SELLER'S PROPERTY DISCLOSURE STATEMENT
(LOT/LAND) EXHIBIT "_____"

GeorgiaREALTORS®

2022 Printing

This Seller's Property Disclosure Statement ("Statement") is an exhibit to the Purchase and Sale Agreement with an Offer Date of _____ for Property known as or located at: Lot 921 Aurora Lane, Ranger, Georgia ~~30734~~ 30705. This Statement is intended to make it easier for Seller to fulfill Seller's legal duty to disclose hidden defects in the Property of which Seller is aware. Seller is obligated to disclose such defects even when the Property is being sold "as-is."

A. INSTRUCTIONS TO SELLER IN COMPLETING THIS DISCLOSURE STATEMENT. In completing this Disclosure Statement, Seller agrees to:

(1) answer all questions in reference to the Property and the improvements thereon;
(2) answer all questions fully, accurately and to the actual knowledge and belief of all Sellers;
(3) provide additional explanations to all "yes" answers in the corresponding Explanation section below each group of questions (including providing to Buyer any additional documentation in Seller's possession), unless the "yes" answer is self-evident;
(4) promptly revise the Statement if there are any material changes in the answers to any of the questions prior to closing and provide a copy of the same to the Buyer and any Broker involved in the transaction.

B. HOW THIS STATEMENT SHOULD BE USED BY BUYER. Caveat emptor or "buyer beware" is the law in Georgia. Buyer should conduct a thorough inspection of the Property. If Seller has not occupied the Property recently, Seller's knowledge of the Property's condition may be limited. Buyer is expected to use reasonable care to inspect the Property and confirm that is suitable for Buyer's purposes. If an inspection of the Property reveals problems or areas of concern that would cause a reasonable Buyer to investigate further, Buyer should investigate further. A "yes" or "no" answer to a question means "yes" or "no" to the actual knowledge and belief of all Sellers of the Property.

C. SELLER DISCLOSURES.

1. GENERAL:	YES	NO
(a) Is the Property vacant?	☑	☐
If yes, how long has it been since the Property has been occupied?		
(b) Is the Property or any portion thereof leased?	☐	☑
EXPLANATION:		

2. COVENANTS, FEES, and ASSESSMENTS:	YES	NO
(a) Is the Property subject to a recorded Declaration of Covenants, Conditions, and Restrictions ("CC&Rs") or other similar restrictions?	☑	☐
(b) Is the Property part of a condominium or community in which there is a community association? **IF YES, SELLER TO COMPLETE AND PROVIDE BUYER WITH A "COMMUNITY ASSOCIATION DISCLOSURE EXHIBIT" GAR F322.**	☑	☐
EXPLANATION:		

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3. THE PROPERTY:	YES	NO
(a) How many acres are in Property? 3.18		
(b) What is the current zoning of Property?		
(c) Will conveyance of Property exclude any mineral, oil, and timber rights?	☐	☐
(d) Are there any governmental allotments committed?	☐	☐
(e) Have any licenses or usage permits been granted for, but not limited to, crops, minerals, hunting, water, grazing or timber?	☐	☐

EXPLANATION:

4. SOIL, TREES, SHRUBS AND BOUNDARIES:	YES	NO
(a) Is there any fill dirt on Property?	☐	☑
(b) Are there any landfills (other than foundation backfill), graves, burial pits, caves, mine shafts, trash dumps or wells (in use or abandoned)?	☐	☑
(c) Is there now or has there ever been any visible soil settlement or movement?	☐	☑
(d) Is any part of Property located in a 100 year Special Flood Hazard Area where there is at least a 1% chance of a flood in any given year?	☐	☐
(e) Are there any drainage or flooding problems on Property?	☐	☑
(f) Are there any diseased or dead trees?	☐	☐
(g) Are there presently any encroachments, unrecorded easements or boundary line disputes with a neighboring property owner?	☐	☑

EXPLANATION:

5. TOXIC SUBSTANCES:	YES	NO
(a) Are there any underground tanks or toxic or hazardous substances such as asbestos?	☐	☑
(b) Has Property ever been tested for radon or any other environmental contaminates?	☐	☑

EXPLANATION:

6. OTHER MATTERS:	YES	NO
(a) Have there been any inspections in the past year?	☐	☑
If yes, by whom and of what type?		
(b) Are there any violations of local, state or federal laws, codes or regulations with respect to Property?	☐	☑
(c) Have you received notices by governmental or quasi-governmental agency affecting Property?	☐	☑
(d) Are there any existing or threatened legal actions affecting Property?	☐	☑
(e) Is there any system or item on Property which is leased or which has a fee associated with its use?	☐	☑
(f) Are there any private or undedicated roadways for which owner may have financial responsibility?	☐	☑
(g) If Property is served by well water, is the well on Property?	☐	☑
(h) Has the Property been enrolled in a Conservation Use Program?	☐	☑
If yes, when was the Property enrolled?		
(i) Are there any other latent or hidden defects that have not otherwise been disclosed?	☐	☑

EXPLANATION:

7. AGRICULTURAL DISCLOSURE:	YES	NO
(a) Is the Property within, partially within, or adjacent to any property zoned or identified on an approved county land use plan as agricultural or forestry use?	☐	☑
(b) Is the Property receiving preferential tax treatment as an agricultural property?	☐	☑

It is the policy of this state and this community to conserve, protect, and encourage the development and improvement of farm and forest land for the production of food, fiber, and other products, and also for its natural and environmental value. This notice is to inform prospective property owners or other persons or entities leasing or acquiring an interest in real property that property in which they are about to acquire an interest lies within, partially within, or adjacent to an area zoned, used, or identified for farm and forest activities and that farm and forest activities occur in the area. Such farm and forest activities may include intensive operations that cause discomfort and inconveniences that involve, but are not limited to, noises, odors, fumes, dust, smoke, insects, operations of machinery during any 24 hour period, storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides, and pesticides. One or more of these inconveniences may occur as the result of farm or forest activities which are in conformance with existing laws and regulations and accepted customs and standards.

8. UTILITIES:

Seller warrants that the following utilities serve Property. (The term "serve" shall mean: the indicated utilities and services are available and functional at the property line.) Check (✓) only those utilities below that are included in the sale of Property.

[The utilities listed below that are not checked do not serve Property.]

☐ Electricity	☐ Public Sewer
☐ Natural Gas	☐ Public Water
☐ Telephone	☐ Private/Well Water
☐ Cable Television	☐ Shared Well Water
☐ Garbage Collection	☐ Other

☐ **Additional pages are attached.**

SELLER'S REPRESENTATION REGARDING SELLER'S LOT/LAND PROPERTY DISCLOSURE STATEMENT:

Seller represents that Seller has followed the Instructions to Seller in Completing This Disclosure Statement set forth in Paragraph A above and will follow the same in updating this Disclosure Statement as needed from time to time.

Seller: Len P. Bell Date: _____

Seller: _____ Date: _____

☐ **Additional Signature Page (F267) is attached.**

RECEIPT AND ACKNOWLEDGMENT BY BUYER:

Buyer acknowledges the receipt of this Seller's Lot/Land Property Disclosure Statement.

Buyer: _____ Date: _____

Buyer: _____ Date: _____

☐ **Additional Signature Page (F267) is attached.**