



**VACANT LAND
 DISCLOSURE STATEMENT**

This form approved by the Minnesota Association of REALTORS®, which disclaims any liability arising out of use or misuse of this form.
 © 2003 Minnesota Association of REALTORS®, Edina, MN

1. Date 8/8/06

2. Page 1 of _____ pages

3. **THE INFORMATION DISCLOSED IS GIVEN TO BEST OF SELLER'S KNOWLEDGE.**

4. **NOTICE:** This disclosure is not a warranty or a guaranty of any kind by Seller(s) or Licensee(s) representing or assisting any party(s) in the transaction.

5. **INSTRUCTIONS TO BUYER:** Buyers are encouraged to thoroughly inspect the property personally or have it inspected by a third party, and to inquire about any specific areas of concern. **NOTE:** If Seller answers "NO" to any of the questions listed below, it does not necessarily mean that it does not exist on the property. "NO" may mean that Seller is unaware that it exists on the property.

6. **INSTRUCTIONS TO SELLER:** (1) Complete this form yourself. (2) Consult prior disclosure statement(s) and/or inspection report(s) when completing this form. (3) Describe conditions affecting the property to the best of your knowledge. (4) Attach additional pages with your signature if additional space is required. (5) Answer all questions. (6) If any items do not apply, write "NA" (not applicable).

7. Property located at TBD W. Lk Sellie Dr.
 8. City of DL, County of Becker, State of MIN.

9. **A. GENERAL INFORMATION**

10. (1) When did you acquire the property? May '07

11. (2) Type of title evidence: None - # Abstract Registered (Torrens)

12. Location of Abstract: None - #

13. Is there an existing Owner's Title Insurance Policy? Yes No

14. (3) Has the land been surveyed? Yes No

15. Year surveyed: 2006

16. (4) What company/person performed the survey? Meadowland

17. Name: _____ Address: DL Phone: _____

18. (5) Is this platted land? Yes No

19. If "Yes":

20. has the plat been recorded? Yes No

21. do you have a certificate of survey in your possession? Yes No

22. If "Yes":

23. Who completed the survey? _____ When? _____

24. (6) Are you aware of any property markers on the property? Yes No

25. If "Yes," give details: See map in file

26. To your knowledge, are there:

27. (7) Encroachments? Yes No

28. (8) Easements, other than utility or drainage easements? Yes No

29. (9) Is the property located in a designated flood plain? Yes No

30. (10) Has there ever been a flood or other disaster at the property? Yes No

31. (11) Are you in possession of prior vacant land disclosure statement(s)? (If "Yes," please attach) Yes No

32. (12) Comments: _____

33. _____

34. _____

35. **B. USE RESTRICTIONS AND FINANCING**

36. (1) To your knowledge, do any of the following types of covenants, conditions, reservations or restrictions affect the land?

37. (a) Subdivision or other recorded covenants, conditions or restrictions? Yes No

38. (b) Association requirements or restrictions? Yes No

39. (c) A right of first refusal to purchase? Yes No

40. (d) Reservations? Yes No

41. (e) Department of Natural Resources? Yes No

42. (f) Watershed? Yes No

43. (g) Local municipality? Yes No

44. (2) If any of the above questions [B(1)] are answered "Yes," list which written copies of these covenants, conditions, reservations or restrictions you have: _____

45. _____

46. (3) Have you ever received notice from any person or authority as to any breach of any of these covenants, conditions, reservations or restrictions? Yes No

47. If "Yes," describe: _____

48. _____

49. (4) To your knowledge, is this property approved for FHA financing? Yes No

50. _____

51. _____

52. **C. CONDITION OF THE PROPERTY** To your knowledge:

53. (1) Are there any structures, improvements, emblements or personal property included in the sale? Yes No

54. If "Yes," list all items: _____

55. _____

56. Are there any problems or defects with any of the above items? Yes No

57. If "Yes," describe all problems and defects: _____

58. _____

59. (2) Were there any previous structures on the property? Yes No

60. (3) Are there any buried storage tanks, or buried debris or waste on the property? Yes No

61. If "Yes," give details: _____

62. _____

63. (4) Are there any hazardous or toxic substances or wastes in, on or affecting this property? Yes No

64. If "Yes," give details: _____

65. _____

66. (5) Have any soil tests been performed? Yes No

67. When? _____ By whom? _____

68. Results? _____

69. (6) Are there any settling or soil movement problems on or affecting this property? Yes No

70. If "Yes," give details: _____

71. _____

72. _____

73. _____

74. _____



76. **THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.**

77. Property located at _____

78. **C. CONDITION OF THE PROPERTY CONTINUED** To your knowledge:

79. (7) Are there any dead or diseased trees? Yes No
 80. If "Yes," give details: _____

81. _____

82. (8) Are there any insect/animal/pest infestations? Yes No

83. (9) Other? _____

84. **D. UTILITIES** To your knowledge:

85. (1) Have any percolation tests been performed? Yes No
 86. When? _____ By whom? _____
 87. Results? _____

88. _____

89. (2) Are any of the following presently existing within the property?

90. (a) Connection to public water? Yes No

91. (b) Connection to public sewer? Yes No

92. (c) Connection to private water system off property? Yes No

93. (d) Connection to electric utility? Yes No

94. (3) Private Sewer System Disclosure: (A Private Sewer System Disclosure is required by MN Statute 115.55.)
 95. (check appropriate box)

96. Seller does not know of a private sewer system on or serving the above described real property.

97. There is a private sewer system on or serving the above described real property. See Private Sewer System Disclosure.

98. There is an abandoned private sewer system on the above described real property. See Private Sewer System Disclosure.

99. (4) Private Well Disclosure: (A Well Disclosure Statement and Certificate are required by MN Statute 1031.235.)
 100. (check appropriate box)

101. Seller certifies that Seller does not know of any wells on the above described real property.

102. Seller certifies there are one or more wells located on the above described real property. See Well Disclosure Statement.

103. Are there any wells serving the above described property that are not located on the property? Yes No

104. To your knowledge, is this property in a Special Well Construction Area? Yes No

105. (5) Are any of the following existing at the boundary of the property?

106. (a) Public water system access? Yes No

107. (b) Private water system access? Yes No

108. (c) Electric service access? Yes No

109. **E. PREFERENTIAL PROPERTY TAX TREATMENT**

110. Is the property subject to any preferential property tax status or any other credits affecting the property which would terminate upon

111. the sale of the property? (e.g., Green Acres, CRP, RIM, etc.) Yes No

112. If "Yes," please explain. _____

113. _____

114. **F. OTHER MATTERS**

115. (1) To your knowledge, are there any landfills or waste disposal sites within two (2) miles of the property? Yes No

116. If "Yes," state their locations: _____

117. _____

118. (2) To your knowledge, is there anything else that may materially and adversely affect the property?

119. E.g., including but not limited to, pending claims or litigation, notice from any governmental authority of violation of any law or

120. regulation, proposed zoning changes, street changes, threat of condemnation, grave sites? Yes No

121. If "Yes," give details: _____

122. _____

123. **LISTING BROKER AND LICENSEES MAKE NO REPRESENTATIONS AND ARE NOT RESPONSIBLE FOR ANY CONDITIONS EXISTING IN THE PROPERTY.**

125. **G. SELLER'S STATEMENT:** (to be signed at time of listing)

126. Seller(s) hereby state(s) the condition of the property to be as stated above and authorize(s) any Licensee(s) representing or assisting any

127. party/ies in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated

128. sale of the property.

129. [Signature] 8/21/06 Karen V. Seabloom 8/21/06
 (Seller) (Date) (Seller) (Date)

130. **H. BUYER'S ACKNOWLEDGMENT:** (to be signed at time of purchase agreement)

131. I/We, the Buyer(s) of the property, acknowledge receipt of the Vacant Land Disclosure Statement and agree that no

132. representations regarding the condition of the property have been made other than those made above.

133. _____

134. **I. SELLER'S ACKNOWLEDGMENT:** (to be signed at time of purchase agreement)

135. AS OF THE DATE BELOW, I/we, the Seller(s) of the property, state that the condition of the property is the same, **except**

136. changes as indicated below.

137. _____

138. _____

139. _____

140. (Seller) (Date) (Seller) (Date)