

**Sugar Grove Realty, Inc. Jeffrey S. Bowers, Broker**

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*SR 300A*

**LAND PROPERTY DISCLOSURE**

Property Address or Location: 599.187 Ac - Sandy Ridge

Legal description: \_\_\_\_\_

How long have you owned the property? \_\_\_\_\_

Please initial the following indicating: "not applicable", yes, no or no knowledge. Explain if possible.

- 1) Are you aware of any environmental issues concerning the real estate?  
YES \_\_\_\_\_ NO  N/A \_\_\_\_\_ Don't know \_\_\_\_\_
- 2) As the seller, you are aware of any common elements shared with the other Landowners? i.e. fence, road, driveway?  
YES \_\_\_\_\_ NO  N/A \_\_\_\_\_ Don't know \_\_\_\_\_
- 3) Are you aware of any rights of way, easements, encroachments on the property? *Windforce terminated*  
YES \_\_\_\_\_ NO  N/A \_\_\_\_\_ Don't know \_\_\_\_\_
- 4) Are you aware of any soil changes, flooding, drainage, grading or soil problems?  
YES \_\_\_\_\_ NO  N/A \_\_\_\_\_ Don't know \_\_\_\_\_
- 5) Do you know of any underground storage tanks located on the property?  
YES \_\_\_\_\_ NO  N/A \_\_\_\_\_ Don't know \_\_\_\_\_
- 6) Any zoning violations or nonconforming uses?  
YES \_\_\_\_\_ NO \_\_\_\_\_ N/A  Don't know \_\_\_\_\_
- 7) Is there an existing homeowners association? Contact phone number?  
YES \_\_\_\_\_ NO \_\_\_\_\_ N/A  Don't know \_\_\_\_\_  
Contact Information \_\_\_\_\_
- 8) Are there any restrictions on the property? Covenants? Please Provide.  
YES \_\_\_\_\_ NO  N/A \_\_\_\_\_ Don't know \_\_\_\_\_
- 9) Are you aware of any well/septic permit applications filed with the county? *Hand - dug well  
Old unapproved septic system*  
YES \_\_\_\_\_ NO  N/A \_\_\_\_\_ Don't know \_\_\_\_\_
- 10) Are you aware of any percolation tests filed with the county?  
YES \_\_\_\_\_ NO  N/A \_\_\_\_\_ Don't know \_\_\_\_\_
- 11) Any other pertinent facts relating to the listed property?  
*Portable Generator*

**SELLER:**

*Richard E. Bowers* 9/30/23  
Signature Date

\_\_\_\_\_  
Signature Date

The purchaser(s) are satisfied with the above PROPERTY CONDITION DISCLOSURE STATEMENT.

**PURCHASER:**

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Signature Date