

# VACANT LAND DISCLOSURE STATEMENT

Note: Use this form to fulfill Seller's required disclosures in the Offer to Purchase and Contract – Vacant Lot/Land Form 12-T.

Property: 323 Wagon Trace, Pittsboro, NC 27312

Buyer: \_\_\_\_\_

Seller: Jimmie B. Vaughn

Buyer understands and agrees that this Disclosure Statement is not a substitute for professional inspections, and that this document does not relieve Buyer of their duty to conduct thorough Due Diligence on the Property. Any representations made by Seller in this Disclosure Statement are true to the best of Seller's knowledge, and copies of any documents provided by Seller are true copies, to the best of Seller's knowledge. Buyer is strongly advised to have all information confirmed and any documents substantiated during the Due Diligence Period.

If Seller checks "yes" for any question below, Seller is affirming actual knowledge of either: (1) the existence of documentation or information related to the Property; or (2) a problem, issue, characteristic, or feature existing on or associated with the Property. If Seller checks "no" for any question below, Seller is stating they have no actual knowledge or information related to the question. If Seller checks "NR," meaning no representation, Seller is choosing not to disclose whether they have knowledge or information related to the question.

## A. Physical Aspects

| Yes | No | NR |
|-----|----|----|
|-----|----|----|

1. Non-dwelling structures on the Property ..... ☐ Yes ☒ No ☐ NR  
If yes, please describe: \_\_\_\_\_
2. Current or past soil evaluation test (agricultural, septic, or otherwise)..... ☒ Yes ☐ No ☐ NR
3. Caves, mineshafts, tunnels, fissures or open or abandoned wells ..... ☐ Yes ☒ No ☐ NR
4. Erosion, sliding, soil settlement/expansion, fill or earth movement ..... ☐ Yes ☒ No ☐ NR
5. Communication, power, or utility lines..... ☐ Yes ☒ No ☐ NR
6. Pipelines (natural gas, petroleum, other)..... ☐ Yes ☒ No ☐ NR
7. Landfill operations or junk storage ..... ☐ Yes ☒ No ☐ NR  
☐ Previous ☐ Current ☐ Planned ☐ Legal ☐ Illegal
8. Drainage, grade issues, flooding, or conditions conducive to flooding ..... ☒ Yes ☐ No ☐ NR
9. Gravesites, pet cemeteries, or animal burial pits..... ☒ Yes ☐ No ☐ NR
10. Rivers, lakes, ponds, creeks, streams, dams, or springs..... ☐ Yes ☒ No ☐ NR
11. Well(s)..... ☐ Yes ☒ No ☐ NR  
☐ Potable ☐ Non-potable Water Quality Test? ☐ yes ☐ no  
depth \_\_\_\_\_; shared (y/n) \_\_\_\_\_; year installed \_\_\_\_\_; gal/min \_\_\_\_\_
12. Septic System(s)..... ☐ Yes ☒ No ☐ NR  
If yes: Number of bedrooms on permit(s) 5  
Permit(s) available? ☒ yes ☐ no ☐ NR  
Lift station(s)/Grinder(s) on Property? ☐ yes ☐ no ☐ NR  
Septic Onsite? ☐ yes ☒ no Details: To Be Installed  
Tank capacity 1,250 per permit  
Repairs made (describe): n/a  
Tank(s) last cleaned: n/a  
If no: Permit(s) in process? ☐ yes ☐ no ☐ NR  
Soil Evaluation Complete? ☐ yes ☐ no ☐ NR  
Other Septic Details: \_\_\_\_\_





**D. Agricultural, Timber, Mineral Aspects**

|                                                                                                                                   | Yes                                 | No                                  | NR                       |
|-----------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|--------------------------|
| 1. Agricultural Status (e.g., forestry deferral) .....                                                                            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Licenses, leases, allotments, or usage permits (crops, hunting, water, timber, etc.).....<br>If yes, describe in detail: ..... | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. Forfeiture, severance, or transfer of rights (mineral, oil, gas, timber, development, etc.) .....                              | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If yes, describe in detail: .....                                                                                                 |                                     |                                     |                          |
| 4. Farming on Property: <input type="checkbox"/> owner or <input type="checkbox"/> tenant .....                                   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. Presence of vegetative disease or insect infestation.....                                                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Timber cruises or other timber related reports.....                                                                            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. Timber harvest within past 25 years .....                                                                                      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| If yes, monitored by Registered Forester? .....                                                                                   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| If replanted, what species: .....                                                                                                 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Years planted: .....                                                                                                              |                                     |                                     |                          |
| 8. Harvest impact (other than timber) .....                                                                                       | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If yes, describe in detail: .....                                                                                                 |                                     |                                     |                          |

**E. Environmental Aspects**

|                                                                                                                                   |                          |                                     |                          |
|-----------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. Current or past Phase I, Phase II or Phase III Environmental Site Assessment(s).....                                           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Underground or above ground storage tanks .....                                                                                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If yes, describe in detail: .....                                                                                                 |                          |                                     |                          |
| 3. Abandoned or junk motor vehicles or equipment of any kind.....                                                                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. Past illegal uses of property (e.g., methamphetamine manufacture or use).....                                                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. Federal or State listed or protected species present.....                                                                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If yes, describe plants and/or animals: .....                                                                                     |                          |                                     |                          |
| 6. Government sponsored clean-up of the property .....                                                                            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. Groundwater, surface water, or well water contamination <input type="checkbox"/> Current <input type="checkbox"/> Previous ... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 8. Previous commercial or industrial uses.....                                                                                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 9. Wetlands, streams, or other water features .....                                                                               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Permits or certifications related to Wetlands .....                                                                               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Conservation/stream restoration.....                                                                                              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 10. Coastal concern (tidal waters, unbuildable land, flood zone, CAMA, Army Corp., etc.) .....                                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If yes, describe in detail: .....                                                                                                 |                          |                                     |                          |
| 11. The use or presence on the property, either stored or buried, above or below ground, of:                                      |                          |                                     |                          |
| i. Asbestos, Benzene, Methane, Pesticides, Radioactive Material .....                                                             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If yes, describe in detail: .....                                                                                                 |                          |                                     |                          |
| ii. Other fuel/chemical.....                                                                                                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii. Paint <input type="checkbox"/> Lead based paint <input type="checkbox"/> Other paint/solvents .....                          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv. Agricultural chemical storage .....                                                                                           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**F. Utilities**

Check all currently available on the Property and indicate the provider.

|                                                  |            |
|--------------------------------------------------|------------|
| <input type="checkbox"/> Water (describe):       | N/A        |
| <input type="checkbox"/> Sewer (describe):       | N/A        |
| <input type="checkbox"/> Gas (describe):         | N/A        |
| <input type="checkbox"/> Electricity (describe): | Duke Power |
| <input type="checkbox"/> Cable (describe):       | N/A        |



- ☐ High Speed Internet (describe): N/A  
☐ Fiber Optic (describe): N/A  
☐ Telephone (describe): yes  
☐ Private well (describe): yes - needed  
☐ Shared private well or community well (describe): N/A  
☐ Hauled water (describe): N/A  
☐ Other (describe): N/A

### Explanation Sheet for Vacant Land Disclosure Statement

**Instructions:** Identify a line item in the first column (e.g., "E/8") and provide further explanation in the second column.

#### 323 Wagon Trace Information

It is the listing broker's interpretation of the covenants and the survey/plat history of this parcel that it is an area that is a 3-acre minimum. The seller agrees. The co-author of the covenants agrees. Buyer should confer with a real estate attorney and the Chatham County Planning Department for additional information.

Attach additional sheets as necessary

THE NORTH CAROLINA ASSOCIATION OF REALTORS®, INC., MAKES NO REPRESENTATION AS TO THE LEGAL VALIDITY OR ADEQUACY OF THIS FORM. CONSULT A NORTH CAROLINA ATTORNEY BEFORE YOU SIGN IT.

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

Seller: Jimmie B. Vaughn Date: 8/20/24

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

Seller: \_\_\_\_\_ Date: \_\_\_\_\_

Entity Buyer:

Entity Seller:

(Name of LLC/Corporation/Partnership/Trust/Etc.)

(Name of LLC/Corporation/Partnership/Trust/Etc.)

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_