state the last date if ever that the property
experienced any flooding and describe the nature of such flooding:

6. Is the property subject to any covenants or homeowners
association regulations? Yes ___ No ☒ Unknown ___
If "Yes", explain: _____

7. Is the property connected to city/rural water? Yes ___ No ☒ Unknown ___
If "Yes", explain: _____

8. Is there a well on the property? Yes ___ No ___ Unknown ☒
If "Yes", please state the following to the best of your knowledge:

Location: _____

Approx. Age: _____ Depth: _____ Approx. Gal/Min: _____ Date Last Tested: _____

Please describe any problems with the well (if any) that you are aware of:

9. Is the property connected to a public sewer system? Yes ___ No ☒ Unknown ___
If "Yes" indicate service providers name: _____

10. Is there a septic system on the property? Yes ___ No ___ Unknown ☒
If "Yes", please state the following to the best of your knowledge:

Location: _____

Approx. Age: _____ Lateral Location: _____ Last date of Treatment/Pump: _____

Please describe any problems with the well (if any) that you are aware of :

11. Is there electricity on the property? Yes ___ No ___ Unknown ☒
If "NO", what is the distance to the nearest source? _____

12. Is there gas on the property? Yes ___ No ☒ Unknown ___
If "No", what is the distance to the nearest source? _____
13. Are there any propane tanks on the property? Yes ___ No ☒ Unknown ___
If "yes", please state the following to the best of your knowledge:

Approx. Age: _____ Size: _____
14. Are there any leases on the property? Farm, Hunting, Other? Yes ___ No ☒ Unknown ___

If "Yes" Please describe the terms of the lease, provide contact info for lessee: _____
15. Is the property enrolled in any federal, state or local program? Yes ___ No ☒ Unknown ___ CRP ___ WRP ___ Other ___ Acres Enrolled: ___ Annual Payment Amount: ___ End Date: _____
16. Are the property boundaries marked? Yes ___ No ___ Unknown ☒
Fence ___ Describe fence type and condition: _____
Other ___ Describe boundaries: _____
17. Are there any crops currently planted or growing on the property? Yes ___ No ___ Unknown ☒ If "yes" explain: _____
18. Are there any improvements on the property (e.g., outbuilding, pit blinds, other permanent structures)? Yes ___ No ☒ Unknown ___
If "yes" please describe the nature, size and condition of each:

19. Are there any lakes or ponds on the property? Yes ___ No ___ Unknown ☒
If "Yes" answer the following:
Approx. size (+/- Acres) _____ Approx. Depth: _____ Type of Fish Stocked: _____
Does anyone else share access to the lake/pond?
(Name and Nature of access) _____
20. Is there any irrigation equipment being sold with the property? Yes ___ No ☒ Unknown ___
If "Yes", please give specifications and describe in detail:
Type: _____
Condition: _____
Serial Number: _____

21. Are you aware of any boundary disputes, encroachments or unrecorded easements on the property? Yes ___ No ___ Unknown X
22. Are there any easements on the property? Yes ___ No ___ Unknown X
23. Are you aware of any hazardous waste products, chemicals or other hazardous items on the property? Yes ___ No ___ Unknown X
24. Are you aware of any underground storage tanks on the property? Yes ___ No ___ Unknown X
25. Are you aware of any notices from any governmental agency or other party affecting this property? Yes ___ No ___ Unknown X
26. Does ownership of the property entitle owner to use any common areas? Yes ___ No ___ Unknown X
27. Are you aware of any violations of local, state or federal laws or regulations relating to this party? Yes ___ No ___ Unknown X
28. Are you aware of any existing or threatened legal action related to or involving this property? Yes ___ No ___ Unknown X
29. Are you aware of any proposed or pending zoning charges that might apply to this property? Yes ___ No ___ Unknown X
30. Are you aware of any human remains, burials or cemeteries located on the property? Yes ___ No ___ Unknown X

If "yes" please explain: _____

31. Are you aware of any drainage issues or has anyone complained of any drainage issues pertaining to the property affecting their property? Yes ___ No ___ Unknown X
32. Please describe the wildlife commonly found on the property (e.g., Deer, Turkey, Upland Birds, Waterfowl, etc.): deer, turkey, birds, all types of outdoor creatures
33. Have any of the following substances, materials, or products been on the real property? If tests have been conducted for any of the following, provide a copy of all test results, if available:
- Toxic materials Yes ___ No ___ Unknown X
 - Have you been notified by Noxious Weed Control Authority in the last 3 years of presence of noxious weeds, as defined by Nebraska law (N.A.C. Title 25, Ch. 10) on the property? Yes ___ No ___ Unknown X

- Hazardous substances, materials or products identified by the environmental Protection Agency or its authorized Nebraska Designee (excluding ordinary household cleaners). Yes ___ No ___ Unknown ☒

34. Do any of the following conditions exist with regard to the real property:

- Any features, such as walls, fences and driveways which are shared? Yes ___ No ___ Unknown ☒
- Any zoning violations, non-confirming uses, or violations of "setback" requirements? Yes ___ No ___ Unknown ☒
- Any lot-line disputes? Yes ___ No ___ Unknown ☒
- Have you been notified, or are you aware of, any work planned or to be performed by a utility or municipality close to the real property including, but not limited to sidewalks, streets, sewers, water, power, or gas lines? Yes ___ No ☒ Unknown ___
- Any planned road or street expansions, improvements, or widening adjacent to the real property? Yes ___ No ___ Unknown ☒
- Is there a common wall or walls? Yes ___ No ☒ Unknown ___
- Any unpaid bills or claims of others for labor and /or materials furnished to or for the real property? Yes ___ No ☒ Unknown ___
- Any unsatisfied judgements against the seller? Yes ___ No ☒ Unknown ___

35. Do any of the following conditions exist with regard to the real property?

- Are there any diseased or dead trees, or shrubs on the real property? Yes ___ No ___ Unknown ☒
- Have you made any insurance or manufacturer claims with regard to the real property? Yes ___ No ☒ Unknown ___
- Were all repairs related to the above claims completed? Yes ___ No ___ Unknown ☒

Additional Miscellaneous Comments:

___ Check Here if additional pages are attached to this Land Disclosure Statement.

Seller's Certification: Seller acknowledges that the information contained herein is accurate, true and complete to the best of Seller's knowledge, information and belief; Seller has provided all the information in this disclosure; and that the Broker/Agent has not materially assisted in the preparation of this disclosure. Seller hereby authorizes the listing broker to provided copies of this disclosure to other real estate agents and brokers and prospective buyers of this property. If seller acquires knowledge which renders the Land Disclosure Statement provided previously is materially inaccurate, the Seller shall deliver a revised land Disclosure Statement to the Buyer as soon as is practicable.

Seller:


Konni Kluender

Date: 5-20-24

Seller Printed Name

_____ Date: _____

Seller Printed Name

Buyer's Acknowledgement: Buyer acknowledges receipt of a copy of this statement and understands that the information contained in this Land Disclosure Statement is a statement of certain conditions and information concerning the property known to the Seller. It is not a warranty of any kind by the Seller or Seller's Agent.

Buyer:

_____ Date: _____

Buyer Printed Name

_____ Date: _____

Buyer Printed Name