

John Rea Realty, Inc.

Disclosure for Land, Acreage, Recreational and Commercial Tracts

Property Owners are advised to disclosure any material fact impacting a Buyer's use or intention for the property being offered for sale. The Real Estate agents participating in the brokerage of the properties are not owners and therefore not liable for any unknown material influence affecting the property.

The physical property address is: Hwy 546 & McCormick Rd, West Monroe, LA (18.7 AC)

	<u>Yes</u>	<u>No</u>	<u>Unknown</u>
1. Is the property located in a Wetland ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Is the property located in a flood zone ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Has a lender ever required Flood Insurance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
3. Is the property currently Zoned by any governmental authority?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Are there pipelines (ROW) crossings ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Is there public road access?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Are there any environmental problems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Are there any underground tanks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Do you know of any surveys, reports or inspections, including environmental assessments concerning this property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Do you know of any other surrounding or neighboring conditions, including environmental issues, impacting this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Are there any additional ROW's or third party easements on or attached to the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Are there any wells on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If yes, Gas <input type="checkbox"/> Water <input type="checkbox"/> Other <input type="checkbox"/>
12. Is the property restricted?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. If Timber is present, is the tract under any type of contract or management agreement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. Are public utilities available to the property?	<input checked="" type="checkbox"/> Elec. <input checked="" type="checkbox"/>	<input type="checkbox"/> Water <input checked="" type="checkbox"/>	<input type="checkbox"/> Gas <input type="checkbox"/>

If any question requires further explanation, please do so: Item 12: Restrictions are only those property usage

by Joszac Enterprises, LLC.

The undersigned Seller(s) acknowledges the statements made above are true and correct to the best of their knowledge. The Buyer(s) are encouraged and entitled to make any and all inspections necessary to satisfy themselves the property is suitable for their intended use.

SELLER Date SELLER Date Joszac Enterprises, LLC by
John Rea Realty, Inc. 05/08/2025

BUYER Date

BUYER Date