

SELLERS LAND DISCLOSURE

Address or location: 158+/- Acres in the NE1/4 Less ROW 33' Wide by 1/2 Mile Long S27 T4 R10W of the 6th P.M. Johnson Co, NE

Zoning: Agriculture Does zoning currently allow for the intended use? ☒ Yes ☐ No ☐ Unknown

Basis of this sale: ☒ Gross Acres ☐ Net Acres ☐ Unknown School district: Johnson County

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:
Omaha Public Power District
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.
SEE LEGAL DESCRIPTION
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: Kristen Baum, PR of Thomas Baum Estate
Buyer: _____

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06/12/26 10:54 AM CDT
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Seller: _____
Buyer: _____

Date: 06/12/2026
Date: _____