



VACANT LAND SELLER'S DISCLOSURE STATEMENT



Note: This Disclosure Statement is for vacant land only and is not mandated by Michigan law. Sellers of residential Property must use the form required under the Seller Disclosure Act, MCL 565.951; MSA 26.1286(51)

PROPERTY DESCRIPTION: Located at 9 W Ash St
(Street Address)

In the ☒ City ☐ Village ☐ Township of Three Oaks, Berrien County, Michigan, and legally described as: COM AT NE COR SEC 10 T8S R20W TH S89DEG38'14"W 297' TH S 33' TO POB TH S 246.32' TH S89DEG50'53"W 81.50' TH N 95.02' TH S89DEG38'14"W 0.50' TH N 148' (REC 149.50') TH N89DEG38'14"E 82' TO POB

Tax Code(s): 11-47-0010-0079-02-1 ("Property").

PURPOSE OF STATEMENT: This disclosure statement contains information concerning the Property known by Seller. Unless otherwise advised, the Seller does not possess any expertise concerning soil conditions, zoning and other land use regulations, environmental conditions or related matters. **This statement is not a warranty of any kind by the Seller or by any Agent representing the Seller in the transaction and is not a substitute for any inspections the Buyer may wish to obtain.**

SELLER'S DISCLOSURE: The Seller discloses the following information with the knowledge that even though this is not a warranty, the Seller hereby specifically makes the following representations based on the Seller's knowledge at the time of signing this document. The Seller authorizes its Agent to provide a copy of this statement to any prospective Buyer in connection with the Property. The following representations are made solely by the Seller and are not the representations of the Seller's Agent. **This information is a disclosure only and is not intended to be part of any contract between Buyer and Seller.**

INSTRUCTIONS TO SELLER: (1) Complete this form yourself; (2) fill in all blanks; (3) report known conditions affecting the Property; (4) if you don't know the answer to a particular question, check unknown; and (5) attach additional pages with your signature if additional space is required.

With respect to the Property, are you ("Seller") aware of any of the following? Please check Yes, No, or Unknown.

1. Any existing survey or mortgage reports? If yes, is a copy available	☒ Yes ☐ No ☐ Unknown ☒ Yes ☐ No ☐ Unknown
2. Utilities available at the street: Natural Gas? Electric? Cable? Storm sewer? ☒ Municipal or ☐ Private Community Water system? ☒ Municipal or ☐ Private Community Sanitary Sewer system?	☒ Yes ☐ No ☐ Unknown ☒ Yes ☐ No ☐ Unknown ☒ Yes ☐ No ☐ Unknown ☒ Yes ☐ No ☐ Unknown ☒ Yes ☐ No ☐ Unknown ☒ Yes ☐ No ☐ Unknown
3. On-site septic system?	☐ Yes ☒ No ☐ Unknown
4. Any Soil Evaluations for an on-site septic system?	☐ Yes ☒ No ☐ Unknown
5. Any ☐ operating, ☐ capped or ☐ abandoned wells?	☐ Yes ☒ No ☐ Unknown
6. Any prior Property divisions or splits involving this Property since March 31, 1997?	☐ Yes ☒ No ☐ Unknown
7. Any encroachments, easements, zoning violations or non-conforming structures or uses?	☒ Yes ☐ No ☐ Unknown
8. Any existing violations of laws, statutes, ordinances, regulations, orders or requirements of any governmental authority affecting the Property?	☐ Yes ☒ No ☐ Unknown
9. Any features of the Property co-owned or shared in common with other land owners such as walls, fences, driveways, roads, walkways, wells, septic systems, pools, tennis courts, etc.?	☒ Yes ☐ No ☐ Unknown
10. Any association which has authority over the Property which might include fees and/or restrictions?	☐ Yes ☒ No ☐ Unknown
11. Any pending or threatened litigation, administrative action or claim relating to the Property, the boundaries, or Seller's right to convey?	☐ Yes ☒ No ☐ Unknown
12. Any outstanding or pending assessments or fees, surcharges or hookup charges, or special assessments?	☐ Yes ☒ No ☐ Unknown
13. Any oral or written leases? (crop, logging, hunting, billboard, mineral rights, etc.)	☐ Yes ☒ No ☐ Unknown
14. Any use restriction or limitation other than municipal zoning (including but not limited to, deed or plat restriction; conservation, forestry, or agricultural agreement, development rights agreement, or tax deferral program)?	☐ Yes ☒ No ☐ Unknown
15. Any previous flooding, drainage or grading problems?	☐ Yes ☒ No ☐ Unknown

Buyer's Initials

 Seller's Initials



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16. Any filling, grading, mining, covering, or change of the Property by other than natural forces?	☐ Yes ☒ No ☐ Unknown
17. Is property located in the vicinity of farmland or a farm operation? If so, generally accepted agricultural and management practices which generate noise, dust, odors, and other assorted conditions may be used and are protected by the Michigan Right to Farm Act.	☐ Yes ☒ No ☐ Unknown
18. Property is located in the vicinity of an airport, shooting range, landfill, racetrack, ATV or snowmobile trails, or outdoor venues for concerts or other loud outdoor events or activities?	☐ Yes ☒ No ☐ Unknown
19. Any ground water contamination?	☐ Yes ☐ No ☒ Unknown
20. Any past, present, covered, or removed dump or landfill on the Property?	☐ Yes ☒ No ☐ Unknown
21. Any old buildings, foundations, or vehicles which have been buried or burned on the Property?	☐ Yes ☒ No ☐ Unknown
22. Any underground storage tanks, either presently on the Property or which have been previously removed from the Property?	☐ Yes ☒ No ☐ Unknown
23. Any other environmental contamination on the Property?	☐ Yes ☒ No ☐ Unknown
24. Any environmental regulation or environmental condition (such as a wetlands, critical dunes, high risk erosion, scenic river act) which would prohibit or restrict use of the Property?	☐ Yes ☒ No ☐ Unknown
25. Any past or current drilling for oil or gas?	☐ Yes ☒ No ☐ Unknown

If the answer to any of the above questions is yes, or if there is any other material information that the Buyer should be aware of, please explain:

Driveway off Ash St. subject to easement for neighboring garage.

BUYER SHOULD OBTAIN PROFESSIONAL ADVICE , INSPECTIONS, AND SURVEY OF THE PROPERTY TO MORE FULLY DETERMINE THE CONDITION OF THE PROPERTY OR ANY IMPROVEMENTS THEREON.

Buyer is advised that the state equalized value of the Property, principal residence exemption information and other real property tax information is available from the appropriate local assessor's office. **Buyer should not assume that Buyer's future tax bills on the Property will be the same as the Seller's present tax bills. Under Michigan law, real property tax obligations can change significantly when property is transferred.**

The Seller has owned the Property since 2013 (date). If prior to closing, the Seller becomes aware that any of the information contained in this disclosure form is incorrect, Seller will immediately disclose the changes to Buyer. In no event shall the parties hold the Broker or the Broker's Agent liable for any representations not directly made by the Broker or Broker's Agent.

Seller certifies that the information contained in this statement is true and correct to the best of the Seller's knowledge as of the date of Seller's signature.

SELLER(S)

Aaron Dennison for Woodpecker Properties, LLC
dotloop verified
08/14/26 1:28 PM EDT
INAX-GHPT-LAOL-HWWS

Date: _____

Date: _____

Buyer has read and acknowledges receipt of this statement.

BUYER(S)

Date: _____

Date: _____