



# SELLER'S DISCLOSURE STATEMENT

(CI SHORT FORM)

Page 1 of 2

MLS#



9803 Rev. 9/06

01 **Each Seller is obligated to disclose all known facts that materially and adversely affect property values, which are not**  
 02 **readily apparent. Consequently, you are requested to answer the following questions in order to provide fair and accurate**  
 03 **information, which will be used to assist the listing/selling Broker(s)/agent(s) in marketing and presenting the property, and**  
 04 **will assist the Buyer in evaluating the property.**

05  
 06 Property Address: 801 N Fremont Rd Ozark MO 65721

07 Vacant? Yes ☒ No ☐

08 How long have you owned the property? 3 \_\_\_\_\_ years 8 \_\_\_\_\_ Months

09 Have you occupied the property? No ☒ Yes ☐ If yes, for how long \_\_\_\_\_ years \_\_\_\_\_ months

10 Approximate Year Built: \_\_\_\_\_ (Seller to complete Lead-based Paint Disclosure form for residential building built prior to 1978).

11  
 12 1. Do you know of any recent additions or improvements to the property which might not be readily apparent to a buyer?

13  
 14 No ☐ Yes ☒ If yes, describe: Sidewalk/Trail Easement and install

15 2. Do you know of any insurance claims paid which were not spent for repairs? No ☒ Yes ☐ If yes, describe:

16  
 17  
 18 3. Do you know of any temporary repairs when the repairman advised that replacement would soon be needed?

19  
 20 No ☐ Yes ☐ If yes, describe:

21 4. Do you know of any past or present damage to cracks or flaws in the walls, foundation or structural areas?

22  
 23 No ☐ Yes ☐ If yes, describe:

24  
 25 5. Do you know of any leaks in the roof, basement or elsewhere? No ☐ Yes ☐ If yes, describe:

26  
 27  
 28 6. Do you know if the property has been treated against dryrot, termite or other wood destroying insect infestation?

29  
 30 No ☐ Yes ☐ If yes, describe:

31  
 32 7. Do you know of any proceedings which might result in a special tax bill or assessment on the property?

33  
 34 No ☐ Yes ☒ If yes, describe: 2024 Court Order to change assessment from Commercial to Agricultural. Still Zoned C-2

35  
 36 8. Do you know of any boundary, survey or title questions/problems/disputes? No ☒ Yes ☐ If yes, describe:

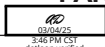
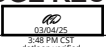
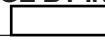
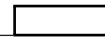
37  
 38  
 39 9. Do you know if any part of the property is within an established flood plain area? No ☐ Yes ☐ If yes, describe:

40  
 41  
 42  
 43 10. Do you know of any environmental hazards on the premises (ex; lead-based paint, PCB's, lead pipes, UST, dump site, radon  
 44 gas, toxic waste, etc)? No ☒ Yes ☐ If yes, describe:

45  
 46  
 47 11. Are you aware of the property ever being used for the production of methamphetamine drugs (regardless of whether any  
 48 persons involved were convicted of such a crime)? No ☒ Yes ☐ If yes, describe:

49  
 50  
 This form approved for the exclusive use of members of the Greater Springfield Board of REALTORS®, Inc. Copyright © 1998, 2001, 2006, Greater Springfield Board of REALTORS®, Inc. All rights reserved, except that members may copy forms. If Broker is a franchisee, Broker's franchiser is not legally liable for the actions of Broker.

## PARTIES ACKNOWLEDGE RECEIPT OF THIS PAGE BY INITIALING.

Seller's Initials:  Seller's Initials:  Buyer's Initials:  Buyer's Initials: 



# COMMERCIAL/INDUSTRIAL PROPERTY

(CI SHORT FORM)

Page 2 of 2



9803 Rev. 9/06

**PROPERTY ADDRESS:** 801 N Fremont Rd. Ozark MO 65721

12. Do you know of any covenants, conditions, restrictions, assessments, condominiums, or owner's association applicable to the property? No ☒ Yes ☐ If yes, describe: \_\_\_\_\_

13. Do you know of any other conditions or circumstances, favorable or unfavorable, which might not be readily apparent to a buyer? No ☒ Yes ☐ If yes, describe: \_\_\_\_\_

OR: ☐ Due to Seller's limited knowledge of the property, Seller makes no disclosures.

The undersigned Seller represents that the information set forth in the foregoing disclosure statement is accurate and complete. Seller does not intend this disclosure statement to be a warranty or guaranty of any kind. Seller hereby authorizes the Broker to provide this information to prospective buyers of the property and to real estate brokers and salespeople. Seller understands and agrees that Seller will notify the Broker in writing immediately if any information set forth in this disclosure statement becomes inaccurate, incorrect, or incomplete in any way through the passage of time. Seller does have legal authority to sell the property, and does not know of any facts that could restrict, impede or prevent Seller's ability to sell.

Seller: Amanda Donat dotloop verified  
03/04/25 3:48 PM CST  
NL30-TWTM-GDTG-0VGA

Date

Seller: \_\_\_\_\_

Date

## RECEIPT AND ACKNOWLEDGEMENT OF BUYER

1. I/WE HAVE CAREFULLY INSPECTED THE PROPERTY. I/WE HAVE BEEN ADVISED TO HAVE THE PROPERTY EXAMINED BY PROFESSIONAL INSPECTORS, AND THAT THIS DISCLOSURE STATEMENT IS NOT A SUBSTITUTE FOR SUCH INSPECTIONS. I/WE ACKNOWLEDGE THAT NEITHER ANY BROKER OR AGENT INVOLVED IN THIS TRANSACTION IS AN EXPERT AT DETECTING OR REPAIRING PHYSICAL DEFECTS IN THE PROPERTY.

2. I/WE UNDERSTAND THAT UNLESS STATED OTHERWISE IN MY CONTRACT WITH SELLER, THE PROPERTY IS BEING SOLD IN ITS PRESENT CONDITION ONLY, WITHOUT WARRANTIES OR GUARANTEE OF ANY KIND BY SELLER OR ANY BROKER OR AGENT. I/WE STATE THAT NO REPRESENTATIONS CONCERNING THE CONDITION OF THE PROPERTY ARE BEING RELIED UPON BY ME EXCEPT AS STATED IN THIS CONTRACT.

Buyer: Amanda Donat dotloop verified  
03/04/25 3:48 PM CST  
0NH-FWRY-YK52-0AG2

Date

Buyer: \_\_\_\_\_

Date

**THIS IS A LEGALLY BINDING DOCUMENT. IF NOT UNDERSTOOD, CONSULT AN ATTORNEY.**

This form approved for the exclusive use of members of the Greater Springfield Board of REALTORS®, Inc. Copyright © 1998, 2001, 2006, Greater Springfield Board of REALTORS®, Inc. All rights reserved, except that members may copy forms. If Broker is a franchisee, Broker's franchiser is not legally liable for the actions of Broker.

## PARTIES ACKNOWLEDGE RECEIPT OF THIS PAGE BY INITIALING

Seller's Initials: AD dotloop verified  
03/04/25 3:48 PM CST Seller's Initials: \_\_\_\_\_ Buyer's Initials: \_\_\_\_\_ Buyer's Initials: \_\_\_\_\_