



Measurements Disclaimer

This disclaimer applies to the following real estate (the "Property"):

327 & 329 North Jefferson Street St. James MO 65559 Phelps
Street Address **City** **Zip Code** **County**

SOURCE OF MEASUREMENTS:

The undersigned Brokerage Firm(s) and its affiliated licensee(s) **Have Not** measured the acreage of the Property or the square footage of any improvement located thereon. Any information shared regarding acreage or square footage ("**Measurements**") has been provided from another source(s) as indicated (*Check applicable box(es) below*):

Source of Measurements Information:

☐ Prior appraisal

☐ Building Plans

☒ Assessor's Office

☐ Other _____

Any Measurements information shared has not been independently verified and is for purposes of marketing only. Measurements are an approximation and may not be exact. Measurements are not to be relied upon for purpose of a loan, valuation or for any other purpose.

If exact acreage or square footage is a concern, the Property should be independently measured.

Any independent measurement or investigation should be completed by Buyer on or before the Survey Deadline (*with respect to acreage*) and/or the Property Data Review Period (*with respect to improvements*) of the Contract.

Brokerage Firm Assisting Buyer

By (Signature) _____

Licensee Print Name: _____

Date: _____

Brokerage Firm Assisting Seller

Investment Realty, Inc.

By (Signature) _____

Licensee Print Name: Matt Woessner

Date: 4/16/2025 | 9:28 AM CDT

The undersigned acknowledge(s) receipt of this Disclaimer:

BUYER _____ **Date** _____
 Print Name: _____

Lincoln Redburn 4/14/2025 | 6:24 PM PDT
SELLER _____ **Date** _____
 Print Name: Lincoln Redburn

BUYER _____ **Date** _____
 Print Name: _____

SELLER _____ **Date** _____
 Print Name: _____

Approved by legal counsel for use exclusively by current members of the Missouri REALTORS®, Columbia, Missouri. No warranty is made or implied as to the legal validity or adequacy of this Disclaimer, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practice, and differing circumstances in each transaction, may each dictate that amendments to this Disclaimer be made.

Effective 1/1/19.

© 2019 Missouri REALTORS®