



**PROPERTY CONDITION STATEMENT
ADDENDUM TO LISTING CONTRACT
(Farm-Ranch & Vacant Land)
(Non-Household)**

Property Address or legal description:

43 Garnet Drive

The undersigned Seller, having entered into a listing contract with
Heyn Real Estate- Brittany Heyn

As Broker, completes and executes this Addendum to such listing contract in order to comply with Seller's obligation to reasonably discover and fully disclose to all parties any and all information regarding the condition of such property, does hereby make the following statement and representation concerning the present description and condition of subject property. **(If condition or code compliance is unknown, it is recommended that Seller have a third party inspection performed and provide a copy to prospective purchasers):**
This disclosure is intended to satisfy the Seller's obligation to disclose certain items when selling vacant land as described by Wyoming Statute 34-1-151. Paragraph A, B & C must be completed to satisfy this disclosure.

(Initial appropriate blank)

A. SITE ANALYSIS

- | | Yes | No | Unknown |
|---|-----|----|---------|
| 1. Current zoning is: <u>R-1</u> | | | |
| 2. Is the present use allowed in such zone? | | | |
| 3. Are there restrictive covenants/deed restrictions in effect? | | | |
| 4. Are there recorded easements on the property? | | | |
| 5. Are there unrecorded easements, known to Seller, on the property? | | | |
| 6. Do you have a survey? | | | |
| 7. Are there any encroachments? | | | |
| 8. Is this property in violation of applicable subdivision, zoning and/or public health laws? | | | |
| 9. Is the property fenced? | | | |
| 10. Is the property part of an owners association? | | | |
| 11. Is the property in a platted subdivision? | | | |
| 12. Has the property been inspected for Radon Gas? | | | |
| 13. Explain what is currently in crop production on the property <u>None</u> | | | |
| 14. Will the Buyer need to continue with a farming program to control weeds? | | | |
| 15. List any Leaseholds (farm, grazing, wind, mineral, etc.) <u>None</u> | | | |
| 16. If Yes to 3, 4, 5 and/or 7 please see the attached description and or documents. | | | |
| 17. Has the fee ownership of the wind estate or mineral estate been in anyway severed in the chain of title from the surface estate? (if yes explain) <u>No</u> | | | |

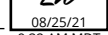
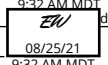
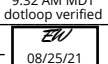
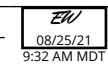



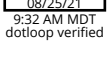
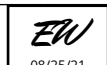
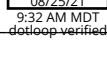
B. UTILITIES

- | | |
|---|--|
| 1. Is there electrical service on the property? | |
| If yes, answer the following: | |
| a. Is the electricity <input type="checkbox"/> overhead or <input checked="" type="checkbox"/> underground? (Check one) | |
| b. Is the electricity distributable to property? | |
| c. Is the electrical <input type="checkbox"/> service single phase or <input type="checkbox"/> 3 phase? (Check one) | |
| d. Name of entity providing electricity <u>Powder River Electric Company</u> | |
| e. Buyer is hereby advised to contact entity, providing electricity prior to purchasing this property. | |
| 2. Is there natural gas distributed to the property? If yes, answer the following: | |
| a. Name of entity that provides the natural gas <u>N/A</u> | |
| b. Buyer is hereby advised to contact the entity providing natural gas prior to purchasing this property. | |
| 3. Is there domestic water in production and delivered to property? | |
| If yes, answer the following: | |
| a. Is the property serviced by a municipal water system? | |
| b. Is the property serviced by a private water system? | |
| c. Is the water right permitted and in good order with the State Engineers Office? | |
| If Yes, see attached State Engineer's Report. | |
| d. Well location <u>See Plat map for community well</u> | |

- e. Depth of well _____
- f. Age of well _____
- g. Wyoming registration number _____
- h. Distance to septic tank from domestic well _____
- i. Date of potability test and results _____
- j. Condition and type of pump, motor, pipe, and related well equipment _____

(Initial appropriate blank)

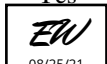

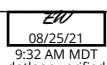
Yes No Unknown

- k. Are there any abandoned or inoperable wells on the property? 
4. Heating fuel type/source _____
If propane, do you own the tanks? 
Name of entity that owns tank _____
5. Is there sewer system in place on the property? 
If yes, answer the following:
a. Is the property served by ☐ municipal or ☐ private sewer system? (Check one)
b. Is the sewer system properly permitted and completed? _____
c. Describe the size, age, location, and type of septic tank and leaching system _____
6. Is there cable television service established on the property? 
If yes, answer the following:
a. What entity provides the cable television service? _____
b. Buyer is hereby advised to contact this entity prior to purchasing this property. 
7. Is there established telephone service to the property? 
If yes, answer the following:
a. How many phone lines are in place? _____
b. Is DSL, Digital Subscriber Line, available? _____
c. Name of entity providing telephone service? _____
d. Buyer is hereby advised to contact entity prior to purchasing this property. 
8. Is the property served by garbage/waste service? 
If yes, answer the following:
a. Name of entity providing service _____
b. Buyer is hereby advised to contact entity providing service prior to purchasing this property. 
9. Is the property covered by a fire protection district? 
If yes, the Fire District is _____
10. Is the location of the public utilities ☐ on the property or ☐ off site? (Check one)

(Initial appropriate blank)

Yes No Unknown

C. ROADS & ACCESS

1. Is there a maintained road that provides legal and insurable access to the property? 
If yes, answer the following:
a. Is the road dedicated as ☒ private or ☐ public? (Check one)
b. If private road answer these questions:
(i) Does the road have direct legal access to and from a completed, dedicated and accepted public road? 
(ii) The road surface is constructed of ☐ pavement, ☒ gravel, ☐ dirt, ☐ 2 track trail, ☐ none? (Check one)
(iii) The entity that maintains the road and level of maintenance available
Crown HOA
(iv) Is the access drive (approach) from the public road properly permitted, constructed, and approved? 
- c. If public road, answer the following:
(i) Is the access drive (approach) properly permitted, constructed, and accepted by public road entity? _____
If no, the following requirements are lacking: //////////
(ii) The road surface is constructed of ☐ pavement, ☐ gravel, ☐ dirt? (Check one)
(iii) The entity that maintains the road and level of maintenance available
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(Initial appropriate blank)
Yes No Unknown

EW

08/25/21
9:32 AM MDT
dotloop verified

D. IRRIGATION WATER

1. Does the property have irrigation water rights?
If yes, answer the following:

a. Are the water rights of record and in good standing with the Wyoming State Engineer Office?

b. ☐ Surface and/or ☐ ground water? (Check one)

c. Does the property share a ditch, well, or other delivery system?
Is the water delivered under an ☐ irrigation district, ☐ company, ☐ or private flow? (Check one)

d. The number of irrigation water rights of record

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- e. Annual assessments
- ////////////////////////////////////

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E. FUEL TANKS

1. Describe the size, use, location, age and type of any above ground or underground fuel tanks.

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2. Have there been spills or leaks from such tanks?

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3. Have any such tanks been removed?

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 When?

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F. AGRICULTURAL CHEMICALS

1. Have general and restricted use pesticides and other agricultural chemicals been applied in accordance with label and registration guidelines?

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2. Have residual pesticides and agricultural chemicals and their containers been disposed of as required by applicable law?

////////////////////////////////////
3. Have restricted use pesticides been applied by or under the direct supervision of certified applicators, as required by law?

////////////////////////////////////
4. List the primary fertilizers, pesticides and agricultural chemicals that have been used on the property.

////////////////////////////////////
5. Are fertilizers, pesticides and agricultural chemicals being stored as prescribed by law?

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6. Are there use and application records available for inspection with respect to the items listed under F4, above?

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G. WEEDS & PESTS

1. Describe any noxious and/or poisonous weed or rye on property

////////////////////////////////////
2. Describe any existing problem with pests. (i.e., prairie dogs, snakes, etc.)

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3. Have predator poisons been stored on this property?

No

 If so, where?

////////////////////////////////////

Have they been properly disposed of?

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H. LIVESTOCK OPERATIONS

1. Describe all livestock facilities or operations now or previously on the property, including dipping vats, animal waste tanks and lagoons.

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2. Was, or is, the operation conducted in conformity with applicable environmental requirements?

////////////////////////////////////
3. How and where have dead animals been disposed of?

////////////////////////////////////
4. How do you rate carrying capacity?

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I. REGULATORY COMPLIANCE

1. In general, do you believe the property has been and is now being operated in conformity with applicable local, state, and federal environmental laws and regulations?
Explain.

////////////////////////////////////

2. In general, do you believe the property has been and is now being farmed in conformity with applicable local, state, and federal conservation compliance requirements, including those of U.S.D.A. and its agencies?
Explain. _____
3. Describe existing government programs or practices in which you are participating. _____

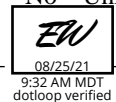
J. HAZARDOUS & TOXIC WASTE

1. Describe any locations on the property where hazardous or toxic waste items have been stored, disposed of, spilled, or dumped. This would include, but not be limited to, the following items:
- Fertilizers, pesticides, chemicals, fuels, lubricants, solvents, paints, coolants, oil wastes, and similar items.
 - Containers used to store the above items.
 - Tires, batteries, motors, generators, transformers, etc.
 - Refrigerators,
- _____
2. Describe the location and use of any of the following:
- a. Landfills, dump sites, or similar areas. _____
- b. Any active or abandoned oil wells or dry holes on the property. _____
- c. Any sinkholes on the property. _____
- d. Any active or abandoned rail lines on the property. _____

(Initial appropriate blank)
Yes No Unknown

K. STOCK WATER

1. Are there stock well(s) on property?
If yes, answer the following:
- a. Are the water rights permitted and in good order with the State Engineers Office? _____
- b. Well locations _____
- c. Age of wells _____
- d. Depth of wells _____
- e. Wyoming Registration Number _____
- f. Type and condition of all well related equipment _____




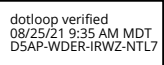
L. MISCELLANEOUS

1. Describe any structural changes, major repairs and/or improvements which have been made to the property within the last year. None
2. Describe any current or prior Non-Farm uses of the property. _____

The above description and statement of condition of the property listed by me with Broker are as I observed them after reasonable inspection. I ACKNOWLEDGE AND AGREE THAT I SHALL IMMEDIATELY INFORM BROKER OF ANY CHANGE IN SUCH CONDITIONS THAT MAY APPEAR OR BECOME KNOWN TO ME AFTER THIS DATE. I FURTHER INDEMNIFY AND PROTECT ALL AGENTS AND SUBAGENTS FROM ANY AND ALL CLAIMS ARISING FROM MY FAILURE TO COMPLETELY AND TRUTHFULLY DISCLOSE THE CONDITIONS OF MY PROPERTY AS SET FORTH ABOVE. I HAVE READ THE ABOVE REPRESENTATIONS AND HEREBY EXPRESSLY CONFIRM THEM.

DATED this _____ day of 08/25/2021.

Seller   Date See Time Stamp

Seller   Date See Time Stamp

The undersigned prospective Buyer hereby acknowledge receipt of this Addendum. By acknowledgement of this Addendum, Buyer hereby waives any further disclosure as required by Wyoming Statute 34-1-151.

Buyer _____ Date _____

Buyer _____ Date _____