



Vacant Lot

Measurements Disclaimer

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

604 Industrial Parkway
Street Address

Eldon
City

MO 65026
Zip Code

Miller
County

SOURCE OF MEASUREMENTS:

The undersigned Broker(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.

Buyer Broker

By (Signature) _____
Licensee Print Name: _____
Date: _____

Seller Broker

RE/MAX Lake of the Ozarks

By (Signature) Laura Simmons Markway, PC
Licensee Print Name: Laura Simmons Markway, PC
Date: 1/5/2026

The undersigned acknowledge(s) receipt of this Disclaimer:

☐ Check box if additional signatures are needed and attach Additional Signature Page (MSC-5070).

BUYER Date
Print Name: _____

BUYER Date
Print Name: _____

X Darrell D. Webery 1/5/2026
SELLER Date
Print Name: Darrell D. Webery, Member

X Kay A. Webery 1/5/2026
SELLER Date
Print Name: Kay A. Webery, Member

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Water Well/Sewage System Disclosure Rider

This document has legal consequences. If you do not understand it, consult your attorney. It should be attached to and made part of a Seller's Disclosure (e.g., DSC-8000 or DSC-80 0).

This Disclosure Rider is made by the undersigned Seller concerning the following property (the "Property"):

604 Industrial Parkway

Eldon

MO 65026

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Note: Seller may not frequently use the Water Well/Sewage System. If underutilized, it may falsely appear to be problem free. Even if heavily utilized, problems may surface that were previously not known or detectable.

Does the Property include or is it served by a Water Well?: ☐ Yes ☐ No (If "Yes", complete all of the following)

(1) Specify type and depth _____

(2) Age of well _____ Installed/Drilled by _____

(3) Has the well been tested? ☐ Yes ☐ No

(4) Is any part of the well located on a neighbor's property or community lot? ☐ Yes ☐ No

(5) Is the well shared with any other property(ies)? ☐ Yes ☐ No

If "Yes", is there a recorded agreement? ☐ Yes ☐ No

(6) Have you been notified or cited by any authority for any problem related to the water well system? ☐ Yes ☐ No

(7) Is there a current maintenance service agreement covering the water well system? ☐ Yes ☐ No

If "Yes", what is the annual cost and who is the current provider? _____

(8) Are you aware of any plan to bring public water (e.g., City/Water District) to the Property? ☐ Yes ☐ No

(9) **Are you aware of any problem or repair needed for any part of the water well system?** ☐ Yes ☐ No

Please explain any "Yes" answer above. Include all available test reports and repair history (attach additional pages if needed): City of Eldon

Does the Property include or is it served by a "Sewage System"? (meaning a private, shared or community sewer, septic, lateral, lagoon, cistern or other similar system): ☐ Yes ☐ No (If "Yes", complete all of the following)

(1) Check all that apply: ☐ septic ☐ lateral ☐ lagoon ☐ cistern ☐ lift station ☐ Other _____

(2) Do you have a diagram of the Sewage System? ☐ Yes ☐ No

(3) If a lagoon, is there a fence? ☐ Yes ☐ No

(4) If a septic tank:

Is it readily accessible from the surface? ☐ Yes ☐ No

Are clean-outs present? ☐ Yes ☐ No

Of what is the tank constructed? ☐ Steel ☐ Concrete ☐ Other: _____

Does it discharge into a lateral or lagoon? ☐ Yes ☐ No

Size & Age of tank (if known) is _____

(5) Does any other property owner(s) share the Sewage System? ☐ Yes ☐ No If "Yes", how many? _____

(6) Is any part of the Sewage System located on a neighbor's property or community lot? ☐ Yes ☐ No

(7) Is there a well within 50 feet of the Sewage System? ☐ Yes ☐ No ☐ Unknown

(8) Does the Sewage System have an aerator? ☐ Yes ☐ No

(9) Does any plumbing (e.g., sink, tub or shower) disperse outside of the Sewage System? ☐ Yes ☐ No

(10) Is there any untreated seepage or discharge (effluence) from the Sewage System? ☐ Yes ☐ No

(11) Does any effluence from a neighbor's system disperse onto your Property? ☐ Yes ☐ No

(12) Have you noticed any unusual odors from the Sewage System? ☐ Yes ☐ No

(13) Have you experienced slow drainage or drain backups? ☐ Yes ☐ No

(14) Is there a current maintenance service agreement covering the Sewage System? ☐ Yes ☐ No

If "Yes", what is the annual cost and who is the current provider? _____

(15) Does any government authority require a maintenance service agreement for the Sewage System? ☐ Yes ☐ No

(16) Have you been notified or cited by any authority for any problem related to the Sewage System? ☐ Yes ☐ No

(17) Have you expanded, updated or modified the Sewage System? ☐ Yes ☐ No

(18) Have you added any bedrooms at the Property since the Sewage System was installed? ☐ Yes ☐ No

(19) Have you cleaned, pumped or serviced the Sewage System during your ownership of the Property? ☐ Yes ☐ No

Are you aware of any problem or repair needed for any part of the Sewage System? ☐ Yes ☐ No

Please explain any "Yes" answer above. Include all available permits, test reports and repair history (attach additional pages if needed): City of Eldon

Buyer's Initials _____ (date) _____

Seller's Initials DW 01-05-20 (date)

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Page 1 of 1