



SELLERS LAND DISCLOSURE

Address or location: E1/2 of the NW1/4 AND Part of the W1/2 of the NE1/4 Section 10, Township 15, Range 23W Custer Co, NE

Zoning: Ag Does zoning currently allow for the intended use? Yes No Unknown

Basis of this sale: Gross Acres Net Acres Unknown School district: _____

Covenants established for this location? Yes No Unknown If Yes, attach a copy.

- 1. Are buildings present on the property?
 Yes No Unknown
- 2. Is there an association that requires dues?
 Yes No Unknown
- 3. Water availability:
 Rural Well Combination
 None Unknown
- 4. What types of sewage disposal systems are present at this location?
 City Sewer Septic None Unknown
- If Septic is checked, is the system in compliance with county regulations?
 Yes No If No, please explain.

- 5. Electric company that provides service to this location:
Village of Callaway
- 6. What type of fuel is available at this location?
 LP Gas Natural Gas Other
 None Unknown
- 7. Are there any easements or other encumbrances on file for the location? Yes No Unknown
- If Yes, provide brief description.
Only those of record
- 8. Will a property survey be required?
 Yes No Unknown
- If Yes, who is responsible for the cost?
 Seller Buyer Unknown
- 9. Necessary to build a driveway to access the property?
 Yes No Unknown
- 10. Is there a private road located on this property?
 Yes No Unknown
- 11. Are fences present around the property?
 Yes No Unknown
- If Yes, what is the condition of the property line fences?
 New Properly Maintained Poor Unknown
- Are the fences accurate in comparison to property lines?
 Yes No Unknown
- 12. What type(s) of improvements are present to this property?
 Terraces Grain Bins Tile Springs Ponds
 Other Unknown
- 13. Is the farm currently leased?
 Yes No Unknown
- If yes what is the lease type?
 Crop Solar Wind Other: _____
- If Yes, has tenant been provided a termination notice?
 Yes No Unknown
- Have the terms been provided to the agent?
 Yes No
- 14. Is the land enrolled in any government programs?
 Yes No Unknown
- If Yes, identify the programs:
 CRP DCP Conservation Agreements
 Wetlands Forest Service Other
- 15. Environmental concerns are present on this property?
 Feedlots Landfills Burial Grounds
 Underground Storage Tanks Illegal Dump Sites
 None Other Unknown
- 16. Will 100% of the mineral rights transfer with the property?
 Yes No Unknown

Additional remarks: Please use back side for more information.

Seller: William C. Kelson, Trustee
Buyer: _____

dotloop verified
02/18/26 9:19 AM PST
8EGY-GIOF-CWTM-A35Z

Seller: _____
Buyer: _____

Date: 02/18/2026
Date: _____