

MONTANA ASSOCIATION OF REALTORS® PROPERTY DISCLOSURE STATEMENT (LAND)



1 Date: 02/24/2024

3 Property: Nhn Evening Star Lane Polson MT 59860

4 Seller(s): Gary P Manchester Jean Manchester

5 Seller Agent: Scott Hollinger

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


- 9 • 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
- 12 • 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.

15 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 Agent by the Seller(s). Regardless of whether Seller(s) has/have provided Seller Agent with an Owner's Property Disclosure Statement, **except as set forth below**, the Seller Agent has no personal knowledge:

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

22 No Known Defects

29 Information regarding adverse material facts that concern the Property and that are known to the Seller Agent, if any, is set forth above. However, the Seller 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.

35 Seller Agent Signature:  Scott Hollinger

36 Dated: 02/22/2024

39 Buyer and Buyer Agent acknowledge receipt of this Property Disclosure Statement.

41 Buyer Agent: _____

43 Buyer Agent Signature: _____

45 Dated: _____

47 Buyer Signature: _____

49 Dated: _____

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



1 Date: 02/24/2024

2
3 The undersigned Owner is the owner of certain real property located at _____
4 Nhn Evening Star Lane, in the City of Polson,
5 County of Lake, Montana, which real property is legally described as:
6 Orchard Villa Block 4 Lot 5 in S9-T24N-R19W

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

OWNER'S DISCLOSURE

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18 Owner has never been to the Property.
19 Owner has not been to the Property since January 2024 (date).

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

27
28 This information is a disclosure by the Owner of known adverse material facts concerning the Property as of the
29 above date. **It is not a warranty or representation of any kind by the Owner and it is not a contract between**
30 **Owner and buyer. This disclosure statement is not a substitute for any inspections the buyer may wish to**
31 **obtain.**

32
33 Please describe any adverse material facts concerning the items listed, or other components, fixtures or matters.

34
35 Easements (written or unwritten):

36 none

37
38
39 Boundaries or property lines:

40 none

41
42
43 Encroachments or similar matters that may affect your interest in the subject Property including but not
44 limited to buildings, fences, etc.:

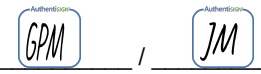
45 none

46
47
48 Access to the Property:

49 none

50

_____/_____
Buyer's or Lessee's Initials © 2021 Montana Association of REALTORS®
Owner's Property Disclosure Statement (Land), October 2021 _____/_____
Owner's Initials
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51 Settling, slippage, sliding or other soil problems:

52 none

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54

55 Flooding, drainage or grading problems:

56 none

57

58

59 Location of the Property in a flood plain, shoreline master plan, wetland or other environmentally sensitive area or
60 work conducted by Seller in or around any natural bodies of water:

61 none

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63

64 a. Water rights and private wells:

65 none

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67

68 b. Public or Community water systems:

69 none

70

71

72 Restrictive Covenants and Deed restrictions:

73 none

74

75

76 Septic system approval or existing septic system:

77 none

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79

80 Major damage to the Property from fire, earthquakes, floods, slides, etc.:

81 none

82

83

84 Zoning or Historic District violations, non-conforming uses:

85 none

86

87

88 Neighborhood noise problems or other nuisances:

89 none

90

91

92 Property Owner's association obligations (dues, lawsuits, transfer fees, initiation fees, etc.):

93 none

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95

96 Notice of abatement or citations against the Property:

97 none

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99

100 Lawsuits or legal proceedings (including foreclosures and bankruptcies) affecting or threatening the Property:

101 none

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103

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

106 none



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

108 none

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110
111 Zoning or land use change planned or being considered by the city or county:

112 none

113
114
115 Proposed increase in tax assessment value or property owner's association dues for the Property:

116 none

117
118
119 Underground storage tanks or class II injection wells:

120 none

121
122
123 Property leases including post-closing short-term rental obligations, crop share agreements, mineral leases or
124 reservations:

125 none

126
127
128 Conservation Easements (existing or proposed):

129 none

130
131
132 Landfill (compacted or otherwise) on the Property or any portion thereof:

133 none

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135
136 Environmental issues affecting the Property:

137 none

138
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140 Pests, rodents:

141 none

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144 Noxious Weeds:

145 none

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147
148 Airport affected area:



149 none

150
151
152 Other matters as set forth below.

153 none


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_____/_____
Buyer's or Lessee's Initials

 / 
Owner's Initials

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

201
202 Owner  Gary P Manchester Date 02/22/2024

203
204 Owner  Jean Manchester Date 02/22/2024

_____/_____
Buyer's or Lessee's Initials

BUYER'S ACKNOWLEDGEMENT

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Subject Property Address: Nhn Evening Star Lane Polson MT 59860
Orchard Villa Block 4 Lot 5 in S9-T24N-R19W

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

Buyer(s) is/are encouraged to obtain professional advice, inspections or both of the Property and to provide for appropriate provisions in a contract between buyer(s) and owner(s) with respect to any advice, inspections or defects. **Buyer(s) are not relying upon this property disclosure statement for buyer(s)' determination of the overall condition of the Property in lieu of other inspections, reports or advice.**

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.

Buyer's/Lessee's Signature Date

Buyer's/Lessee's Signature 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 Montana or federal holidays.