



## VACANT LAND PROPERTY DISCLOSURE FORM



1. SELLER(S) Name(s) Douglas Greenwald
2. Property Address:
3. 13514 st rt 113
4. This document is a good faith statement of condition of the above property, as it is known by the SELLER as of
5. The date completed. It is not a warranty of the condition of the Property. The SELLER makes the following
6. Disclosures with the understanding that prospective BUYERS may rely on the information as a description of the
7. Property to the best of the SELLER'S knowledge. BUYERS are advised to determine for themselves whether this
8. Property is suitable and zoned for their intended use.
9. The SELLER does not possess any expertise in construction, architecture, engineering, or any other specific
10. Areas related to the construction, condition, or improvements of this property. The following are representations
11. Made by the SELLER and are not the representations of the SELLER'S agent. This is not a warranty by the
12. SELLER or the SELLER'S agent. BUYER agrees to hold the listing broker and their agents harmless for any
13. Errors or misstatements made by the SELLER on this form.
14. The SELLER will describe the condition of the property to the best of her or his knowledge.
15. A. Are the boundary lines of your parcel marked in any way?    ☐ Yes   ☐ No   ☒ Unknown
16. If yes, please describe \_\_\_\_\_
17. \_\_\_\_\_
18. \_\_\_\_\_
19. B: Do you know any encroachments, easements, shared driveways, party walls, or similar
20. conditions that may affect title to the Property?    ☐ Yes   ☒ No   ☐ Unknown
21. If yes, please describe \_\_\_\_\_
22. \_\_\_\_\_
23. \_\_\_\_\_
24. C. Has there ever been an environmental audit or assessment of the soil?
25. If yes, please describe \_\_\_\_\_
26. \_\_\_\_\_
27. \_\_\_\_\_
28. D. Has there ever been any hazardous substances or chemicals stored or spilled on the
29. Property?    ☐ Yes   ☒ No   ☐ Unknown
30. If yes, please describe \_\_\_\_\_
31. \_\_\_\_\_
32. \_\_\_\_\_
33. E. Has the Property been tested for any environmental contaminants or radon gas?   ☐ Yes   ☒ No
34.   ☐ Unknown   If yes, please describe \_\_\_\_\_
35. \_\_\_\_\_
36. \_\_\_\_\_
37. F. Are you aware of any violations of other federal or state Environmental Protection Agency
38. rules or regulations?    ☐ Yes   ☒ No   ☐ Unknown
39. If yes, please describe \_\_\_\_\_
40. \_\_\_\_\_
41. \_\_\_\_\_
42. G. Has a percolation test been performed on the Property?    ☐ Yes   ☒ No   ☐ Unknown
43. If yes, please describe \_\_\_\_\_
44. \_\_\_\_\_
45. \_\_\_\_\_

46. H. Do you know of any flooding, drainage, or grading problems on the Property?
47. ☐ Yes ☐ No ☐ Unknown If yes, please describe Yes- drainage issues only on very heavy rains east
48. Neighbor culvert tile don't drain the water fast enough and the
49. Yard holds water which doesn't let the leech tile drain properly
50. I. Has the Property ever been designated as a wetland by any federal or state governmental
51. agency? ☐ Yes ☒ No ☐ Unknown
52. If yes, please describe
- 53.
- 54.
55. J. Is the Property located on a federally designation flood plain? ☐ Yes ☒ No ☐ Unknown
56. If yes, please describe
- 57.
- 58.
59. K. Do you know of any violations of the local, state, or federal laws, building codes and/or zoning
60. Ordinances affecting the Property? ☐ Yes ☒ No ☐ Unknown
61. If yes, please describe
- 62.
- 63.
64. L. Are there currently any subsurface rights, mineral rights or natural oil or gas or other leases
65. affecting the Property? ☐ Yes ☒ No ☐ Unknown
66. If yes, please describe
- 67.
- 68.
69. M. Is the Property currently valued for agricultural use by the county auditor? ☐ Yes ☐ No ☒ Unknown
70. If yes, please describe
- 71.
- 72.
73. N. Is the Property subject to any Agricultural Tax Recoupments (C.A.U.V.)? ☐ Yes ☐ No ☒ Unknown
74. If yes, please describe
- 75.
- 76.
77. O. Do you know of any excessive settling, slippage, sliding, erosion, or other soil stability problems on
78. The Property? ☐ Yes ☒ No ☐ Unknown
79. If yes, please describe
- 80.
- 81.
82. P. Are there any improvements to the Property? ☐ Yes ☒ No ☐ Unknown
83. If yes, please describe
- 84.
- 85.
86. Q. Are there any pending lawsuits, foreclosures, divorce actions, tax liens, proposed assessments, utility
87. Or mechanics liens, or materialmen's liens, which could affect title to the Property? ☐ Yes ☒ No ☐ Unknown
88. If yes, please describe
- 89.
- 90.
91. R. Has there been notice of any revaluation of the Property or change in the value or assessments during the
92. Last twelve months? ☐ Yes ☒ No ☐ Unknown
93. If yes, please describe
- 94.
- 95.
96. S. Are there any property tax abatements or assessments on the property? ☐ Yes ☒ No ☐ Unknown

97. If yes, please describe \_\_\_\_\_

98. \_\_\_\_\_

99. \_\_\_\_\_

100. \_\_\_\_\_

101. \_\_\_\_\_

102.T. Are there any landfills or dumps (compacted or otherwise) in the neighborhood, on the Property

103.Or any portion thereof? ☐Yes ☒No ☐Unknown

104.If yes, please describe \_\_\_\_\_

105. \_\_\_\_\_

106. \_\_\_\_\_

107.U. Has there been major damage to the Property from fire, earthquake, flood, tornado, mine

108.Subsidence, or other event? ☐Yes ☒No ☐Unknown

109.If yes, please describe \_\_\_\_\_

110. \_\_\_\_\_

111. \_\_\_\_\_

112.V. Are there or have there ever been any active, opened or closed water, natural gas or oil

113.wells? ☐Yes ☒No ☐Unknown

114.If yes, please describe \_\_\_\_\_

115. \_\_\_\_\_

116. \_\_\_\_\_

117.W. Are there or have there ever been any underground storage tanks on the Property?

118. ☐Yes ☒No ☐Unknown

119.If yes, please describe \_\_\_\_\_

120. \_\_\_\_\_

121. \_\_\_\_\_

122.X. Other ☐Yes ☒No ☐Unknown

123.If yes, please describe \_\_\_\_\_

124. \_\_\_\_\_

125. \_\_\_\_\_

126. \_\_\_\_\_

127.Broker is hereby authorized to supply this document to the Multiple Listing Services, to prospective BUYERS, and

128.to any person or entity in connection with the actual or anticipated sale of the Property. The information is

129.provided by the SELLER. It is not a warranty of any kind by the SELLER or the SELLER'S Agent(s). The information

130.provided is not intended to replace Independent professional inspections by the BUYER.

131. The information contained herein is true and correct to the best of SELLER's knowledge and, except as stated

132.Above, no material problems exist with respect to the Property as of the date below. SELLER further agrees to notify


133.The BUYER of any additional items, which may become known prior to recording of the Deed. SELLER hereby

134.Acknowledges receipt of this document.

135  dotloop verified  
05/28/25 10:29 PM EDT  
A283-IDQB-KL8E-FR56

136.SELLER

Date

 dotloop verified  
05/28/25 10:29 PM EDT  
NCJV-XMFI-KKRT-4WPZ

SELLER

Date

137. BUYER hereby acknowledges receipt of the SELLER's Description of the Property. Buyer understands that this

138. Information is a description of the Property to the best of the SELLER's knowledge and is not a warranty of any

139.Kind by SELLER or SELLER's agent. BUYER hereby acknowledges that the information contained herein is

140.Not a substitute of any independent professional inspections that BUYER may wish to obtain. BUYER further

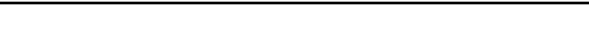
141.Acknowledges that the REALTORS involved in this transaction made no representations that are inconsistent to

142.the foregoing statements of the SELLER.

143 

144.BUYER

Date



BUYER

Date

**CENTURY 21** Wilcox & Associates