



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

30
31 No Yes If yes, describe: _____

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

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

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

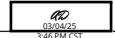
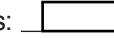
38
39
40 9. Do you know if any part of the property is within an established flood plain area? No Yes If yes, describe:

41
42
43
44 10. Do you know of any environmental hazards on the premises (ex; lead-based paint, PCB's, lead pipes, UST, dump site, radon
45
46 gas, toxic waste, etc)? No Yes If yes, describe: _____

47
48 11. Are you aware of the property ever being used for the production of methamphetamine drugs (regardless of whether any
49
50 persons involved were convicted of such a crime)? No Yes If yes, describe:

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: 

03/04/25
dotloop verified

03/04/25
dotloop verified



COMMERCIAL/INDUSTRIAL PROPERTY

(CI SHORT FORM)

Page 2 of 2

MLS#



9803 Rev. 9/06

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

52

53 12. Do you know of any covenants, conditions, restrictions, assessments, condominiums, or owner's association applicable to the

54

55 property? No Yes **If yes, describe:** _____

56

57 13. Do you know of any other conditions or circumstances, favorable or unfavorable, which might not be readily apparent to a buyer?

58

59 No Yes **If yes, describe:** _____

60

61 62 OR: Due to Seller's limited knowledge of the property, Seller makes no disclosures.

63

64 65 The undersigned Seller represents that the information set forth in the foregoing disclosure statement is accurate and
66 complete. Seller does not intend this disclosure statement to be a warranty or guaranty of any kind. Seller hereby author-
67 izes the Broker to provide this information to prospective buyers of the property and to real estate brokers and salespeople.
68 Seller understands and agrees that Seller will notify the Broker in writing immediately if any information set forth in this
69 disclosure statement becomes inaccurate, incorrect, or incomplete in any way through the passage of time. Seller does
70 have legal authority to sell the property, and does not know of any facts that could restrict, impede or prevent Seller's ability
71 to sell.

72

73 Seller: *Amanda Donat* dotloop verified
03/04/25 3:48 PM CST
NL30-TW7M-0DTG-OVGA Seller: _____ Date _____

74

75 76 RECEIPT AND ACKNOWLEDGEMENT OF BUYER

77 78 1. I/WE HAVE CAREFULLY INSPECTED THE PROPERTY. I/WE HAVE BEEN ADVISED TO HAVE THE PROPERTY EXAM-
79 INED BY PROFESSIONAL INSPECTORS, AND THAT THIS DISCLOSURE STATEMENT IS NOT A SUBSTITUTE FOR SUCH
80 INSPECTIONS. I/WE ACKNOWLEDGE THAT NEITHER ANY BROKER OR AGENT INVOLVED IN THIS TRANSACTION IS AN
81 EXPERT AT DETECTING OR REPAIRING PHYSICAL DEFECTS IN THE PROPERTY.

82

83 84 2. I/WE UNDERSTAND THAT UNLESS STATED OTHERWISE IN MY CONTRACT WITH SELLER, THE PROPERTY IS BEING
85 SOLD IN ITS PRESENT CONDITION ONLY, WITHOUT WARRANTIES OR GUARANTEE OF ANY KIND BY SELLER OR ANY
86 BROKER OR AGENT. I/WE STATE THAT NO REPRESENTATIONS CONCERNING THE CONDITION OF THE PROPERTY ARE
87 BEING RELIED UPON BY ME EXCEPT AS STATED IN THIS CONTRACT.

88

89 Buyer: *Amanda Donat* dotloop verified
03/04/25 3:48 PM CST
DHH-HWVY-RS2-DAG2 Buyer: _____ Date _____

90

91 92 **THIS IS A LEGALLY BINDING DOCUMENT. IF NOT UNDERSTOOD, CONSULT AN ATTORNEY.**

93

94

95

96

97

98

99

100

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: 

03/04/25
dotloop verified