



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)

SELLER (Indicate Marital Status): _____ Scotty L Roberts and Christina M Roberts, AMC

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

RNG-29 TWP-48 SEC-19 PT OF SE 1/4 NW 1/4 & PT OF NE 1/4 SW 1/4 DAF: BEG AT TH NE COR SW 1/4 TH S ALG E LI SW 1/4 380' TH W 637.61' TO C/L OF STILLHOUSE RD TH NLY ALG ROW C/L 700' MOL TH E 611.03' TO E LI NW 1/4 TH S 330' TO POB (EX PT IN RD)

Approximate date SELLER purchased Property: _____ 02/27/2025 _____ Property is currently zoned as _____ Residential & Agriculture _____

1. NOTICE TO SELLER.

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

2. NOTICE TO BUYER.

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

3. WATER SOURCE.

- a. Is there a water source on or to the Property? Yes ☒ No ☐
☒ Public ☐ Private ☐ Well ☐ Cistern ☐ None ☐ Other _____
 If well, state type _____ NA _____ depth _____
 Has water been tested? Yes ☐ No ☒
 b. Other water systems and their condition: _____ NA _____
 c. Is there a water meter on the Property? Yes ☒ No ☐
 d. Is there a rural water certificate? Yes ☐ No ☒
 e. Other applicable information: _____ NA _____

If any of the answers in this section are "Yes", explain in detail or attach documentation: _____ PWSD#17

WATER METER AT FRONT GATE NEXT TO DRIVEWAY

4. GAS/ELECTRIC.

- a. Is there electric service on the Property? Yes ☒ No ☐
 If "Yes", is there a meter? N/A ☐ Yes ☒ No ☐
 b. Is there gas service on the Property? Yes ☐ No ☒
 If "Yes", what is the source? _____
 c. Are you aware of any additional costs to hook up utilities? Yes ☐ No ☒
 d. Other applicable information: _____

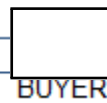
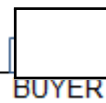
If any of the answers in this section are "Yes", explain in detail or attach documentation: _____

WEST CENTRAL ELECTRIC



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

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

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

WHITE FENCE

6. SEWAGE.

- a. Does the Property have any sewage facilities on or connected to it? Yes ☒ No ☐
If "Yes", are they:
☐ Public Sewer ☐ Private Sewer ☒ Septic System ☐ Cesspool
☐ Lagoon ☐ Grinder Pump ☐ Other _____
If applicable, when last serviced? 04/27/26
By whom? CHAPMAN SEPTIC
Approximate location of septic tank and/or absorption field: SEPTIC TANK BEHIND POOL, FIELD BEHIND BARN
Has Property had any surface or subsurface soil testing related to installation of sewage facility? N/A ☐ Yes ☐ No ☒
- b. Are you aware of any problems relating to the sewage facilities? Yes ☐ No ☒

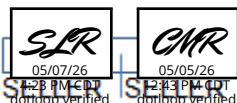
If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other documentation:

SEPTIC TANK BEHIND POOL

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

(Check and complete applicable box(es))

- a. Are there leasehold interests in the Property? Yes ☐ No ☒
If "Yes", complete the following:
Lessee is: _____
Contact number is: _____
Seller is responsible for: _____
Lessee is responsible for: _____
Split or Rent is: _____
Agreement between Seller and Lessee shall end on or before: _____
☐ **Copy of Lease is attached.**



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- b. Are there tenant's rights in the Property? Yes ☐ No ☒
- If "Yes", complete the following:
- Tenant/Tenant Farmer is: _____
- Contact number is: _____
- Seller is responsible for: _____
- Tenant/Tenant Farmer is responsible for: _____
- Split or Rent is: _____
- Agreement between Seller and Tenant shall end on or before: _____
- ☐ **Copy of Agreement is attached.**
- c. Do additional leasehold interests or tenant's rights exist? Yes ☐ No ☒
- If "Yes", explain: _____

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

- ☒ Pass unencumbered with the land to the Buyer.
- ☐ Remain with the Seller.
- ☐ Have been previously assigned as follows: _____

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

- ☒ Pass unencumbered with the land to the Buyer.
- ☐ Remain with the Seller.
- ☐ Have been previously assigned as follows: _____

10. CROPS (planted at time of sale).

- ☒ Pass with the land to the Buyer.
- ☐ Remain with the Seller.
- ☐ Have been previously assigned as follows: _____

11. GOVERNMENT PROGRAMS.

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

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

12. HAZARDOUS CONDITIONS. ARE YOU AWARE OF:

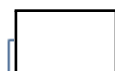
- a. Any underground storage tanks on or near Property? Yes ☐ No ☒
- b. Any previous or current existence of hazardous conditions (e.g., storage tanks, oil tanks, oil spills, tires, batteries, or other hazardous conditions)? Yes ☐ No ☒
- If "Yes", what is the location? _____
- c. Any previous environmental reports (e.g., Phase 1 Environmental reports)? Yes ☐ No ☒
- 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 ☒
- e. Environmental matters (e.g. discoloration of soil or vegetation or oil sheers in wet areas)? Yes ☐ No ☒
- f. Any existing hazardous conditions on the Property or adjacent properties (e.g. methane gas, radon gas, radioactive material, landfill, toxic materials)? Yes ☐ No ☒

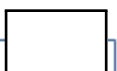

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- 157 g. Gas/oil wells, lines or storage facilities on the Property or adjacent property? Yes ☐ No ☒
- 158 h. Any other environmental conditions on the Property or adjacent properties? Yes ☐ No ☒
- 159 i. Any tests conducted on the Property? Yes ☐ No ☒
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If any of the answers in this section are "Yes" explain in detail or attach documentation:

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
- 175 zoning and subdivision regulations? Yes ☐ No ☒
- 176 j. Any condition or proposed change in surrounding area or received any notice of such? Yes ☐ No ☒
- 177 k. Any government plans or discussion of public projects that could lead to special
- 178 benefit assessment against the Property or any part thereof? Yes ☐ No ☒
- 179 l. Any unrecorded interests affecting the Property? Yes ☐ No ☒
- 180 m. Anything that would interfere with passing clear title to the Buyer? Yes ☐ No ☒
- 181 n. The Property being subject to a right of first refusal? Yes ☐ No ☒
- 182 If "Yes", number of days required for notice: _____
- 183 o. The Property subject to a Homeowner's Association fee? Yes ☐ No ☒
- 184 p. Any other conditions that may materially and adversely affect the value or
- 185 desirability of the Property? Yes ☐ No ☒
- 186 q. Any other condition that may prevent you from completing the sale of the Property? Yes ☐ No ☒
- 187

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

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

Electric Company Name:	WEST CENTRAL ELECTRIC	Phone #	816-565-4942
Gas Company Name:	MAGRUDER PROPANE	Phone #	816-565-4942
Water Company Name:	PWSD#17	Phone #	816-229-3838
Other:	NA	Phone #	NA

15. ELECTRONIC SYSTEMS AND COMPONENTS.

Any technology or systems staying with the Property? N/A ☐ Yes ☒ No ☐

If "Yes", list: FRONT GATE

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

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, # 0 of pages).**


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

Scotty L Roberts

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DATE

Christina M Roberts

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DATE

BUYER ACKNOWLEDGEMENT AND AGREEMENT

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

BUYER

DATE

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Approved by Legal Counsel of the Kansas City Regional Association of REALTORS® for exclusive use by its REALTOR® members. No warranty is made or implied as to the legal validity or adequacy of this Contract, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practices, and differing circumstances in each transaction may dictate that amendments to this Contract be made. Last revised 10/21. All previous versions of this document may no longer be valid. Copyright January 2026.



SELLER'S DISCLOSURE SWIMMING POOL - SPA RIDER

SELLER: Scotty L Roberts and Christina M Roberts, AMC

PROPERTY: 8611 South Stillhouse Road, Oak Grove, MO 64075

NOTICE TO BUYER. This is a disclosure of SELLER'S knowledge of the Swimming Pool and/or Spa/Hot Tub as of the date signed by SELLER and is not a substitute for any inspections or warranties that BUYER may wish to obtain. It is not a warranty of any kind by SELLER or a warranty or representation by the Broker(s) or their licensees.

☒ **PROPERTY INCLUDES SWIMMING POOL**

- a. Type: ☒ Gunitite ☐ Vinyl Liner ☐ Fiberglass ☐ Other: NA
- b. Age of Pool: EST. 22 YRS Date of last resurfacing or liner replacement: UNKNOWN
- c. Age of Coping: EST. 22 YRS Date of last repair/replacement: UNKNOWN
- d. Age of Pump: EST. 22 YRS Type: ☐ One Speed ☒ Variable Speed ☐ HP: UNKNOWN
- e. Age of Filter: EST. 22 YRS Type of Filter: ☒ Sand ☐ DE ☐ Other: NA
Date of last filter filler change: _____
- f. Does Pool have operational heating system?.....Yes ☒ No ☐
☒ Electric ☐ Natural Gas ☐ Other: NA Age of Heater: EST. 22 YRS
- g. Type of Sanitizing System: Primary: ☒ Chlorine ☒ Salt
Secondary: ☐ Ionizer ☐ Other: NA Age: 1 YR
- h. Does Pool have a cover?.....Yes ☒ No ☐
☒ Anchored Safety Mesh ☐ Anchored Safety Solid ☐ Non-Anchored ☐ Other: NA
Age of Cover: 7 MONTHS
- i. Water Volume (gallons): EST. 35,000 Depth from: 3FT to: 8FT
- j. Additional equipment included: ☐ Manual Vacuum ☒ Automatic Vacuum/Cleaner ☒ Hose and Net
☐ Other equipment: NA
- k. Any repairs performed on Pool or equipment in last 5 years?.....Yes ☐ No ☐
If "Yes", please describe: UNKNOWN
- l. Any structural issues, leaks, defects or other problems with Pool or Pool equipment?....Yes ☒ No ☐
If "Yes", explain in detail: We had to get a quote on some touch-up grout around coping stone work done
There is a crack in concrete pool deck passes thru skimmer housing location when we moved in no change.
- m. Is pool currently closed and winterized?Yes ☐ No ☒
If "Yes" SELLER states the swimming pool system and equipment have been winterized as of
(date): _____ and were in normal operating condition when last used and to
the best of SELLER'S knowledge remains in the same condition.

☒ **PROPERTY INCLUDES SPA-HOT TUB**

- a. Construction type or manufacturer: BULLFROG SPA
- b. Age of Spa: EST. 22 YRS
- c. Age of Pump: EST. 22 YRS
- d. Type of electrical connection: ☐ 120 v ☐ 220 v
- e. Age of Filter: EST. 22 YRS Type of Filter: ☐ Sand ☐ DE ☐ Other: NA
- f. Type of heating system: ☒ Electric ☐ Natural Gas ☐ Other: NA Age of heater: EST. 22 YRS
- g. Type of Sanitizing System: ☐ Chlorine ☐ Salt ☐ Ionizer ☐ Other: UNKNOWN
- h. Water volume (gallons): UNKNOWN Number of seats/capacity: UNKNOWN
- i. Additional equipment included: UNKNOWN
- j. Any repairs performed on Spa or equipment in last 5 years?.....Yes ☐ No ☐
If "Yes", please describe: UNKNOWN
- k. Any structural issues, leaks, defects or other problems with Spa or equipment?.....Yes ☐ No ☐
If "Yes", explain in detail: WE WERE TOLD IT TURNS ON AND WORKS.
IT MAY HAVE BEEN WINTERIZED? WE NEVER USED IT. THE WOOD AROUND IT NEEDS REPLACED.
- l. Is spa/hot tub currently closed and winterized?.....Yes ☐ No ☐
If "Yes" SELLER states the spa/hot tub and equipment have been winterized as of
(date): _____ and were in normal operating condition when last
used and to the best of SELLER'S knowledge remains in the same condition.

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COLD WEATHER/WINTERIZATION WAIVER OF INSPECTION: Yes ☐ No ☐

Notwithstanding the terms of any inspection provisions of the contract, BUYER understands the system(s) on the Property cannot be tested without risk of damage to the system(s) during cold weather. If the systems checked above have been winterized and the outside temperature does not permit safe inspection of the system(s) checked above prior to Closing, BUYER waives such inspection and agrees to accept SELLER'S representation herein concerning the condition of the system(s) in lieu of inspection. BUYER understands all Brokers, their representatives, agents or employees have no personal knowledge concerning the condition of the system(s) on the Property. BUYER is relying solely upon the representation of the SELLER concerning the condition of said system(s).

BUYER DATE

BUYER DATE

Approved by Legal Counsel of the Kansas City Regional Association of REALTORS® for exclusive use by its REALTOR® members. No warranty is made or implied as to the legal validity or adequacy of this Contract, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practices, and differing circumstances in each transaction may dictate that amendments to this Contract be made. Last Revised September 2025. Copyright January 2026.