

VACANT LAND DISCLOSURE STATEMENT

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1. Date _____
2. Page 1 of _____ pages

3. THE INFORMATION DISCLOSED IS GIVEN TO THE 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
5. assisting any party(ies) in the transaction.

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

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

14. Property located at _____,

15. City of _____, County of _____, State of Minnesota.

16. **A. GENERAL INFORMATION:**

17. (1) When did you acquire the property? _____

18. (2) Type of title evidence: Abstract Registered (Torrens)

19. Location of Abstract: _____

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

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

22. Year surveyed: _____

23. (4) What company/person performed the survey? _____

24. Name: _____ Address: _____ Phone: _____

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

26. If "Yes,"

27. has the plat been recorded? Yes No

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

29. If "Yes,"

30. Who completed the survey? _____ When? _____

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

32. If "Yes," give details: _____

33. (7) For property abutting a lake, stream or river, does the property meet the minimum local government lot size
34. requirements? Yes No Unknown

35. If "No," or "Unknown", Buyer should consult the local zoning authority.

36. To your knowledge,

37. (8) are there encroachments? Yes No

38. (9) are there easements, other than utility or drainage easements? Yes No

39. (10) is the property located in a drainage district and/or drain tiled? Yes No

40. (11) is the property located in a designated flood plain? Yes No

41. **ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER.**

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44. Property located at _____

45. (12) has there ever been a flood or other disaster at the property? Yes No

46. (13) Are you in possession of prior vacant land disclosure statement(s)?

47. (If "Yes," please attach) Yes No

48. (14) Comments: _____

49. _____

50. B. USE RESTRICTIONS AND FINANCING:

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

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

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

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

56. (d) Reservations? Yes No

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

58. (f) Watershed? Yes No

59. (g) Local municipality? Yes No

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

62. _____

63. _____

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

66. If "Yes," describe: _____

67. _____

68. _____

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

70. C. CONDITION OF THE PROPERTY:

71. (Answer the following to the best of your knowledge.)

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

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

75. _____

76. _____

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

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

79. _____

80. _____

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

84. Property located at _____.

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

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

87. If "Yes," give details: _____

88. _____

89. (4) Are there any hazardous or toxic substances or wastes in, on or affecting this property?

90. Yes No

91. If "Yes," give details: _____

92. _____

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

94. When? _____ By whom? _____

95. Results? _____

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

97. If "Yes," give details: _____

98. _____

99. (7) Are there any dead or diseased trees? Yes No

100. If "Yes," give details: _____

101. _____

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

103. (9) Other: _____

104. D. UTILITIES:

105. (Answer the following to the best of your knowledge.)

106. (1) Have any percolation tests been performed? Yes No

107. When? _____ By whom? _____

108. Results? _____

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

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

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

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

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

114. (3) Subsurface Sewage Treatment System Disclosure: (A subsurface sewage treatment system disclosure is required by MN Statute 115.55.) (Check appropriate box.)

116. Seller certifies that Seller DOES DOES NOT know of a subsurface sewage treatment system on or serving _____ (Check one.)

117. the above-described real property. (If answer is DOES, and the system does not require a state permit, see Subsurface Sewage Treatment System Disclosure Statement.)

119. There is a subsurface sewage treatment system on or serving the above-described real property. (See Subsurface Sewage Treatment System Disclosure Statement.)

121. There is an abandoned subsurface sewage treatment system on the above-described real property. (See Subsurface Sewage Treatment System Disclosure Statement.)

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

126. Property located at _____.

127. (4) Private Well Disclosure: (A well disclosure and Certificate are required by MN Statute 103I.235.)
128. (Check appropriate box.)

129. [] Seller certifies that Seller does not know of any wells on the above-described real property.

130. [] Seller certifies there are one or more wells located on the above-described real property.
131. (See Well Disclosure Statement.)

132. Are there any wells serving the above-described property that are not located on the
133. property? [] Yes [] No

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

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

136. (a) Public water system access? [] Yes [] No

137. (b) Private water system access? [] Yes [] No

138. (c) Electric service access? [] Yes [] No

139. E. PREFERENTIAL PROPERTY TAX TREATMENT: Is the property subject to any preferential property tax status
140. or any other credits affecting the property?

141. (e.g., Disability, Green Acres, CRP, RIM, Rural Preserve) [] Yes [] No

142. If "Yes," would these terminate upon the sale of the property? [] Yes [] No

143. Explain: _____

144. _____

145. _____

146. F. METHAMPHETAMINE PRODUCTION DISCLOSURE:

147. (A methamphetamine production disclosure is required by MN Statute 152.0275, Subd. 2 (m).)

148. [] Seller is not aware of any methamphetamine production that has occurred on the property.

149. [] Seller is aware that methamphetamine production has occurred on the property.

150. (See Methamphetamine Production Disclosure Statement.)

151. G. NOTICE REGARDING AIRPORT ZONING REGULATIONS: The property may be in or near an airport safety zone
152. with zoning regulations adopted by the governing body that may affect the property. Such zoning regulations are
153. filed with the county recorder in each county where the zoned area is located. If you would like to determine if such
154. zoning regulations affect the property, you should contact the county recorder where the zoned area is located.

155. H. CEMETERY ACT: MN Statute 307.08 prohibits any damage or illegal molestation of human remains, burials or
156. cemeteries. A person who intentionally, willfully and knowingly destroys, mutilates, injures, disturbs or removes
157. human skeletal remains or human burial grounds is guilty of a felony.

158. To your knowledge, are you aware of any human remains, burials or cemeteries located on the property?

159. [] Yes [] No

160. If "Yes," please explain: _____

161. _____

162. All unidentified human remains or burials found outside of platted, recorded or identified cemeteries and in contexts
163. which indicate antiquity greater than 50 years shall be dealt with according to the provisions of MN Statute 307.08,
164. Subd. 7.

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

168. Property located at _____.

169. I. OTHER MATTERS: To your knowledge,

170. (1) are there any landfills or waste disposal sites within two (2) miles of the property? Yes No

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

172. (2) is there anything else that may materially and adversely affect the property (e.g., including but not limited to, pending claims or litigation, notice from any governmental authority of violation of any law or regulation, proposed zoning changes, street changes, threat of condemnation)? Yes No

175. If "Yes," give details: _____

176. _____

177. _____

178. _____

179. LISTING BROKER AND LICENSEES MAKE NO REPRESENTATIONS AND ARE NOT RESPONSIBLE FOR ANY CONDITIONS EXISTING ON THE PROPERTY.

181. J. SELLER'S STATEMENT:

182. (To be signed at time of listing.)

183. Seller(s) hereby states the condition of the property to be as stated above and authorizes any licensee(s) representing or assisting any party(ies) in this transaction to provide a copy of this Disclosure to any person or entity in connection with any actual or anticipated sale of the property.

186. _____ (Seller) _____ (Date) _____ (Seller) _____ (Date)

187. K. BUYER'S ACKNOWLEDGEMENT:

188. (To be signed at time of purchase agreement.)

189. I/We, the Buyer(s) of the property, acknowledge receipt of this Vacant Land Disclosure Statement and agree that no representations regarding the condition of the property have been made other than those made above.

191. _____ (Buyer) _____ (Date) _____ (Buyer) _____ (Date)

192. L. SELLER'S ACKNOWLEDGEMENT:

193. (To be signed at time of purchase agreement.)

194. AS OF THE DATE BELOW, I/we, the Seller(s) of the property, state that the condition of the property is the same, except for changes as indicated below, which have been signed and dated.

196. _____

197. _____

198. _____

199. _____

200. _____ (Seller) _____ (Date) _____ (Seller) _____ (Date)

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