

VACANT LAND DISCLOSURE STATEMENT

Note: Use this form to fulfill Seller's required disclosures in the Offer to Purchase and Contract – Vacant Lot/Land Form 12-T.

Property: 5738 Sykes Road Nashville NC 27856 (79.1 acres)
 Buyer: _____
 Seller: Fisher Farms LLC 2 parcels

Buyer understands and agrees that this Disclosure Statement is not a substitute for professional inspections, and that this document does not relieve Buyer of their duty to conduct thorough Due Diligence on the Property. Any representations made by Seller in this Disclosure Statement are true to the best of Seller's knowledge, and copies of any documents provided by Seller are true copies, to the best of Seller's knowledge. Buyer is strongly advised to have all information confirmed and any documents substantiated during the Due Diligence Period.

If Seller checks "yes" for any question below, Seller is affirming actual knowledge of either: (1) the existence of documentation or information related to the Property; or (2) a problem, issue, characteristic, or feature existing on or associated with the Property. If Seller checks "no" for any question below, Seller is stating they have no actual knowledge or information related to the question. If Seller checks "NR," meaning no representation, Seller is choosing not to disclose whether they have knowledge or information related to the question.

A. Physical Aspects

Yes	No	NR
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1. Non-dwelling structures on the Property
 If yes, please describe: delapidated barn
2. Current or past soil evaluation test (agricultural, septic, or otherwise).....
3. Caves, mineshafts, tunnels, fissures or open or abandoned wells
4. Erosion, sliding, soil settlement/expansion, fill or earth movement
5. Communication, power, or utility lines.....
6. Pipelines (natural gas, petroleum, other).....
7. Landfill operations or junk storage
- Previous Current Planned Legal Illegal
8. Drainage, grade issues, flooding, or conditions conducive to flooding
9. Gravesites, pet cemeteries, or animal burial pits.....
10. Rivers, lakes, ponds, creeks, streams, dams, or springs.....
11. Well(s).....
 Potable Non-potable Water Quality Test? yes no
 depth _____; shared (y/n) _____; year installed _____; gal/min _____
12. Septic System(s).....
 If yes: Number of bedrooms on permit(s) _____
 Permit(s) available? yes no NR
 Lift station(s)/Grinder(s) on Property? yes no NR
 Septic Onsite? yes no Details: _____
 Tank capacity _____
 Repairs made (describe): _____
 Tank(s) last cleaned: _____
 If no: Permit(s) in process? yes no NR
 Soil Evaluation Complete? yes no NR
 Other Septic Details: _____

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This form approved by:
NC REALTORS®

Seller Initials _____ Buyer Initials _____



Yes	No	NR
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13. Commercial or industrial noxious fumes, odors, noises, etc. on or near Property.....
 If yes, please describe: _____

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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B. Legal/Land Use Aspects

1. Current or past title insurance policy or title search.....
 2. Copy of deed(s) for property. Deed OK 26 p. 1 Pg. 447 Parcel 8 + 7 Nash
 3. Government administered programs or allotments.....
 4. Rollback or other tax deferral recaptures upon sale.....
 5. Litigation or estate proceeding affecting ownership or boundaries.....
 6. Notices from governmental or quasi-governmental authorities related to the property..
 7. Private use restrictions or conditions, protective covenants, or HOA.....
 If yes, please describe: _____

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8. Recent work by persons entitled to file lien claims.....
 If yes, have all such persons been paid in full
 If not paid in full, provide lien agent name and project number: _____

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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

9. Jurisdictional government land use authority:
 County: Nash City: Castalia

10. Current zoning: Agricultural Nash County-A1

11. Fees or leases for use of any system or item on property
 12. Location within a government designated disaster evacuation zone (e.g., hurricane, nuclear facility, hazardous chemical facility, hazardous waste facility).....
 13. Access (legal and physical) other than by direct frontage on a public road
 Access via easement.....
 Access via private road
 If yes, is there a private road maintenance agreement? yes no
 14. Solar panel(s), windmill(s), cell tower(s).....
 If yes, please describe: _____

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C. Survey/Boundary Aspects

1. Current or past survey/plat or topographic drawing available.....
 2. Approximate acreage: 79.1
 3. Wooded Acreage 45.94; Cleared Acreage 33.07
 4. Encroachments.....
 5. Public or private use paths or roadways rights of way/easement(s).....
 Financial or maintenance obligations related to same
 6. Communication, power, or other utility rights of way/easements
 7. Railroad or other transportation rights of way/easements.....
 8. Conservation easement
 9. Property Setbacks.....
 If yes, describe: _____
 10. Riparian Buffers (i.e., stream buffers, conservation districts, etc.).....
 11. Septic Easements and Repair Fields
 12. Any Proposed Easements Affecting Property.....
 13. Beach Access Easement, Boat Access Easement, Docking Permitted.....
 If yes, please describe: _____

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D. Agricultural, Timber, Mineral Aspects

Yes	No	N/R
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1. Agricultural Status (e.g., forestry deferral) Yes No N/R
2. Licenses, leases, allotments, or usage permits (crops, hunting, water, timber, etc.)..... Yes No N/R
If yes, describe in detail: hay farming + hunting
3. Forfeiture, severance, or transfer of rights (mineral, oil, gas, timber, development, etc.) Yes No N/R
If yes, describe in detail: _____
4. Farming on Property: owner or tenant PM Farms (hay)..... Yes No N/R
5. Presence of vegetative disease or insect infestation..... Yes No N/R
6. Timber cruises or other timber related reports..... Yes No N/R
7. Timber harvest within past 25 years Yes No N/R
If yes, monitored by Registered Forester? Yes No N/R
If replanted, what species: _____
Years planted: _____
8. Harvest impact (other than timber) Yes No N/R
If yes, describe in detail: _____

E. Environmental Aspects

1. Current or past Phase I, Phase II or Phase III Environmental Site Assessment(s)..... Yes No N/R
2. Underground or above ground storage tanks Yes No N/R
If yes, describe in detail: _____
3. Abandoned or junk motor vehicles or equipment of any kind..... Yes No N/R
4. Past illegal uses of property (e.g., methamphetamine manufacture or use)..... Yes No N/R
5. Federal or State listed or protected species present..... Yes No N/R
If yes, describe plants and/or animals: _____
6. Government sponsored clean-up of the property Yes No N/R
7. Groundwater, surface water, or well water contamination Current Previous ... Yes No N/R
8. Previous commercial or industrial uses..... Yes No N/R
9. Wetlands, streams, or other water features Yes No N/R
Permits or certifications related to Wetlands Yes No N/R
Conservation/stream restoration..... Yes No N/R
10. Coastal concern (tidal waters, unbuildable land, flood zone, CAMA, Army Corp., etc.) Yes No N/R
If yes, describe in detail: _____
11. The use or presence on the property, either stored or buried, above or below ground, of:
 - i. Asbestos, Benzene, Methane, Pesticides, Radioactive Material Yes No N/R
If yes, describe in detail: _____
 - ii. Other fuel/chemical..... Yes No N/R
 - iii. Paint Lead based paint Other paint/solvents Yes No N/R
 - iv. Agricultural chemical storage Yes No N/R

F. Utilities

Check all currently available on the Property and indicate the provider.

- Water (describe): _____
- Sewer (describe): _____
- Gas (describe): _____
- Electricity (describe): Duke Energy Progress
- Cable (describe): _____

