



MONTANA ASSOCIATION OF REALTORS® PROPERTY DISCLOSURE STATEMENT (LAND)



1 Date: 09/11/2024

2
3 Property: 301 Railroad Ave Judith Gap Mt 59453

4 Seller(s): John A Weaver & Laura Ann Weaver

5 Seller Agent: Stacy Olson

6 Concerning adverse material facts, Montana law provides that a seller agent is obligated to:

- 7 • disclose to a buyer or the buyer agent any adverse material facts that concern the property and that are
- 8 known to the seller agent, except that the seller agent is not required to inspect the property or verify any
- 9 statements made by the seller; and
- 10 • disclose to a buyer or the buyer agent when the seller agent has no personal knowledge of the veracity of
- 11 information regarding adverse material facts that concern the property.

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14 The Seller Agent identified above is providing the attached Owner's Property Disclosure Statement that has been
15 completed and signed by the Seller(s), if one has been made available to the Seller Agent by the Seller(s).
16 Regardless of whether Seller(s) has/have provided Seller Agent with an Owner's Property Disclosure Statement,
17 **except as set forth below**, the Seller Agent has no personal knowledge:

- 18 (i) about adverse material facts that concern the Property or
- 19 (ii) regarding the veracity (accuracy) of any information regarding adverse material facts that concern
- 20 the Property

21 - 2 of back buildings on west side property

22 encroach on BNSF Railway

23 - Phase II Environmental Site Assessment available

24
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28 Information regarding adverse material facts that concern the Property and that are known to the Seller Agent, if any,
29 is set forth above. However, the Seller Agent is not required to inspect the Property or verify any statements made by
30 the Seller(s). Buyer(s) is/are therefore encouraged to obtain professional advice, inspections or both of the Property
31 and to provide for appropriate provisions in a Buy-Sell Agreement between the Buyer(s) and Seller(s) with respect to
32 any advice, inspections or defects.

33
34 Seller Agent Signature:

35
36 Dated: 9.13.2024 Stacy Olson

37
38 Buyer and Buyer Agent acknowledge receipt of this Property Disclosure Statement.

39 Buyer Agent: _____

40 Buyer Agent Signature: _____

41 Dated: _____

42 Buyer Signature: _____

43 Dated: _____

OWNER'S PROPERTY DISCLOSURE STATEMENT (LAND)
MONTANA ASSOCIATION OF REALTORS® STANDARD FORM



1 Date: 09/11/2024

2
3 The undersigned Owner is the owner of certain real property located at _____
4 301 Railroad Ave, in the City of Judith Gap,
5 County of Wheatland, Montana, which real property is legally described as:
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9

10 (hereafter the "Property"). Owner executes this Disclosure Statement to disclose to prospective buyers all adverse
11 material facts which concern the Property. Montana law defines an adverse material fact as a fact that should be
12 recognized as being of enough significance as to affect a person's decision to enter into a contract to buy or sell real
13 property and may be a fact that materially affects the value of the Property, that affects the structural integrity of the
14 Property, or that presents a documented health risk to occupants of the Property.

15 **OWNER'S DISCLOSURE**

- 16 Owner has never been to the Property.
17
18 Owner has not been to the Property since _____ (date).

19
20
21 The Owner declares that the Owner has prepared this Disclosure Statement and any attachments thereto based on
22 any adverse material facts known to the Owner. Owner hereby authorizes providing a copy of this Statement to any
23 person or entity in connection with any actual or anticipated sale of the Property. Owner further agrees to indemnify
24 and hold any and all real estate agents involved, directly or indirectly, in the purchase and sale of the Property,
25 harmless from all claims for damages based upon the disclosures made in this Disclosure Statement along with the
26 failure of the Owner to disclose any adverse material facts known to the Owner.

27
28 This information is a disclosure by the Owner of known adverse material facts concerning the Property as of the
29 above date. **It is not a warranty or representation of any kind by the Owner and it is not a contract between**
30 **Owner and buyer. This disclosure statement is not a substitute for any inspections the buyer may wish to**
31 **obtain.**

32
33 Please describe any adverse material facts concerning the items listed, or other components, fixtures or matters.

34
35 Easements (written or unwritten):
36
37
38

39 Boundaries or property lines:
40
41
42

43 Encroachments or similar matters that may affect your interest in the subject Property including but not
44 limited to buildings, fences, etc.:
45
46
47

48 Access to the Property:
49
50

_____/_____
Buyer's or Lessee's Initials

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Owner's Property Disclosure Statement (Land), October 2021

JAW / LAW
Owner's Initials

51 **Settling, slippage, sliding or other soil problems:**
 52 _____
 53 _____
 54 _____
 55 **Flooding, drainage or grading problems:**
 56 _____
 57 _____
 58 _____
 59 **Location of the Property in a flood plain, shoreline master plan, wetland or other environmentally sensitive area or**
 60 **work conducted by Seller in or around any natural bodies of water:**
 61 _____
 62 _____
 63 _____
 64 **a. Water rights and private wells:**
 65 _____
 66 _____
 67 _____
 68 **b. Public or Community water systems:**
 69 _____
 70 _____
 71 _____
 72 **Restrictive Covenants and Deed restrictions:**
 73 _____
 74 _____
 75 _____
 76 **Septic system approval or existing septic system:**
 77 _____
 78 _____
 79 _____
 80 **Major damage to the Property from fire, earthquakes, floods, slides, etc.:**
 81 _____
 82 _____
 83 _____
 84 **Zoning or Historic District violations, non-conforming uses:**
 85 _____
 86 _____
 87 _____
 88 **Neighborhood noise problems or other nuisances:**
 89 _____
 90 _____
 91 _____
 92 **Property Owner's association obligations (dues, lawsuits, transfer fees, initiation fees, etc.):**
 93 _____
 94 _____
 95 _____
 96 **Notice of abatement or citations against the Property:**
 97 _____
 98 _____
 99 _____
 100 **Lawsuits or legal proceedings (including foreclosures and bankruptcies) affecting or threatening the Property:**
 101 _____
 102 _____
 103 _____
 104 **Waste dump or disposal or landfill or gravel pit or commercial use in the vicinity of the Property, existing or proposed,**
 105 **which may cause smoke, smell, noise or other nuisance, annoyance or pollution:**
 106 _____

_____/_____
 Buyer's or Lessee's Initials

JAW, LAW
 Owner's Initials

107 Street or utility improvement planned that may affect or be assessed against the Property:
 108 _____
 109 _____
 110
 111 Zoning or land use change planned or being considered by the city or county:
 112 _____
 113 _____
 114
 115 Proposed increase in tax assessment value or property owner's association dues for the Property:
 116 _____
 117 _____
 118
 119 Underground storage tanks or class II injection wells:
 120 _____
 121 _____
 122
 123 Property leases including post-closing short-term rental obligations, crop share agreements, mineral leases or
 124 reservations:
 125 _____
 126 _____
 127
 128 Conservation Easements (existing or proposed):
 129 _____
 130 _____
 131
 132 Landfill (compacted or otherwise) on the Property or any portion thereof:
 133 _____
 134 _____
 135
 136 Environmental issues affecting the Property:
 137 _____
 138 _____
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 140 Pests, rodents:
 141 _____
 142 _____
 143
 144 Noxious Weeds:
 145 _____
 146 _____
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 148 Airport affected area:
 149 _____
 150 _____
 151
 152 Other matters as set forth below.
 153 _____
 154 _____
 155 _____
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 159 _____
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_____/_____
 Buyer's or Lessee's Initials

JAW, LAW
 Owner's Initials

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Owner certifies that the information herein is true, correct and complete to the best of the Owner's knowledge and belief as of the date signed by Owner.

Owner *John A. Weaver* John A Weaver Date 9/13/24

Owner *Laura Ann Weaver* Laura Ann Weaver Date 9/13/24

_____/_____
Buyer's or Lessee's Initials

BUYER'S ACKNOWLEDGEMENT

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Subject Property Address: 301 Railroad Ave Judith Gap Mt 59453

Buyer(s) understand that the foregoing disclosure statement sets forth any adverse material facts concerning the Property that are known to the Owner. **The disclosure statement does not provide any representations or warranties concerning the Property, nor does the fact this disclosure statement fails to note an adverse material fact concerning a particular feature, fixture or element imply that the same is free of defects.**

Buyer(s) is/are encouraged to obtain professional advice, inspections or both of the Property and to provide for appropriate provisions in a contract between buyer(s) and owner(s) with respect to any advice, inspections or defects. **Buyer(s) are not relying upon this property disclosure statement for buyer(s)' determination of the overall condition of the Property in lieu of other inspections, reports or advice.**

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.

Buyer's/Lessee's Signature Date

Buyer's/Lessee's Signature Date

NOTE: Unless otherwise expressly stated the term "days" means calendar days and not business days. Business days are defined as all days except Sundays and Montana or federal holidays.