



Sellers Land Disclosure

Address or Location: 1670 Ute Lane Henderson, NV 89123
Zoning: A5 Does zoning currently allow for the intended use? ☐ Yes ☐ No
What will be the basis of this sale?: ☒ Gross Acres ☐ Net Acres
What School District is this property associated with?: Norman Trail School
Have covenants been established for this location? ☐ Yes ☒ No If Yes, attach a copy.

1. Are buildings present on the property?

☒ Yes ☐ No

2. Is there an Association that requires Dues?

☐ Yes ☒ No

3. Water Availability:

- ☒ Rural
☐ Well
☐ Combination
☐ None

4. What types of Sewage Disposal Systems are present at this location?

- ☐ City Sewer
☒ Septic
☐ None

If septic is circled, is the system in compliance with county regulations?

☐ Yes ☒ No If No, Explain

Lagoon / no septic tank

5. Name of the Electric Company that provides service to this location: _____

6. What type of fuel is available at this location?

- ☒ LP Gas seller owns tank
☐ Natural Gas
☐ Other
☐ None

7. Are there any Easements or other encumbrances on file for the location? ☒ Yes ☐ No

If Yes, provide a brief description of such.

normal utility easements

8. Will a property survey be required? ☐ Yes ☒ No

If Yes, who is responsible for the cost?

☐ Seller ☐ Buyer

9. Will it be necessary to build a driveway to access the property? ☐ Yes ☒ No

10. Is there a Private Road located on this property?

☐ Yes ☒ No

11. Are fences present around the property? ☒ Yes ☐ No

If Yes, what is the condition of the property line fences?

- ☐ New
☒ Properly Maintained
☐ Poor

Are the fences accurate in comparison to property lines?

☒ Yes ☐ No

12. What type(s) of improvements are present to this property?

- ☐ Terraces
☐ Grain Bins
☐ Tile
☐ Springs
☐ Ponds
☐ Other

13. Is there currently a Tenant on this property? ☐ Yes ☒ No

If Yes, has the tenant been provided with a termination notice? ☐ Yes ☐ No

What are the terms of the current agreement? _____

14. Is the land enrolled in any Government Programs?

☒ Yes ☐ No

If Yes, identify the programs below.

- ☒ CRP
☐ DCP
☐ Conservation Agreements
☐ Wetlands
☐ Forest Service
☐ Other _____

15. What type(s) of Environmental Concerns are present on this property?

- ☐ Feedlots
☐ Landfills Burial Grounds
☐ Underground Storage Tanks
☐ Illegal Dump Sites
☐ None
☐ Other _____

Additional Remarks: (use back side for more information)

<u>John Carlson</u>	<u>4-4-17</u>
Seller	Date
Buyer	Date