



MONTANA ASSOCIATION OF REALTORS®
PROPERTY DISCLOSURE STATEMENT (LAND)

Property: Cottonwood Road 59024 Bridger
Seller(s): Anne K Eifrig Revocable Trust
Seller(s)' Agent: Kevin Wetherell
Buyer(s)' Agent:

Concerning adverse material facts, Montana law provides that a seller agent is obligated to:

- disclose to a buyer or the buyer agent any adverse material facts that concern the property and that are known to the seller agent, except that the seller agent is not required to inspect the property or verify any statements made by the seller; and
disclose to a buyer or the buyer agent when the seller agent has no personal knowledge of the veracity of information regarding adverse material facts that concern the property.

The Seller Agent identified above is providing the attached Owner's Property Disclosure Statement that has been completed and signed by the Seller(s), if one has been made available to the Seller(s) Agent by the Seller(s). Regardless of whether Seller(s) has/have provided Seller(s)' Agent with a Property Disclosure Statement, except as set forth below, the Seller Agent has no personal knowledge:

- (i) about adverse material facts that concern the Property or
(ii) regarding the veracity (accuracy) of any information regarding adverse material facts that concern the Property

Information regarding adverse material facts that concern the Property and that are known to the Seller(s)' Agent, if any, is set forth above. However, the Seller(s)' Agent is not required to inspect the Property or verify any statements made by the Seller(s). Buyer(s) is/are therefore encouraged to obtain professional advice, inspections or both of the Property and to provide for appropriate provisions in a Buy-Sell Agreement between the Buyer(s) and Seller(s) with respect to any advice, inspections or defects.

Seller Agent Signature: Kevin Wetherell
4/30/2019 9:58:31 AM MDT Kevin Wetherell

Dated: 04/30/2019

Buyer and Buyer's Agent acknowledge receipt of this Property Disclosure Statement Cover Sheet.

Buyer Agent Signature:

Dated:

Buyer Signature:

Dated:



OWNER'S PROPERTY DISCLOSURE STATEMENT (LAND)
MONTANA ASSOCIATION OF REALTORS® STANDARD FORM

1 The undersigned Owner is the owner of certain real property located at
2 Cottonwood Road 59024 in the City of Bridger
3 County of Carbon, Montana, which real property is legally described as
4 S35, T09 S, R24 E, LOT 1 40 ACRES

8 (the Property). Owner executes this Disclosure Statement to disclose to prospective purchasers all adverse
9 material facts which concern the Property. Montana law defines an adverse material fact as a fact that
10 should be recognized as being of enough significance as to affect a person's decision to enter into a
11 contract to buy or sell real property and may be a fact that materially affects the value of the Property, that
12 affects the structural integrity of the Property, or that presents a documented health risk to occupants of the
13 Property.

OWNER'S DISCLOSURE

- 17 [ ] Owner has never been to the Property.
18 [ ] Owner has not been to the Property since Never (date)

20 The Owner declares that the Owner has prepared this Disclosure Statement and any attachments thereto
21 based on any adverse material facts known to the Owner. Owner hereby authorizes providing a copy of this
22 Statement to any person or entity in connection with any actual or anticipated sale of the Property. Owner
23 further agrees to indemnify and hold any and all real estate agents involved, directly or indirectly, in the
24 purchase and sale of the Property, harmless from all claims for damages based upon the disclosures made
25 in this Disclosure Statement along with the failure of the Owner to disclose any adverse material facts
26 known to Owner.

28 This information is a disclosure by the Owner of known adverse material facts concerning the Property as
29 of the above date. It is not a warranty or representation of any kind by the Owner and it is not a
30 contract between Owner and buyer. This disclosure statement is not a substitute for any
31 inspections the buyer may wish to obtain.

33 Please describe any adverse material facts affecting the Property and concerning the matters noted below
34 or other matters. If the space provided is inadequate, please use the attached Addendum to Owner's
35 Property Disclosure Statement.

37 Easements (written or unwritten):

38 None known

41 Boundaries or Property Lines:

42 None known

45 Encroachments or similar matters that may affect your interest in the subject Property including but not
46 limited to buildings, fences, etc.:

47 None known

Buyer's Initials

- 49 Access to the Property:
- 50 **Owner has never been to the Property.**
- 51
- 52
- 53 Settling, slippage, sliding or other soil problems:
- 54 **None known**
- 55
- 56
- 57 Flooding, drainage or grading problems:
- 58 **None known**
- 59
- 60
- 61 Location of the Property in a flood plain, shoreline master plan, wetland or other environmentally sensitive area:
- 62 **None known**
- 63
- 64
- 65 a. Water rights and private wells:
- 66 **None known**
- 67
- 68
- 69 b. Public or Community water systems:
- 70 **None known**
- 71
- 72
- 73 Restrictive Covenants and Deed restrictions:
- 74 **None known**
- 75
- 76
- 77 Septic system approval or existing septic system:
- 78 **None known**
- 79
- 80
- 81 Major damage to the Property from fire, earthquakes, floods, slides, etc.:
- 82 **None known**
- 83
- 84
- 85 Zoning or Historic District violations, non-conforming uses:
- 86 **None known**
- 87
- 88
- 89 Neighborhood noise problems or other nuisances:
- 90 **None known**
- 91
- 92
- 93 Property Owner's association obligations (dues, lawsuits, etc.):
- 94 **None known**
- 95
- 96
- 97 Notice of abatement or citations against the Property:
- 98 **None known**
- 99
- 100
- 101 Lawsuits or legal proceedings (including foreclosures and bankruptcies) affecting or threatening the Property:
- 102 **None known**
- 103

\_\_\_\_\_  
Buyer's Initials

104 Waste dump or disposal or landfill or gravel pit or commercial use in the vicinity of the Property, existing or  
105 proposed, which may cause smoke, smell, noise or other nuisance, annoyance or pollution:

106 **None known**

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108

109 Street or utility improvement planned that may affect or be assessed against the Property:

110 **None known**

111  
112

113 Zoning or land use change planned or being considered by the city or county:

114 **None known**

115  
116

117 Proposed increase in tax assessment value or property owner's association dues for the Property:

118 **None known**

119  
120

121 Underground storage tanks or class II injection wells:

122 **None known**

123  
124

125 Property leases, crop share agreements, mineral leases or reservations:

126 **None known**

127  
128

129 Conservation Easements (existing or proposed):

130 **None known**

131  
132

133 Landfill (compacted or otherwise) on the Property or any portion thereof:

134 **None known**

135  
136

137 Environmental issues affecting the Property:

138 **None known**

139  
140

141 Pests, rodents:

142 **None known**

143  
144

145 Noxious Weeds:

146 **None known**

147  
148

149 Airport affected area:

150 **None known**

151  
152

153 Other matters that may be set forth in the attached addendum.

\_\_\_\_\_  
Buyer's Initials

154 Owner certifies that the information herein is true, correct and complete to the best of the Owner's  
155 knowledge and belief as of the date signed by Owner.

156  
157 Owner Eric W Eifrig, Trustee Date 05/13/2019  
158 ~~Eric W Eifrig, Trustee~~

159 Owner \_\_\_\_\_ Date \_\_\_\_\_  
160 Anne K Eifrig Revocable Trust

162 Please note the following changes to the foregoing disclosure: \_\_\_\_\_  
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172

173 Owner \_\_\_\_\_ Date \_\_\_\_\_

174  
175 Owner \_\_\_\_\_ Date \_\_\_\_\_  
176  
177

178  
179 **BUYER'S ACKNOWLEDGEMENT**

180  
181  
182 Subject Property Address: Cottonwood Road  
183 Bridger MT 59024  
184

185 Buyer(s) understand that the foregoing disclosure statement sets forth any adverse material facts  
186 concerning the Property that are known to the owner. **The disclosure statement does not provide any**  
187 **representations or warranties concerning the Property, nor does the fact this disclosure statement**  
188 **fails to note any adverse material fact concerning a particular feature, fixture or elements imply that**  
189 **the same is free of defects.**  
190

191 Buyer(s) is/are encouraged to obtain professional advice, inspections or both of the Property and to provide  
192 for appropriate provisions in a contract between buyer(s) and owner(s) with respect to any advice,  
193 inspections or defects.

194 **Buyer(s) are not relying upon this property disclosure statement for buyer(s)' determination of the**  
195 **overall condition of the Property in lieu of other inspections reports or advice.**  
196

197 I/We acknowledge receipt of a copy of this statement.  
198

199 Buyer/Lessee \_\_\_\_\_ Date \_\_\_\_\_  
200

201 Buyer/Lessee \_\_\_\_\_ Date \_\_\_\_\_

NOTE: Unless otherwise expressly stated the term "Days" means calendar days and not business days. Business days are defined as all days except Sundays and holidays. Any performance which is required to be completed on a Saturday, Sunday or a holiday can be performed on the next business day.