

# 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. Use of this form is separate and apart from any required disclosures under Mississippi License Law of 1954, as amended, and nothing in this form is intended to affect required disclosures under License Law.

1 **Property Description/Address** Hwy 589, Hattiesburg, MS 39402  
 2 Two Parcels consisting of 51 Acres More or Less lying in Secs. 03 & 10, Twn. 04N, and R. 15W all in Lamar  
 3 County.

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

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

31 Craig Horagan BM-SIGNED Aug 25, 2023 03:06 PM CDT  
 32 **Owner/Seller Signature** **Date** **Owner/Seller Signature** **Date**

33 We acknowledge receipt of a copy hereof:

34 **Buyer Signature** **Date** **Buyer Signature** **Date**

