



**REALTORS® ASSOCIATION OF NEW MEXICO
SELLER'S PROPERTY DISCLOSURE – FARM AND RANCH – 2020**

**THIS DISCLOSURE SHOULD BE COMPLETED BY THE SELLER,
NOT THE BROKER**

Seller states that the information contained in this Disclosure is correct to Seller's ACTUAL KNOWLEDGE as of the date set forth below. Any changes to the information provided in this Disclosure of which seller becomes aware will be disclosed by Seller to Buyer promptly after discovery. If the Property is part of a Common Interest Community, this Disclosure is limited to the Property or Unit itself. Seller hereby authorizes Broker to deliver a copy of this Disclosure to any and all prospective buyers.

NOTE: If an item is not present at the Property, or it an item is not to be included in the sale, mark the "N/A" column. The Purchase Agreement, not this Disclosure form, determines whether an item is included in or excluded from the sale.

Date _____
 Property Address 22 Waid Ranch Rd. State _____ Zip Code 87036

Legal Description _____

Or see metes and bounds description attached as Exhibit _____, _____ County, New Mexico.

Seller's Name (Print) _____ Seller's Name (Print) _____

OCCUPANCY: Does the Seller currently occupy the Property? Yes No If "Yes", 18 years/months Seller occupied. If "No", _____ years/months since Seller occupied. Never Occupied Property.

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A	USE, ZONING & LEGAL ISSUES Do any of the following conditions exist	YES	NO	DO NOT KNOW	N/A	COMMENTS
1	Zoning violation, variance, conditional use, violation of an enforceable PUD or non-conforming use		✓			
2	Any proposed bonds, assessments, or impact fee's against the property		✓			
3	Notice or threat of condemnation proceedings					
4	Notice of any adverse conditions from any governmental or quasi-governmental agency that have not been resolved		✓			
5	Violation of restrictive covenants or owners' association rules or Regulations		✓			
6	Any building or improvements constructed without approval by the owners' association or the designated approving body, if required				✓	
7	Notice of zoning action related to the Property		✓			
8	Other legal action		✓			

Additional Comments: _____

B	ENVIRONMENTAL CONDITIONS Do any of the following conditions currently exist or have they ever existed:	YES	NO	DO NOT KNOW	N/A	COMMENTS
1	Hazardous materials on the Property, such as radioactive, toxic, or bio-hazardous materials, asbestos, pesticides, herbicides, wastewater sludge, radon, methane, mill tailings, solvents or petroleum products		✓			
2	Storage tanks <input type="checkbox"/> Above Ground <input type="checkbox"/> Under Ground		✓			
4	Underground transmission lines	✓				300' Electric + internet
5	Animals kept in the residence					
6	Property used as, situated on, or adjoining a dump, land fill or municipal solid waste land fill		✓			
7	Monitoring wells or test equipment		✓			



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B	ENVIRONMENTAL CONDITIONS Do any of the following conditions currently exist or have they ever existed:	YES	NO	DO NOT KNOW	N/A	COMMENTS
8	Sliding, settling, upheaval, movement or instability of earth or expansive soils on the Property		✓			
9	Land on the Property that has been filled in?		✓			
10	Mine shafts, tunnels or abandoned wells or cisterns		✓			
11	Within governmentally designated flood plain or wetland area		✓			
12	Dead, diseased or infested trees or shrubs		✓			
13	Environmental assessments, studies or reports done involving the physical condition of the Property		✓			
14	Noticeable continuous or periodic odors		✓			
15	Property used for any mining, graveling, or other natural resource extraction operations such as oil and gas wells		✓			
16	Wood infestation, insects, pests, rodents or tree root problems		✓			
17	Flooding on any portion of the property		✓			
18	History of mold conditions or treatment for mold Please explain: _____		✓			
19	Other environmental problems		✓			

SEE RANM FORM 2309 – INFORMATION SHEET MOLD

Additional Comments: _____

C	ACREAGE & DISTANCE Do any of the following conditions currently exist or have they ever existed:	YES	NO	DO NOT KNOW	N/A	COMMENTS
1	Total Acres <u>160</u> Deeded <u>160</u> State Lease _____ BLM _____ Forest Permits _____ Private Lease _____ Oil & Gas Lease _____ Wind Energy Lease _____ Lease _____ Other _____					
2	Transmission Lines	✓				300' electric + internet
3	Hunting Lease		✓			
4	Usage Easement(s)		✓			
5	Cracks, heaving or settling problems		✓			



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C ACREAGE & DISTANCE	
6	Nearest Town: <u>Mountainair</u> Approx. Distance: <u>20 mi.</u>
7	Grade School: <u>Mountainair Elem.</u> Distance: _____
	Middle School: <u>Mountainair Middle</u> Distance: <u>20 mi.</u>
	High School: <u>Mountainair H.S.</u> Distance: <u>20 mi.</u>

Attach all Applicable Lease Agreements

Additional Comments: Belen Elem., Middle + H.S. 30 miles
St. Mary's School, Belen 30 miles
Calvary Chapel School, Belen 30 miles

D	MINERAL RIGHTS Do any of the following conditions now exist:	YES	NO	DO NOT KNOW	N/A	COMMENTS
1	Mineral Rights Types: _____ % Owned _____ Mineral Rights Types: _____ % Owned _____					
2	Does seller own all mineral rights to the property?		✓			<u>Seller owns Lots 7+8</u>
3	If no, what mineral rights does seller NOT own? <input type="checkbox"/> Oil <input type="checkbox"/> Gas <input type="checkbox"/> Hard-rock minerals (Gold, silver, copper & other metals) <input type="checkbox"/> Other					<u>Ernest Thompson owns Lots 3+4</u>
4	If "no", what is the reason that Seller does not own all mineral rights? a. <input type="checkbox"/> United States (US) patent did not convey some/all mineral rights, and therefore, no owner in the chain of title since the US patent ever owned all mineral rights; OR b. <input checked="" type="checkbox"/> Mineral rights were severed by Seller or a former owner of the Property (other than the United States government) and <input type="checkbox"/> SOLD or <input type="checkbox"/> LEASED to a third-party. If applicable, Seller shall attach all applicable sales and/or lease agreements within Seller's possession.					
5	If applicable and if not otherwise identified in the sales and/or lease agreements attached, identify and add contact information for third-party or parties who/which currently hold mineral rights to the Property: _____ _____					

Additional Comments: _____



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E	WATER Do any of the following conditions now exist:	YES	NO	DO NOT KNOW	N/A	COMMENTS
1	Stock Water		✓			
2	Streams		✓			
3	Number Domestic Wells: <u>1</u> Depth: <u>358</u> GPM: <u>22</u> Type of Power Used: <u>electric</u> Number Irrigation Wells: _____ Depth: _____ GPM: _____ Type of Power Used: _____ Number Stock Wells: _____ Depth: _____ GPM: _____ Type of Power Used: _____					
4	Reservoirs: <input type="checkbox"/> Natural <input type="checkbox"/> Manmade		✓			
5	Storage Tanks Type: _____ No. _____		✓			
6	State Permit Numbers for each Well: _____ _____ _____					
Additional Comments: _____ _____ _____						

F	IRRIGATION RIGHTS – If Applicable	
1	Water Assessments: _____ Conservancy District Name: _____	
2	Acre / Ft Available	
3	Included in the Sale If included with the Property, Irrigation Equipment Type: _____ _____ If "Yes", attach description as Exhibit with Purchase Agreement if Applicable	



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F IRRIGATION RIGHTS – If Applicable	
4	Irrigation Source <input type="checkbox"/> Ditch (Acequia) <input type="checkbox"/> Well Ditch Name: _____ Majordomo Name: _____ Water Association Name: _____
5	Related Fees: \$ _____ Current \$ _____ Transfer Fees (if any) Amounts \$ _____
6	Type of Ditches: <input type="checkbox"/> Earthen: condition: _____ <input type="checkbox"/> Concrete: condition: _____ <input type="checkbox"/> Underground: condition: _____
SEE RANM FORM 2307 – INFORMATION SHEET WATER RIGHTS	
Additional Comments: _____ _____ _____	

G CROPS AND PASTURES – If Applicable	
1	Acres: <input type="checkbox"/> Cultivated _____ <input type="checkbox"/> Irrigated _____ <input type="checkbox"/> Non-Irrigated _____ _____ <input type="checkbox"/> Sub-Irrigated _____ Crops: <input type="checkbox"/> Planted _____ <input type="checkbox"/> Native _____ Total Tons _____ Pasture Acres _____ Current Crops _____ _____
Additional Comments: _____ _____ _____	



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H STOCK – If Applicable	
1	Number: _____ Type: _____ Number: _____ Type: _____ Number: _____ Type: _____
2	Carrying Capacity: _____ _____
Additional Comments: _____ _____ _____	

I BUILDINGS AND OTHER STRUCTURES	
1	<input checked="" type="checkbox"/> Residential Home is included in the sale <input type="checkbox"/> Attached is the Seller's Property Disclosure – Residential (RANM Form 2301)
2	Main House # of Rooms <u>5 BR, 2 1/2 Bath, laundry, kitchen, dining, den, office, living room.</u> <input type="checkbox"/> Roof _____ <input checked="" type="checkbox"/> Foundation <u>Crawl space</u> <input type="checkbox"/> Basement _____ <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electricity <input checked="" type="checkbox"/> Other Utilities <u>propane for furnace only</u> # Bathrooms <u>2 1/2</u> Water System _____ Heat Other Living Quarters <u>elec</u>
3	Approximate age of <input type="checkbox"/> Dwellings <u>17 yrs</u> <input type="checkbox"/> Barns <u>17</u> <input type="checkbox"/> Outbuildings _____
4	Livestock scales _____
5	Fences Type: <u>Barbed wire + pipe</u> Miles: <u>3 miles</u> Condition of Fence <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor
6	Silos: _____ Augers: _____
7	Condition of Improvement _____ _____ _____
Additional Comments: _____ _____ _____	

Does the Property include an On-Site Liquid Waste System? Yes No If "Yes", the transfer of the Property is subject to Regulations of the New Mexico Environment Department governing On-Site Liquid Waste Systems, which require inspection and possible repair. Contact the New Mexico Environment Department for information regarding appropriate inspection forms and requirements. See also RANM Form 2308 Septic System Information Sheet.



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J LESSEE INFORMATION – If Applicable					
1	Name of Tenant _____				
	Address _____	City _____	State _____	Zip Code _____	
	Term of Lease _____		Crop or Share Rent _____		
	Number of Acres _____		Number of Grazing Units _____		
	Name of Tenant _____				
	Address _____	City _____	State _____	Zip Code _____	
	Term of Lease _____		Crop or Share Rent _____		
	Number of Acres _____		Number of Grazing Units _____		
	Additional Comments: _____				

K. LEAD BASED PAINT - DISCLOSURE AND INFORMATION REQUIREMENT: If there is a residence on the Property that was constructed prior to 1978, Federal Law and Regulations create specific disclosure and information requirements, which are set forth in RANM Form 5112, Lead-Based Paint Addendum to Purchase Agreement. RANM Form 5112 must be attached to the Purchase Agreement. **The Seller is not permitted to accept a Buyer's offer prior to making the required disclosures and providing the required information.**

Seller and Buyer understand that the real estate brokers do not warrant or guarantee the above information on the Property.

THE BUYER IS ADVISED TO EXERCISE ALL HIS RIGHTS UNDER AND IN ACCORDANCE WITH THE PURCHASE AGREEMENT TO INVESTIGATE AND INSPECT THE PROPERTY.

This form is **not** intended as a substitute for an inspection of the Property.

ADVISORY TO SELLER: Seller has a legal duty to disclose material defects in the Property to Buyer. The information contained in this Disclosure has been furnished by Seller, who certifies to the truth thereof based on Seller's **ACTUAL KNOWLEDGE.**

PLEASE NOTE: THIS IS NOT A CONTRACT

SELLER

Seller _____ Date _____ Seller _____ Date _____

BUYER

Buyer _____ Date _____ Buyer _____ Date _____