

MONTANA ASSOCIATION OF REALTORS® PROPERTY DISCLOSURE STATEMENT (LAND)



1 Date: 07/24/2026
 2
 3 Property: nhn Haywire Gulch Kalispell MT 59901
 4 Seller(s): Jeremy Wilke Christina Wilke
 5 Seller Agent: Scott Hollinger
 6

7 Concerning adverse material facts, Montana law provides that a seller agent is obligated to:
 8
 9 • disclose to a buyer or the buyer agent any adverse material facts that concern the property and that are
 10 known to the seller agent, except that the seller agent is not required to inspect the property or verify any
 11 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
 13 information regarding adverse material facts that concern the property.
 14

15 The Seller Agent identified above is providing the attached Owner's Property Disclosure Statement that has been
 16 completed and signed by the Seller(s), if one has been made available to the Seller Agent by the Seller(s).
 17 Regardless of whether Seller(s) has/have provided Seller Agent with an Owner's Property Disclosure Statement,
 18 **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
 21 the Property
 22

23 **No known defects**
 24
 25
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29 Information regarding adverse material facts that concern the Property and that are known to the Seller Agent, if any,
 30 is set forth above. However, the Seller Agent is not required to inspect the Property or verify any statements made by
 31 the Seller(s). Buyer(s) is/are therefore encouraged to obtain professional advice, inspections or both of the Property
 32 and to provide for appropriate provisions in a Buy-Sell Agreement between the Buyer(s) and Seller(s) with respect to
 33 any advice, inspections or defects.
 34

35 Seller Agent Signature: 
 36 **Scott Hollinger**

37 Dated: _____
 38

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

40 Buyer Agent: _____
 41

42 Buyer Agent Signature: _____
 43
 44

45 Dated: _____
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47 Buyer Signature: _____
 48

49 Dated: _____

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



Date: 07/24/2026

The undersigned Owner is the owner of certain real property located at nhn Haywire Gulch, in the City of Kalispell,
County of Flathead, Montana, which real property is legally described as:
20 acres - East half of Tr 2A in S11-T27N-R22W Subject to completion of survey and recording on new tract.

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

OWNER'S DISCLOSURE

- ☐ Owner has never been to the Property.
☐ Owner has not been to the Property since _____ (date).

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

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

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

Easements (written or unwritten):
easement through the property to access adjoining parcel

Boundaries or property lines:

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

Access to or Ownership of the Property – Matters affecting access to or from the Property, legal ownership or title to the Property, or the Seller's ability to transfer the Property:

_____/_____
Buyer's or Lessee's Initials

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JN / CW
Owner's Initials

52 Settling, slippage, standing water, drainage, sliding or other soil problems on the Property or in the immediate area:
 53 none
 54
 55
 56 Flooding, drainage or grading problems:
 57 none
 58
 59
 60 Location of the Property in a flood plain, shoreline master plan, wetland or other environmentally sensitive area or
 61 work conducted by Seller in or around any natural bodies of water:
 62 none
 63
 64
 65 a. Water rights and private wells:
 66 no well
 67
 68
 69 b. Public or Community water systems:
 70 none
 71
 72
 73 Restrictive Covenants and Deed restrictions:
 74 none
 75
 76
 77 Septic system approval or existing septic system:
 78 none
 79
 80
 81 Major damage to the Property from fire, earthquakes, floods, slides, etc.:
 82 none
 83
 84
 85 Zoning or Historic District violations, non-conforming uses:
 86 none
 87
 88
 89 Neighborhood noise problems or other nuisances:
 90 none
 91
 92
 93 Property Owner's association obligations (dues, lawsuits, transfer fees, initiation fees, etc.):
 94 none
 95
 96
 97 Notice of abatement or citations against the Property:
 98 none
 99
 100
 101 Lawsuits or legal proceedings (including foreclosures and bankruptcies) affecting or threatening the Property:
 102 none
 103
 104
 105 Waste dump or disposal or landfill or gravel pit or commercial use in the vicinity of the Property, existing or proposed,
 106 which may cause smoke, smell, noise or other nuisance, annoyance or pollution, any hazardous materials or pest
 107 infestations located on the Property or in the immediate area:
 108 none

Authentisign


Authentisign


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

110 none

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112

113 Known information concerning utility connections:

114 none

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116

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

118 none

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120

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

122 none

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124

125 Underground storage tanks or class II injection wells:

126 none

127

128

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

131 none

132

133

134 Conservation Easements (existing or proposed):

135 none

136

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

139 none

140

141

142 Environmental issues affecting the Property including whether the Property has been tested or treated for the
143 presence of fuel or chemical storage tanks, asbestos, or contaminated soil or water:

144 none

145

146

147 Pests, rodents:

148 none

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150

151 Noxious Weeds:

152 spotted nap weed present

153

154

155 Airport affected area:

156 none

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158

159 Other matters as set forth below including environmental issues, structural system issues, mechanical issues, legal
160 issues, physical issues, or others not listed above of which the Seller has actual knowledge concerning the Property.

161 none

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Buyer's or Lessee's Initials

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Authentisign
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Owner's Initials

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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.

Owner		Date	07/30/2026
Owner		Date	07/29/2026
	Jeremy Wilke		
	Christina Wilke		

Buyer's or Lessee's Initials

	/	
Owner's Initials		

Subject Property Address: nhn Haywire Gulch Kalispell MT 59901
20 acres - East half of Tr 2A in S11-T27N-R22W Subject to completion of survey and recording on
new tract.

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
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Buyer's/Lessee's Signature	Date
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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.