

MONTANA ASSOCIATION OF REALTORS® PROPERTY DISCLOSURE STATEMENT (LAND)



1 Date: 07/03/2024

3 Property: 12022 MT Highway 83 Bigfork MT 59901

4 Seller(s): Laird Structures LLC

5 Seller Agent: Dane B 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

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:  Dane B Hollinger
36 07/03/2024 Dane B Hollinger

37 Dated: _____

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: 07/03/2024

2
3 The undersigned Owner is the owner of certain real property located at _____
4 12022 MT Highway 83, in the City of Bigfork,
5 County of Lake, Montana, which real property is legally described as:
6 ARTISIAN CENTER, S02, T26 N, R19 W, Lot 003, ACRES 1.56
7
8
9

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

- 15
16
17
18 Owner has never been to the Property. 7-3-24
19 Owner has not been to the Property since _____ (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 utility

37
38
39 Boundaries or property lines:
40 plat map

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 known

46
47
48 Access to the Property:
49 Hwy 83

50

_____/_____
Buyer's or Lessee's Initials © 2021 Montana Association of REALTORS®
Owner's Property Disclosure Statement (Land), October 2021 DL / _____
Page 1 of 5 Owner's Initials

51 Settling, slippage, sliding or other soil problems:

52 none known

53

54

55 Flooding, drainage or grading problems:

56 none known

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 known

62

63

64 a. Water rights and private wells:

65 private well with rights

66

67

68 b. Public or Community water systems:

69 private

70

71

72 Restrictive Covenants and Deed restrictions:

73 none known

74

75

76 Septic system approval or existing septic system:

77 New system installed 6-21-2024

78

79

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

81 none known

82

83

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

85 none known

86

87

88 Neighborhood noise problems or other nuisances:

89 none known

90

91

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

93 none known

94

95

96 Notice of abatement or citations against the Property:

97 none known

98

99

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

101 none known

102

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 known

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

108 none known

109

110

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

112 none known

113

114

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

116 none known

117

118

119 Underground storage tanks or class II injection wells:

120 none known

121

122

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

124 none known

125

126

127

128 Conservation Easements (existing or proposed):

129 none known

130

131

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

133 none known

134

135

136 Environmental issues affecting the Property:

137 none known

138

139

140 Pests, rodents:

141 none known

142

143

144 Noxious Weeds:

145 none known

146

147

148 Airport affected area:

149 none known

150

151

152 Other matters as set forth below.

153 Well in place

154 New three phase power on property

155 New septic system installed

156

157


158

159

99

_____/_____
Buyer's or Lessee's Initials

© 2021 Montana Association of REALTORS®
Owner's Property Disclosure Statement (Land), October 2021
Page 3 of 5

 _____ / _____
Owner's Initials

100
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198

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

201 Owner ^{Authentisign} David Laird David Laird Date 07/03/2024
202
203
204 Owner _____ Date _____

_____/_____
Buyer's or Lessee's Initials

BUYER'S ACKNOWLEDGEMENT

205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227

Subject Property Address: 12022 MT Highway 83 Bigfork MT 59901
ARTISIAN CENTER, S02, T26 N, R19 W, Lot 003, ACRES 1.56

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.