



DISCLOSURE STATEMENT: VACANT LAND

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- 1. Date October 22nd 2024
- 2. Page 1 of _____ pages: RECORDS AND
- 3. REPORTS, IF ANY, ARE ATTACHED AND MADE
- 4. A PART OF THIS DISCLOSURE.

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

6. **NOTICE:** This Disclosure Statement satisfies the disclosure requirements of MN Statutes 513.52 through 513.60.

7. Under Minnesota law, Sellers of residential property, with limited exceptions listed on page nine (9), are obligated to

8. disclose to prospective Buyers all material facts of which Seller is aware that could adversely and significantly affect

9. an ordinary buyer's use or enjoyment of the property or any intended use of the property of which Seller is aware.

10. MN Statute 513.58 requires Seller to notify Buyer in writing as soon as reasonably possible, but in any event before

11. closing, if Seller learns that Seller's disclosure was inaccurate. Seller is obligated to continue to notify Buyer, in writing,

12. of any facts disclosed herein (new or changed) of which Seller is aware that could adversely and significantly affect the

13. Buyer's use or enjoyment of the property or any intended use of the property that occur up to the time of closing.

14. Seller has disclosure alternatives allowed by MN Statutes. See *Disclosure Statement: Seller's Disclosure Alternatives*

15. form for further information regarding disclosure alternatives. This disclosure is not a warranty or a guarantee of any

16. kind by Seller or licensee(s) representing or assisting any party in the transaction.

17. For purposes of the seller disclosure requirements of MN Statutes 513.52 through 513.60:

18. "Residential real property" or "residential real estate" means property occupied as, or *intended to be occupied as*, a

19. single-family residence, including a unit in a common interest community as defined in MN Statute 515B.1-103, clause

20. (10), regardless of whether the unit is in a common interest community not subject to Chapter 515B.

21. The seller disclosure requirements of MN Statutes 513.52 through 513.60 apply to the transfer of any interest in

22. residential real estate, whether by sale, exchange, deed, contract for deed, lease with an option to purchase, or any

23. other option.

24. **INSTRUCTIONS TO BUYER:** Buyers are encouraged to thoroughly inspect the Property personally or have it inspected

25. by a third party, and to inquire about any specific areas of concern. **NOTE:** If Seller answers "No" to any of the

26. questions listed below, it does not necessarily mean that it does not exist on the Property, did not occur, or does not

27. apply. "No" may mean that Seller is unaware.

28. **INSTRUCTIONS TO SELLER:** (1) Complete this form yourself. (2) Consult prior disclosure statement(s) and/or

29. inspection report(s) when completing this form. (3) Describe conditions affecting the Property to the best of your

30. knowledge. (4) Attach additional pages with your signature if additional space is required. (5) Answer all questions.

31. (6) If any items do not apply, write "NA" (not applicable).

32. Property location or identification 23256 County Rd 108
(Address/Section/Township/Range)

33. PID # 110201000, Legal Description SECT-25 TWP-103 RANGE-009 6.25 AC PT OF N 1/2 SW 1/4 SW 1/4

34. City or Township of Lanesboro, County of Fillmore

35. State of Minnesota, Zip Code 55949 ("Property").

36. **A. GENERAL INFORMATION:** The following questions are to be answered to the best of Seller's knowledge.

- 37. (1) What date did you acquire the land? 2021
- 38. (2) Type of title evidence: Abstract Registered (Torrens) Unknown
- 39. Location of Abstract: Owner's Policy
- 40. Is there an existing Owner's Title Insurance Policy? Yes No
- 41. (3) Are you in possession of prior vacant land disclosure statement(s)?
- 42. (If "Yes," please attach if in your possession.) Yes No

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46. (4) Are there any current or past Phase I, Phase II, or Phase III Environmental Site Assessment(s)? (If "Yes," please attach if in your possession.) Yes No

47. _____

48. (5) Access (where/type): County Rd 108

49. Is access (legal and physical) other than by direct frontage on a public road? Yes No

50. (6) Has the Property been surveyed? Yes No

51. Year surveyed: 2021

52. What company/person performed the survey? Schwarz

53. Name: Jerome Schwarz Address: _____ Phone: _____

54. (7) Is this platted land? Yes No

55. If "Yes,"

56. has the plat been recorded? Yes No

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

58. If "Yes," who completed the survey? Schwarz When? 2021

59. (8) Are there any property markers on the Property? Yes No

60. If "Yes," give details: Corners marked see survey

61. _____

62. (9) Is the Property located on a public or private road? Public Private Public: no maintenance

63. (10) Are there any private or non-dedicated roadways that you are responsible for? Yes No

64. (11) Are there any rivers, lakes, ponds, creeks, streams, or springs running

65. through the Property or along a boundary line? Yes No

66. (12) **Flood Insurance:** All properties in the State of Minnesota have been assigned a flood zone designation.

67. Some flood zones may require flood insurance.

68. (a) Do you know which zone the Property is located in? Yes No

69. If "Yes," which zone? _____

70. (b) Have you ever had a flood insurance policy? Yes No

71. If "Yes," is the policy in force? Yes No

72. If "Yes," what is the annual premium? \$ _____

73. If "Yes," who is the insurance carrier? _____

74. (c) Have you ever had a claim with a flood insurance carrier or FEMA? Yes No

75. If "Yes," please explain: _____

76. _____

77. **NOTE:** Whether or not Seller currently carries flood insurance, it may be required in the future. Flood

78. insurance premiums are increasing, and in some cases will rise by a substantial amount over the premiums

79. previously charged for flood insurance for the Property. As a result, Buyer should not rely on the premiums

80. paid for flood insurance on this Property previously as an indication of the premiums that will apply after

81. Buyer completes their purchase.

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

84. Property located at 23256 County Rd 108 Lanesboro 55949
85. (13) Is the Property located in a drainage district, County or Judicial Drainage System? Yes No
86. (14) Is the Property drain tiled? Yes No
87. (15) Is there a private drainage system on the Property? Yes No
88. (16) Is the Property located within a government designated disaster evacuation zone
89. (e.g., nuclear facility, hazardous chemical facility, hazardous waste facility)? Yes No
90. (17) Are there encroachments? Yes No
91. (18) Please provide clarification or further explanation for all applicable "Yes" responses in Section A:

92. _____

93. _____

94. B. GENERAL CONDITION: The following questions are to be answered to the best of Seller's knowledge.

95. (1) Are there any structures, improvements, or emblements (e.g., crops) included
96. in the sale? Yes No

97. If "Yes," list all items: Shed 12x20 built 2023

98. _____
99. (2) Are there any abandoned or junk motor vehicles, equipment of any kind, or debris
100. included in the sale? Yes No

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

102. _____
103. (3) Are there any drainage issues, flooding, or conditions conducive to flooding? Yes No

104. (4) Has there been any damage by wind, fire, flood, hail, or other cause(s)? Yes No

105. If "Yes," give details of what happened and when: _____

106. _____
107. (5) Were there any previous structures on the Property? Yes No

108. (6) Are there any settling, erosion, or soil movement problems on or affecting
109. the Property? Yes No

110. (7) Are there any gravel pits, caves, sink holes, or mineshafts on or affecting
111. the Property? Yes No

112. (8) For any questions in Section B answered "Yes," please explain:
113. Barn, Silos, Shed, Grainery, Leanto Shed

114. _____

115. C. USE RESTRICTIONS: The following questions are to be answered to the best of Seller's knowledge.

116. (1) Do any of the following types of covenants, conditions, reservations of rights or use, or restrictions affect
117. the use or future resale of the Property?

118. (a) Are there easements, other than utility or drainage easements? Yes No

119. (b) Are there any public or private use paths or roadway rights of way/
120. easement(s)? Yes No

121. (c) Are there any ongoing financial maintenance or other obligations related to
122. the Property that the buyer will be responsible for? Yes No



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- 126. (d) Are there any communication, power, wind, pipeline (utility or drainage),
127. or other utility rights of way/easement(s)? Yes No
- 128. (e) Are there any railroad or other transportation rights of way/easement(s)? Yes No
- 129. (f) Is there subdivision or other recorded covenants, conditions, or restrictions? Yes No
- 130. (g) Are there association requirements or restrictions? Yes No
- 131. (h) Is there a right of first refusal to purchase? Yes No
- 132. (i) Is the Property within the boundaries of a Native American reservation? Yes No
- 133. (j) Are there any Department of Natural Resources restrictions? Yes No
- 134. (k) Is the Property located in a watershed district? Yes No
- 135. (l) Is the Property enrolled in any federal, state, or local governmental programs
136. (e.g., conservation programs, CREP, CRP, EQIP, Green Acres, Managed Forest Land,
137. RIM, riparian buffers, Rural Preserve, SFIA, WRP/RIM-WRP, etc.)? Yes No
- 138. (m) Are there any USDA Wetland Determinations? Yes No
- 139. (n) Are there any USDA Highly Erodible Land Determinations? Yes No
- 140. (o) Are there any conservation practices installed (e.g., terracing, waterways,
141. control structures)? Yes No
- 142. (p) Are there any federal or state listed species? Plants Animals Yes No
- 143. (q) Are there any third parties which have an interest in the mineral rights? Yes No
- 144. (r) Is there any forfeiture or transfer of rights (e.g., mineral, timber,
145. development, etc.) Yes No
- 146. (s) Are there any historical registry restrictions? Yes No
- 147. (t) If any of the questions in Section C(1) are answered "Yes," please provide written copies of these
148. covenants, conditions, reservations, or restrictions if in your possession:

149. _____
150. _____

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

153. If "Yes," please explain:
154. _____

155. _____

- 156. (3) Is the Property currently rented? Yes No
- 157. If "Yes," is there a written lease? Yes No

158. If "Yes," please provide a copy of the lease if in your possession or provide information:

159. Lease start date: _____

160. Lease end date: _____

161. Number of acres leased: _____

162. Price/acre: _____

163. Terms of lease: _____

164. Renter's name: _____ Phone number: _____

- 165. May the renter be contacted for information on the Property? Yes No

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

168. Property located at 23256 County Rd 108 Lanesboro 55949

169. (4) Is woodland leased for recreational purposes? Yes No

170. (5) Has a timber cruise been completed on woodland? Yes No

171. (6) Has timber been harvested in the past 25 years? Yes No

172. If "Yes," what species was harvested? _____

173. Was harvest monitored by a registered forester? Yes No

174. (7) Are there plans for a new road, expansion of an existing road, airport, trail,

175. affect by railroad, or other improvement that may affect this Property? Yes No

176. If "Yes," please explain: _____

177. _____

178. _____

179. (8) Are there any zoning violations, nonconforming uses, or unusual restrictions on the

180. Property that would affect future construction or remodeling? Yes No

181. **D. UTILITIES:** The following questions are to be answered to the best of Seller's knowledge.

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

183. When? _____ By whom? _____

184. Attach copies of results, if in your possession.

185. (2) Subsurface Sewage Treatment System Disclosure: (A subsurface sewage treatment system disclosure is

186. required by MN Statute 115.55.) (Check appropriate box.)

187. Seller DOES DOES NOT know of a subsurface sewage treatment system on or serving the above-described

188. real Property. (If answer is DOES, and the system does not require a state permit, see Disclosure Statement:

189. Subsurface Sewage Treatment System.)

190. There is an abandoned subsurface sewage treatment system on the above-described real Property.

191. (See Disclosure Statement: Subsurface Sewage Treatment System.)

192. (3) Private Well Disclosure: (A well disclosure and Certificate are required by MN Statute 103I.235.)

193. (Check appropriate box(es).)

194. Seller does not know of any wells on the above-described real Property.

195. There are one or more wells located on the above-described real Property.

196. (See Disclosure Statement: Well.)

197. This Property is in a Special Well Construction Area.

198. There are wells serving the above-described Property that are not located on the Property.

199. (a) How many properties or residences does the shared well serve? _____

200. (b) Is there a maintenance agreement for the shared well? Yes No

201. If "Yes," what is the annual maintenance fee? \$ _____

202. (4) Are any of the following presently existing within the Property:

203. (a) connection to public water? Yes No

204. (b) connection to public sewer? Yes No

205. (c) connection to private water system off-property? Yes No

206. (d) connection to electric utility? Yes No

207. (e) connection to pipelines (natural gas, petroleum, other)? Yes No

208. (f) connection to communication, power, or utility lines? Yes No

209. (g) connection to telephone? Yes No

210. (h) connection to fiber optic? Yes No

211. (i) connection to cable? Yes No

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

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215. **E. ENVIRONMENTAL CONCERNS:** The following questions are to be answered to the best of Seller's knowledge

216. (1) Are there any buried storage tanks or buried debris or waste on the Property? Yes No

217. If "Yes," give details: _____

218. _____

219. (2) Are there any hazardous or toxic substances or wastes in, on, or affecting
220. the Property? Yes No

221. If "Yes," give details: _____

222. _____

223. (3) Have any soil tests been performed? Yes No

224. When? _____ By whom? _____

225. Attach copies of results if in your possession.

226. (4) Are there any soil problems? Yes No

227. If "Yes," give details: _____

228. _____

229. (5) Are there any dead or diseased trees? Yes No

230. If "Yes," give details: _____

231. (6) Are there any insect/animal/pest infestations? Yes No

232. If "Yes," give details: _____

233. _____

234. (7) Are there any animal burial pits? Yes No

235. If "Yes," give details: _____

236. (8) Are there any unused wells or other potential environmental hazards (e.g., fuel or
237. chemical storage tanks, contaminated soil or water) on the land? Yes No

238. If "Yes," give details: _____

239. _____

240. (9) Did the land at one time abut or was located in close proximity to a gas station, refuse
241. disposal site, toxic substance storage site, junk yard, or other pollution situation? Yes No

242. If "Yes," give details: _____

243. _____

244. (10) Is the Property located in or near an agricultural zone? Yes No

245. If "Yes," the Property may be subjected to normal and accepted agricultural practices and operations
246. including, but not limited to, noise; dust; day and nighttime operation of farm machinery; the raising and
247. keeping of livestock; and the storage and application of manure, fertilizers, soil amendments, herbicides
248. and pesticides associated with normal agricultural operations.

249. (11) Are there any landfills or waste disposal sites within two (2) miles of the Property? Yes No

250. If "Yes," give details: _____

251. _____

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

299. Property located at 23256 County Rd 108 Lanesboro 55949

300. H. **PREFERENTIAL PROPERTY TAX TREATMENT:** Is the Property subject to any preferential
301. property tax status or any other credits affecting the Property (e.g., Exclusive Ag Covenant,
302. Green Acres, Managed Forest Land, Non-Profit Status, Rural Preserve, SFIA, etc.)? Yes No
303. If "Yes," would these terminate upon the sale of the Property? Yes No

304. Explain: _____

305. I. **NOTICES/SPECIAL ASSESSMENTS:** The following questions are to be answered to the best of Seller's knowledge.
306. Seller HAS HAS NOT received a notice regarding **any** proposed, ongoing, or completed improvement
307. project from **any** assessing authorities, the cost of which project may be assessed against the Property. If "HAS,"
308. please attach and/or explain:
309. _____
310. _____
311. _____

312. J. **FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT ("FIRPTA"):** Section 1445 of the Internal Revenue Code
313. provides that a transferee ("Buyer") of a United States real property interest must be notified in writing and must
314. withhold tax if the transferor ("Seller") is a foreign person and no exceptions from FIRPTA withholding apply.
315. Seller represents that Seller IS IS NOT a foreign person (i.e., a non-resident alien individual, foreign corporation,
316. foreign partnership, foreign trust, or foreign estate) for purposes of income taxation. This representation shall
317. survive the closing of any transaction involving the Property described herein.

318. **NOTE:** If the above answer is "IS," Buyer may be subject to income tax withholding in connection with the
319. transaction (unless the transaction is covered by an applicable exception to FIRPTA withholding). In
320. non-exempt transactions, Buyer may be liable for the tax if Buyer fails to withhold.
321. If the above answer is "IS NOT," Buyer may wish to obtain specific documentation from Seller ensuring
322. Buyer is exempt from the withholding requirements as prescribed under Section 1445 of the Internal
323. Revenue Code.

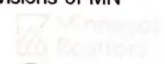
324. Due to the complexity and potential risks of failing to comply with FIRPTA, including Buyer's responsibility
325. for withholding the applicable tax, Buyer and Seller should **seek appropriate legal and tax advice regarding**
326. **FIRPTA compliance, as the respective licensees representing or assisting either party will be unable to**
327. **assure either party whether the transaction is exempt from the FIRPTA withholding requirements.**

328. K. **METHAMPHETAMINE PRODUCTION DISCLOSURE:**
329. (A methamphetamine production disclosure is required by MN Statute 152.0275, Subd. 2 (m).)
330. Seller is not aware of any methamphetamine production that has occurred on the Property.
331. Seller is aware that methamphetamine production has occurred on the Property.
332. (See Disclosure Statement: Methamphetamine Production.)

333. L. **NOTICE REGARDING AIRPORT ZONING REGULATIONS:** The Property may be in or near an airport safety zone
334. with zoning regulations adopted by the governing body that may affect the Property. Such zoning regulations are
335. filed with the county recorder in each county where the zoned area is located. If you would like to determine if
336. such zoning regulations affect the Property, you should contact the county recorder where the zoned area is
337. located.

338. M. **CEMETERY ACT:** MN Statute 307.08 prohibits any damage or illegal molestation of human remains, burials,
339. or cemeteries. A person who intentionally, willfully and knowingly destroys, mutilates, injures, disturbs or removes
340. human skeletal remains or human burial grounds is guilty of a felony.
341. Are you aware of any human remains, burials, or cemeteries located on the Property? Yes No

342. If "Yes," please explain: _____
343. All unidentified human remains or burials found outside of platted, recorded, or identified cemeteries and in
344. contexts which indicate antiquity greater than 50 years shall be dealt with according to the provisions of MN
345. Statute 307.08, Subd. 7.



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

397. Property located at 23256 County Rd 108 Lanesboro 55949

- 398. B. **Predatory Offenders.** There is no duty to disclose information regarding an offender who is required to
- 399. register under MN Statute 243.166 or about whom notification is made under that section, if Seller, in a
- 400. timely manner, provides a written notice that information about the predatory offender registry and
- 401. persons registered with the registry may be obtained by contacting the local law enforcement agency
- 402. where the property is located or the Department of Corrections.
- 403. C. The provisions in paragraphs A and B do not create a duty to disclose any facts described in paragraphs
- 404. A and B for property that is not residential property.
- 405. D. **Inspections.**
- 406. (1) Except as provided in paragraph (2), Seller is not required to disclose information relating to the real
- 407. Property if a written report that discloses the information has been prepared by a qualified third party
- 408. and provided to the prospective buyer. For purposes of this paragraph, "qualified third party" means
- 409. a federal, state, or local governmental agency, or any person whom Seller or prospective buyer reasonably
- 410. believes has the expertise necessary to meet the industry standards of practice for the type of
- 411. inspection or investigation that has been conducted by the third party in order to prepare the written
- 412. report.
- 413. (2) Seller shall disclose to the prospective buyer material facts known by Seller that contradict any
- 414. information included in a written report under paragraph (1) if a copy of the report is provided to Seller.

415. Q. **ADDITIONAL COMMENTS:**

416. _____

417. _____

418. _____

419. R. **SELLER'S STATEMENT: (To be signed at time of listing.)**

420. Seller(s) hereby states the facts as stated above are true and accurate and authorizes any licensee(s)

421. representing or assisting any party(ies) in this transaction to provide a copy of this Disclosure Statement to

422. any person or entity in connection with any actual or anticipated sale of the Property. A seller may provide this

423. Disclosure Statement to a real estate licensee representing or assisting a prospective buyer. The Disclosure

424. Statement provided to the real estate licensee representing or assisting a prospective buyer is considered to have

425. been provided to the prospective buyer. If this Disclosure Statement is provided to the real estate licensee

426. representing or assisting the prospective buyer, the real estate licensee must provide a copy to the prospective

427. buyer.

428. **Seller is obligated to continue to notify Buyer in writing of any facts that differ from the facts disclosed**

429. **here (new or changed) of which Seller is aware that could adversely and significantly affect the Buyer's**

430. **use or enjoyment of the Property or any intended use of the Property that occur up to the time of closing.**

431. To disclose new or changed facts, please use the *Amendment to Disclosure Statement* form.

432. _____ 10-22-24 _____ 10/22/24

(Seller) (Date) (Seller) (Date)

433. S. **BUYER'S ACKNOWLEDGEMENT: (To be signed at time of purchase agreement.)**

434. I/We, the Buyer(s) of the Property, acknowledge receipt of this *Disclosure Statement: Vacant Land* and agree

435. that no representations regarding facts have been made other than those made above. This Disclosure Statement

436. is not a warranty or guarantee of any kind by Seller or licensee representing or assisting any party in the

437. transaction and is not a substitute for any inspections or warranties the party(ies) may wish to obtain.

438. The information disclosed is given to the best of Seller's knowledge.

439. _____ (Date) _____ (Date)

(Buyer) (Date) (Buyer) (Date)

440. **LISTING BROKER AND LICENSEES MAKE NO REPRESENTATIONS HERE AND ARE**

441. **NOT RESPONSIBLE FOR ANY CONDITIONS EXISTING ON THE PROPERTY.**



