

UNIMPROVED PROPERTY DISCLOSURE STATEMENT

This form is provided as a courtesy to the parties only. It is not required to be used in this transaction and may not fit the needs, goals and purposes of the parties. The Mississippi Association of REALTORS® makes no statement or warranty as to this form, its contents or use, and the parties, by their use of this form, acknowledge said facts and agree that neither the Mississippi Association of REALTORS® nor any member thereof shall be liable to any party or person for its contents or use. If any party to this transaction does not fully understand it, or has any question, the party should seek advice from a competent legal professional before signing.

106 acres, more or less

1 **Property Description/Address** _____
2 **in Section 12, Township 3 North, Range 13 West, Hwy 98 East** _____
3 _____

- 4 1. Has any part of the property been classified as wetlands by the U.S. Army Corps of Engineers under Section 404 of the Clean Water Act? Yes ___ No Unknown ___
5 a. Is a determination pending? Yes ___ No Unknown ___
6 b. If pending, what was the date the determination was requested? _____
7 c. By whom was the determination requested? (seller or Agent and name) _____
8 The U.S. Army Corps of Engineers has commenced active enforcement of Section 404 of the Clean Water Act. Under this federal
9 law, designed to protect the wetlands of the United States, certain permit requirements must be met for altering or building or filling
10 property that is determined to be wetlands as defined by the Corps. BUYER or SELLER may be charged by the Corps for making
11 the determination. A determination that the property is wetlands will result in additional fees and charges associated with a Section
12 404 permit.
13
14 2. Is a survey of the property available? Yes ___ No If yes, indicate the date of the survey. _____
15
16 3. Is an environmental audit available? Yes ___ No If yes, indicate the date of the audit. _____
17
18 4. Are you aware of the existence of any of the following?
19 Encroachments Yes ___ No Unknown ___ Standing water Yes ___ No Unknown ___
20 Easements Yes ___ No Unknown ___ Bluff/Erosion Yes ___ No Unknown ___
21 Soil Problems Yes ___ No Unknown ___ Subsoil problems Yes ___ No Unknown ___
22 Flood Zone Yes ___ No Unknown ___ Land Fill Yes ___ No Unknown ___
23
24 5. Are there any specific problems that make the subject property a non-conforming use such as proper lot size, set backs, zoning etc.
25 Yes ___ No If yes, please explain: _____
26
27 6. Has the property ever flooded? Yes ___ No Unknown ___ Is Flood Elevation known? Yes ___ No ___
28 *Flood Zones are subject to change at any time by the U.S. Army Corps of Engineers.
29
30 7. Are there any right of way easements, etc. that affect your ownership interest in the property? Yes ___ No
31
32 8. Is the subject situated on Leasehold or Sixteenth Section Land? Yes ___ No Unknown ___
33 If yes, explain: _____
34
35 9. Is there any existing or threatening legal action affecting the property? Yes ___ No Unknown ___
36 If yes, explain: _____
37
38

39 *I/we attest that these statements are true and correct to the best of my/our knowledge.*

40 _____
41 **Owner/Seller Signature**

11-17-17
Date

Date

42 **MARK SHOWS**

43 We acknowledge receipt of a copy hereof:

44 _____
45 **Buyer Signature**

Date

Date

Page 1 of 1



Copyright© 2013 by Mississippi Association of REALTORS®
F29 – Unimproved Property Disclosure Statement

Rev. Date 06/2013

Richton Tie & Timber LLC 212 McInnis Street Petal, MS 39465
Phone: (601)545-8222

Fax:

Benjamin Stevens III

Mark Shows

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com