



SELLER'S DISCLOSURE AND CONDITION OF PROPERTY ADDENDUM

(Land)

(IF PROPERTY IS IMPROVED, USE IN CONJUNCTION WITH THE APPROPRIATE SELLER'S
DISCLOSURE AND CONDITION OF PROPERTY ADDENDUM)

1 SELLER (Indicate Marital Status): James D Ford and Debra J Ford (AMC)

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5 **LEGAL DESCRIPTION:** (As described in the attached Legal Description/Company Disclosure Addendum, or
6 described below)

7 PT OF E1/2 OF NE1/4; 703-796, 704-497, 795-558, 1167-146, 1167-156

8

9

10 Approximate date SELLER purchased Property: 2018 Property is
11 currently zoned as Res. Estate lots

12

1. NOTICE TO SELLER.

14 Be as complete and accurate as possible when answering the questions in this disclosure. Attach additional sheets
15 if space is insufficient for all applicable comments. SELLER understands that the law requires disclosure of any
16 material defects, known to SELLER, in the Property to prospective Buyer(s) and that failure to do so may result in
17 civil liability for damages. This disclosure statement is designed to assist SELLER in making these disclosures.
18 Licensee(s), prospective buyers and buyers will rely on this information.

19

20 2. NOTICE TO BUYER.

21 This is a disclosure of SELLER'S knowledge of the Property as of the date signed by SELLER and is not a
22 substitute for any inspections or warranties that BUYER may wish to obtain. It is not a warranty of any kind by
23 SELLER or a warranty or representation by the Broker(s) or their licensees.

24

25 3. WATER SOURCE.

26 a. Is there a water source on or to the Property? Yes No
27 ☒ Public Private ☒ Well Cistern None Other

28 If well, state type unknown depth unknown Yes No

29 Has water been tested? Yes No

30 b. Other water systems and their condition:

31 c. Is there a water meter on the Property? Yes No

32 d. Is there a rural water certificate? Yes No

33 e. Other applicable information:

34

35

36 If any of the answers in this section are "Yes", explain in detail or attach documentation:
37 we only use the well to water garden & OR yard

38

39

40 4. GAS/ELECTRIC.

41 a. Is there electric service on the Property? Yes No
42 If "Yes", is there a meter? N/A Yes No

43 b. Is there gas service on the Property? Yes No
44 If "Yes", what is the source?

45 c. Are you aware of any additional costs to hook up utilities? Yes No

46 d. Other applicable information: If buyer wants to hook up to sewers the city
47 will charge to do so

48

49 If any of the answers in this section are "Yes", explain in detail or attach documentation:
50 Prop. has 3 Phase Commercial along Road frontage Also has all Brand new

51 fiber optics on Prop frontage

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52 5. LAND (SOILS, DRAINAGE AND BOUNDARIES). ARE YOU AWARE OF:

53 a. The Property or any portion thereof being located in a ~~flood zone~~ wetlands area or proposed
54 to be located in such as designated by FEMA which requires flood insurance? Yes No
55 b. Any drainage or flood problems on the Property or adjacent properties? Yes No
56 c. Any neighbors complaining Property causes drainage problems? Yes No
57 d. The Property having had a stake survey? Yes No
58 e. Any boundaries of the Property being marked in any way? Yes No
59 f. Having an Improvement Location Certificate (ILC) for the Property? Yes No
60 g. Any fencing/gates on the Property? Yes No
61 If "Yes", does fencing/gates belong to the Property? Yes No
62 h. Any encroachments, boundary line disputes, or non-utility
63 easements affecting the Property? Yes No
64 i. Any expansive soil, fill dirt, sliding, settling, earth movement, upheaval, or earth stability
65 problems that have occurred on the Property or in the immediate vicinity? Yes No
66 j. Any diseased, dead, or damaged trees or shrubs on the Property? Yes No
67 k. Other applicable information: _____

68
69 If any of the answers in this section are "Yes" explain in detail or attach all warranty information and
70 other documentation:

71 A small part of land is in a ~~flood zone~~ But we've never had any
72 flooding problems- we don't have to carry flood insurance

73 6. SEWAGE.

74 a. Does the Property have any sewage facilities on or connected to it? Yes No

75 If "Yes", are they:

76 Public Sewer Private Sewer Septic System Cesspool
77 Lagoon Grinder Pump Other

78 If applicable, when last serviced? Had Septic Cleared out 2022 + Lagoon dug out

79 By whom? In 2023 - Chaplin Sewerage + VOLKMAN Construction

80 Approximate location of septic tank and/or absorption field: Right next to Back deck

81 Has Property had any surface or subsurface soil testing related to installation
82 of sewage facility? N/A Yes No

83 b. Are you aware of any problems relating to the sewage facilities? Yes No

84 If any of the answers in this section are "Yes", explain in detail or attach all warranty information and
85 other documentation:

86 Property hits 18" Comm. Sewer lines on west side of prop. Also Res/comm
87 Runs along Road frontage -

88 7. LEASEHOLD AND TENANT'S RIGHTS, INTERESTS, INCLUDING GAS AND OIL LEASES.

89 (Check and complete applicable box(es))

90 a. Are there leasehold interests in the Property? Yes No

91 If "Yes", complete the following:

92 Lessee is: N/A

93 Contact number is: N/A

94 Seller is responsible for: N/A

95 Lessee is responsible for: N/A

96 Split or Rent is: N/A

97 Agreement between Seller and Lessee shall end on or before: _____

98 Copy of Lease is attached.


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103 b. Are there tenant's rights in the Property? Yes No
104 If "Yes", complete the following:

105 Tenant/Tenant Farmer is: N/A

106 Contact number is: N/A

107 Seller is responsible for: N/A

108 Tenant/Tenant Farmer is responsible for: N/A

109 Split or Rent is: N/A

110 Agreement between Seller and Tenant shall end on or before: N/A

111 Copy of Agreement is attached.

112 c. Do additional leasehold interests or tenant's rights exist? Yes No
113 If "Yes", explain: N/A

N/A

116 8. **MINERAL RIGHTS (unless superseded by local, state or federal laws).**

117 Pass unencumbered with the land to the Buyer.

118 Remain with the Seller.

119 Have been previously assigned as follows: N/A

N/A

122 9. **WATER RIGHTS (unless superseded by local, state or federal laws).**

123 Pass unencumbered with the land to the Buyer.

124 Remain with the Seller.

125 Have been previously assigned as follows: N/A

N/A

128 10. **CROPS (planted at time of sale).**

129 Pass with the land to the Buyer.

130 Remain with the Seller.

131 Have been previously assigned as follows: N/A

N/A

134 11. **GOVERNMENT PROGRAMS.**

135 a. Are you currently participating, or do you intend to participate, in any government farm program? Yes No

136 b. Are you aware of any interest in all or part of the Property that has been reserved by previous owner or government action to benefit any other property? Yes No

140 If any of the answers in this section are "Yes", explain in detail or attach documentation:

141

142

143

144 12. **HAZARDOUS CONDITIONS. ARE YOU AWARE OF:**

145 a. Any underground storage tanks on or near Property? Yes No

146 b. Any previous or current existence of hazardous conditions (e.g., storage tanks, oil tanks, oil spills, tires, batteries, or other hazardous conditions)? Yes No

147 If "Yes", what is the location?

148 c. Any previous environmental reports (e.g., Phase 1 Environmental reports)? Yes No

149 d. Any disposal of any hazardous waste products, chemicals, polychlorinated biphenyl's (PCB's), hydraulic fluids, solvents, paint, illegal or other drugs or insulation on the Property or adjacent property? Yes No

150 e. Environmental matters (e.g. discoloration of soil or vegetation or oil sheers in wet areas)? Yes No

151 f. Any existing hazardous conditions on the Property or adjacent properties (e.g. methane gas, radon gas, radioactive material, landfill, toxic materials)? Yes No

152

153

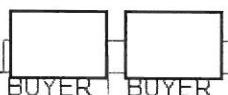
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157 g. Gas/oil wells, lines or storage facilities on the Property or adjacent property? Yes No
 158 h. Any other environmental conditions on the Property or adjacent properties? Yes No
 159 i. Any tests conducted on the Property? Yes No
 160

161 If any of the answers in this section are "Yes" explain in detail or attach documentation:

165 13. OTHER MATTERS. ARE YOU AWARE OF:

166 a. Any violation of zoning, setbacks or restrictions, or non-conforming use? Yes No
 167 b. Any violation of laws or regulations affecting the Property? Yes No
 168 c. Any existing or threatened legal action pertaining to the Property? Yes No
 169 d. Any litigation or settlement pertaining to the Property? Yes No
 170 e. Any current/pending bonds, assessments, or special taxes that apply to the Property? Yes No
 171 f. Any burial grounds on the Property? Yes No
 172 g. Any abandoned wells on the Property? Yes No
 173 h. Any public authority contemplating condemnation proceedings? Yes No
 174 i. Any government rule limiting the future use of the Property other than existing zoning and subdivision regulations? Yes No
 175 j. Any condition or proposed change in surrounding area or received any notice of such? Yes No
 176 k. Any government plans or discussion of public projects that could lead to special benefit assessment against the Property or any part thereof? Yes No
 177 l. Any unrecorded interests affecting the Property? Yes No
 178 m. Anything that would interfere with passing clear title to the Buyer? Yes No
 179 n. The Property being subject to a right of first refusal? Yes No
 180 If "Yes", number of days required for notice: _____
 181 o. The Property subject to a Homeowner's Association fee? Yes No
 182 p. Any other conditions that may materially and adversely affect the value or desirability of the Property? Yes No
 183 q. Any other condition that may prevent you from completing the sale of the Property? Yes No

188 If any of the answers in this section are "Yes", explain in detail or attach documentation:

Prop sits in the Economic development zone so it can be rezoned for commercial use

193 14. UTILITIES. Identify the name and phone number for utilities listed below.

194 Electric Company Name: West Central Electric Phone # 1-816-625-8211
 195 Gas Company Name: NA Phone # N/A
 196 Water Company Name: Water dist #1 Phone # 1-816-633-7128
 197 Other: trash - AAA TRASH Phone # 1-816-600-3180

199 15. ELECTRONIC SYSTEMS AND COMPONENTS.

200 Any technology or systems staying with the Property? N/A Yes No
 201 If "Yes", list:

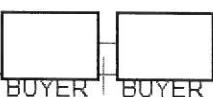
GARAGE door keyless Entry + GARAGE door openers

204 Upon Closing, SELLER will provide Buyer with codes and passwords, or items will be reset to factory settings.

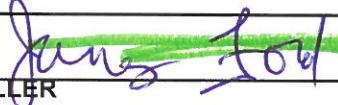
206 The undersigned SELLER represents, to the best of their knowledge, the information set forth in the foregoing Disclosure Statement is accurate and complete. SELLER does not intend this Disclosure Statement to be a warranty or guarantee of any kind. SELLER hereby authorizes Licensee assisting SELLER to provide this information to prospective BUYER of the Property and to real estate brokers and licensees. SELLER will promptly notify Licensee assisting the SELLER, in writing, if any information in this disclosure changes prior to Closing, and Licensee assisting the SELLER will promptly notify Licensee assisting the BUYER, in writing, of such changes. (SELLER and BUYER initial and date any changes and/or any list of additional changes. If attached, # _____ of pages).


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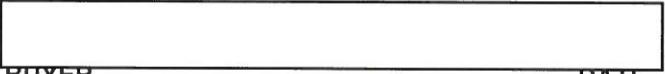
214 CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS
215 DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, CONSULT AN
216 ATTORNEY BEFORE SIGNING.

217
218  7/11/25 SELLER DATE
219  6/30/25 SELLER DATE
220
221

222 **BUYER ACKNOWLEDGEMENT AND AGREEMENT**

223

224 1. I understand and agree the information in this form is limited to information of which SELLER has actual
225 knowledge and SELLER need only make an honest effort at fully revealing the information requested.
226 2. This Property is being sold to me without warranties or guaranties of any kind by SELLER, Broker(s) or
227 Licensees concerning the condition or value of the Property.
228 3. I agree to verify any of the above information, and any other important information provided by SELLER or
229 Broker(s) (including any information obtained through the Multiple Listing Service) by an independent
230 investigation of my own. I have been specifically advised to have the Property examined by professional
231 inspectors. Buyer assumes responsibility Property is suitable for their intended use.
232 4. I acknowledge neither SELLER nor Broker(s) is an expert at detecting or repairing physical defects in the
233 Property.
234 5. I specifically represent there are no important representations concerning the condition or value of the Property
235 made by SELLER or Broker(s) on which I am relying except as may be fully set forth in writing and signed by
236 them.

237
238  DATE
239  DATE
240

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