

Items Included in Sale of 4834 Hwy T Property

Furniture

<u>Items</u>	<u>Cost</u>
Couches	\$ 3,130.22
Bedroom #2	\$ 1,207.81
Bathroom Mirrors	\$ 200.00
Jim's Chair	\$ 1,385.00
Sharp TV	\$ 1,070.00
Table, Chairs and Barstools Outside	\$ 703.55
Bedroom #1	\$ 1083.00
2 nd Table & Chairs	\$ 475.00
<u>Loft Recliner</u>	<u>\$ 150.00</u>
Total	\$ 9,404.58

Garage

Approx. Cost

Mihindra Tractor (2615 HST) and Brush Hog	\$ 15,000
DR 30" Self-Propelled Walk Behind Brush Hog	\$ 3,500
John Deere 6X4 Gator	\$ 5,000
John Deere 36" Riding Lawn Mower 345 Model	\$ 3,000
DR Big Wheel Walk Behind Trimmer	\$ 500
Generac 2800 psi Power Washer	\$ 300
Craftsman Tool Chest	\$ 400
Craftsman Table Saw	\$ 200
Craftsman Drill Press	\$ 200
Craftsman Router & Table	\$ 200
Craftsman Air Compressor	\$ 150
Craftsman Belt Sander	\$ 150
Rockwell Jigsaw with Table	\$ 200
Little Giant Ladder System	\$300
6" Bench Grinder	
Electric Heater	
Shop Light	
<u>Stihl Chain Saw (needs tune up)</u>	
Approximate Total	\$ 29,100

Graphic Engineering

Surveyor - Lewis Bade and Mark Ditch

Jasper Construction

Flynn Drilling: Septic and Well. Well 380' Deep

Propane Tank: Lease MFA Oil

Furnace: Carrier, Propane

Hot Water Heater: Propane

Pella Windows with Built in Shades

Oversize Garage Drive Through

Workshop (10'-0" W x 9'-0" T)

Epoxy Floor

Attic/House on Slab

Pest Control: Rottler

Steel Roof/Snow Guards

Steel Panels

Maintenance Free Decking/Outdoor Patio Furniture DOES NOT STAY

Large Patio Table, Chairs & 4 Bar Stools - Does Stay

Firepit/Water Fountain on Lower Level

Satellite Dish - Leased

10 ft. Electric and Telephone Easement Buried Underground

2 Bedrooms on Main Floor/Carpet

1 Bath

Loft Room/Carpet

Kitchen: Custom Cabinets, Granite Countertop, Under Cabinet Lighting, Electric Range/Oven, Microwave, Refrigerator (Dishes DO NOT STAY)

38.49 Acre Tract

A tract of land being part of the Northeast Quarter of the Southeast Quarter of Section 29, Township 45 North, Range 1 East, St. Charles County, Missouri and being described as follows:

Beginning at an old stone at the Northeast Corner of the Northeast Quarter of the Southeast Quarter; thence along the East line of Section 29, South $00^{\circ}-32'$ West 1340.42 feet to an iron rod; thence along the South line of the Northeast Quarter of the Southeast Quarter, North $89^{\circ}-49'$ West 1017.27 feet to an iron rod; thence along the East line of Missouri State Highway "T" with a curve to the right, said curve having a chord of North $40^{\circ}-09'$ West 148.09 feet and a radius of 447.46 feet; thence North $30^{\circ}-37'$ West 312.50 feet; thence along a curve to the right 110.76 feet; said curve having a radius of 201.00 feet; thence North $00^{\circ}-57'$ East 699.94 feet; thence along a curve to the left 134.89 feet, said curve having a radius of 413.10 feet; thence along the North line of the Northeast Quarter of the Southeast Quarter, North $89^{\circ}-17'$ East 1320.38 feet to the place of beginning and containing 38.49 acres, more or less.

J:/06285/3849Ac

SELLER'S DISCLOSURE STATEMENT

To be completed by SELLER concerning 4834 Hwy T, 63332 (Property Address) located
in the municipality of _____ (if incorporated), County of St Charles, Missouri.

Note: If Seller knows or suspects some condition which might lower the value of the property being sold or adversely affect Buyer's decision to buy the property, then Seller needs to disclose it. This statement will assist Buyer in evaluating the property being considered. Real estate brokers and agents involved in the sale do not inspect the property for defects, and they cannot guarantee the accuracy of the information in this form.

TO SELLER: Your truthful disclosure of the condition of your property gives you the best protection against future charges that you violated your legal obligation to Buyer by concealing a material defect(s), lead-based paint, use as a site for methamphetamine production or storage and/or any other disclosure required by law. Your knowledge of the property prior to your ownership may be relevant. In the case of a material defect, for example, if information that you possess indicates some persistent pattern of a problem not completely remedied, such information should be included in this disclosure in order to achieve full and honest disclosure. Your answers or the answers you fail to provide, either way, may have legal consequences, even after the closing of the sale. This questionnaire should help you meet your disclosure obligation, but it may not cover all aspects of your property. If you know of or suspect some condition which would substantially lower the value of the property, impair the health or safety of future occupants, or otherwise affect Buyer's decision to buy your property, then use the space at the end of this form to describe that condition.

TO BUYER: THIS INFORMATION IS A DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF ANY CONTRACT BETWEEN BUYER AND SELLER. If you sign a contract to purchase the property, that contract, and not this disclosure statement, will provide for what is to be included in the sale. So, if you expect certain items, appliances, or equipment included, you must specify them in the contract. Since these disclosures are based on the Seller's knowledge, you cannot be sure that there are, in fact, no problems with the property simply because the Seller is not aware of them. The answers given by the Seller are not warranties of the condition of the property. Thus, you should condition your offer on a professional inspection of the property. You may also wish to obtain a home protection plan/warranty. Due to the variety of insurance, requirements, products, and arrangements Buyer should contact appropriate party to determine insurance coverage needed. Conditions of the property that you can see on a reasonable inspection should either be taken into account in the purchase price or you should make the correction of these conditions by the Seller a requirement of the sale contract.

SUBDIVISION, CONDOMINIUM, VILLA, CO-OP OR OTHER SHARED COST DEVELOPMENT (if applicable)

(a) Development Name _____
(b) Contact _____ Phone _____

Type of Property: (check all that apply) Single-Family Residence Multi-Family Condominium Townhome
 Villa Co-Op

(c) Mandatory Assessment: #1 _____ \$ _____ per: month quarter half-year year
Mandatory Assessment: #2 _____ \$ _____ per: month quarter half-year year

(d) Mandatory Assessment(s) include:
 entrance sign/structure street maintenance common ground snow removal of common area
 snow removal specific to this dwelling landscaping of common area landscaping specific to this dwelling
 clubhouse pool tennis court exercise area reception facility water sewer trash removal
 doorman cooling heating security elevator other common facility _____
 assigned parking space(s): how many _____ identified as _____ some insurance real estate taxes
 other specific item(s): _____
 Exterior Maintenance of this dwelling covered by Assessment: _____

(e) Optional Assessment(s)/Membership(s) Please explain _____

- (f) Are you aware of any existing or proposed special assessments? Yes No
- (g) Are you aware of any special taxes and/or district improvement assessments? Yes No
- (h) Are you aware of any condition or claim which may cause an increase in assessment or fees? Yes No
- (i) Are you aware of any material defects in any common or other shared elements? Yes No
- (j) Are you aware of any existing indentures/restrictive covenants? Yes No
- (k) Are you aware of any violation of the indentures/restrictions by yourself or by others? Yes No
- (l) Is there a recorded street/road maintenance agreement? Yes No
- (m) Please explain any "Yes" answer you gave for (e), (f), (g), (h), (i), (j) or (k) above: _____

228 **INSURANCE**

229 Are you aware of any claims that have been filed for damages to the property? Yes No If "Yes", please provide the following
230 information: date of claim, description of claim, repairs and/or replacements completed _____
231 _____
232 _____
233 _____

234 **MISCELLANEOUS**

- 235 (a) The approximate age of the residence is 16 years. The Seller has occupied the property from 2008 to Present
- 236 (b) Has the property been continuously occupied during the last twelve months? Yes No If "No", please explain _____
237 SECOND HOME
- 238 (c) Is the property located in an area that requires any compliance inspection(s) including municipality, conservation, fire district or
239 any other required governmental authority? Yes No If "Yes", please explain _____
240 _____
- 241 (d) Is the property located in an area that requires any specific disclosure(s) from the city or county? Yes No If "Yes", please
242 explain _____
- 243 (e) Is the property designated as a historical home or located in a historic district? Yes No If "Yes", please explain _____
244 _____
- 245 (f) Is property tax abated? Yes No Expiration date _____ Attach documentation from taxing authority.
- 246 (g) Are you aware of any pets having been kept in or on the property? Yes No If "Yes" please explain _____
247 _____
- 248 (h) Is the Buyer being offered a protection plan/home warranty at closing at Seller's expense? Yes No (If "Yes", please attach)
- 249 (i) Are you aware of any inoperable windows or doors, broken thermal seals, or cracked/broken glass? Yes No
- 250 (j) Are you aware if carpet has been laid over a damaged wood floor? Yes No
- 251 (k) Are you aware of any existing or threatened legal action affecting the property? Yes No
- 252 (l) Are you aware of any consent required of anyone other than the signer(s) of this form to convey title to the property? Yes No
- 253 (m) Please explain any "Yes" answers you gave for (i), (j), (k), or (l) above _____
254 _____

255 **Additional Comments:**

256 _____
257 _____
258 _____
259 _____
260 _____

261 Seller attaches the following document(s): _____

262 **SELLER'S ACKNOWLEDGEMENT:**

263 Seller acknowledges that he has carefully examined this statement and that it is complete and accurate to the best of Seller's knowledge.
 264 Seller agrees to immediately notify listing broker in writing of any changes in the property condition. Seller authorizes all brokers and
 265 their licensees to furnish a copy of this statement to prospective Buyers.

266	_____		_____	
267	SELLER SIGNATURE	DATE	SELLER SIGNATURE	DATE
268	_____		_____	
269	Seller Printed Name		Seller Printed Name	

270 **BUYER'S ACKNOWLEDGEMENT:**

271 Buyer acknowledges having received and read this Seller's Disclosure Statement. Buyer understands that the information in this Seller's
 272 Disclosure Statement is limited to information of which Seller has actual knowledge. Buyer should verify the information contained in
 273 this Seller's Disclosure Statement, and any other important information provided by either Seller or broker (including any information
 274 obtained through the Multiple Listing Service) by an independent, professional investigation of his own. Buyer acknowledges that broker
 275 is not an expert at detecting or repairing physical defects in property.

276	_____		_____	
277	BUYER SIGNATURE	DATE	BUYER SIGNATURE	DATE
278	_____		_____	
279	Buyer Printed Name		Buyer Printed Name	

This document has legal consequences.
If you do not understand it, consult your attorney.
The text of this form may not be altered in any manner
without written acknowledgement of all parties.

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Approved by Counsel for St. Louis REALTORS*
To be used exclusively by REALTORS*

Form # 2165 01/20

SEPTIC/WELL ADDENDUM TO SELLER'S DISCLOSURE STATEMENT

1 PROPERTY ADDRESS: 4834 Hwy 7, 63332 DATE: 06/26/2024

2 SEPTIC (Explain any "Yes" answers):

3 Note: Potential buyers should be aware that the current owner may not use the septic system to its full capacity. If the system
4 is being underutilized, it may falsely appear to be problem free. If the system is more heavily utilized, problems may surface
5 that were previously not known or detectable. These problems may not be discovered by a septic inspection.

- 6 (a) How many people occupy the property? 2
- 7 (b) Has the property been vacant over any period during the last 12 months? Yes No
- 8 (c) Does any other property owner share this system? Yes No
- 9 (d) Is any part of your system located on a neighbor's property? Yes No
- 10 (e) Is there a well within 50 feet of the septic tank? Yes No
- 11 (f) Does the system have an aerator? Yes No
- 12 (g) Of what is the bottom of the tank constructed? gravel concrete unknown
- 13 (h) Are any laundry, sinks, tubs and/or showers dispersing outside of the septic system? Yes No
- 14 (i) Do any of the pipes flow into ditches, creeks, ravines or a lagoon? Yes No
- 15 (j) Are any of the pipes exposed? Yes No
- 16 (k) Is there any seepage or surface discharge (effluence) from the septic system?
17 If "Yes", is there any from your system onto your neighbor's property? Yes No
- 18 (l) Is there any seepage or surface discharge from a neighbor's system onto your property? Yes No
- 19 (m) Have you noticed any noxious, offensive or unusual odors from the system? Yes No
- 20 (n) Have you experienced slow drainage or drain backups? Yes No
- 21 (o) Is there a current maintenance service agreement covering your system?
22 If "Yes", what is the annual cost and who is the current provider? _____
- 23 (p) Does any government authority require a maintenance service agreement for the
24 new homeowner? Yes No
- 25 (q) Have you ever been notified/cited by any governmental authority on problems
26 related to the system? Yes No
- 27 (r) Has a service company ever recommended any work to be done to the system? Yes No
- 28 (s) Are you aware of any defects? Yes No
- 29 (t) Have you expanded, updated or modified the septic system? Yes No
- 30 (u) Have you cleaned or pumped the system during your ownership of the property?
31 If "Yes", when was it done and who did the work? pumpout 2020 septic systems

32 WELLS (Explain any "Yes" answers):

- 33 (a) Is any part of the well located on a neighbor's property? Yes No
- 34 (b) Is the well shared with any other properties?
35 If "Yes", is there a recorded well agreement? Yes No
- 36 (c) Are you aware of any problems relating to the quality or source of drinking water? Yes No
- 37 (d) Have you ever been notified/cited by any governmental authority on problems
38 related to the system? Yes No
- 39 (e) Has a service company ever recommended any work be done to the system? Yes No
- 40 (f) Are you aware of any defects? Yes No
- 41 (g) Are you aware of any plans to bring public water to this property? Yes No

42 Explanation of any "Yes" answers and additional comments for either of the above sections:

43 _____
44 _____
45 _____
46 _____
47 _____
48 _____
49 _____
50 _____

51 **SELLER'S ACKNOWLEDGEMENT:** Seller acknowledges that he has carefully examined this statement and that it is complete and
52 accurate to the best of Seller's knowledge. Seller agrees to immediately notify listing broker in writing of any changes in the property
53 condition. Seller authorizes all brokers and their licensees to furnish a copy of this statement to prospective buyers.


54 _____
55 SELLER SIGNATURE DATE SELLER SIGNATURE DATE

56 _____
57 Seller Printed Name Seller Printed Name

58 **BUYER'S ACKNOWLEDGEMENT:** Buyer acknowledge having received and read this Septic/Well Addendum to Sellers Disclosure
59 Statement. Buyer understands that the information in this Addendum is limited to information of which Seller has actual knowledge.
60 Buyer should verify the information contained in this Septic/Well Addendum to Sellers Disclosure Statement and any other important
61 information provided by either Seller or broker (including any information obtained through the Multiple Listing Service) by an
62 independent, professional investigation of his own. Buyer acknowledges that broker is not an expert at detecting or repairing physical
63 defects in property.

64 _____
65 BUYER SIGNATURE DATE BUYER SIGNATURE DATE

66 _____
67 Buyer Printed Name Buyer Printed Name



Matt Blunt, Governor • Doyle Childers, Director

DEPARTMENT OF NATURAL RESOURCES

www.dnr.mo.gov

P.O. Box 250, Rolla, MO 65402-0250
(573) 368-2165
FAX(573) 368-2317

file(PCD1)
November 30, 2007

JIM KAIMAN
14525 WELLINGTON
ESTATES MANOR
CHESTERFIELD, MO 63017

Re: 00291653

OFFICIAL DOCUMENT

Dear JIM KAIMAN :

Congratulations! This letter confirms that your water well information has been reviewed and certified by the Missouri Department of Natural Resources.

Your well was certified as either a domestic or multi-family well. When you signed the certification form you agreed that the well would only be used for those purposes. Therefore, this well can not be used in any way to serve the public or provide water to 25 or more people per day or to 15 or more residences. For example, this well may not be used as a source of public drinking water for a restaurant, convenience store, church, day care facility, campground, factory, or any other facility that might provide water to more than 25 people per day. This includes but is not limited to, providing public water for drinking water fountains, soda fountains, or food washing/preparation, etc.

If your well is currently being used to serve the public in any way, or if you wish to begin using your well to serve the public, please contact this office immediately.

This letter should be filed with the well certification form you received from your permitted well driller or pump installer. Your certification number may be required in the future as proof of certification that your well was drilled in accordance with the Missouri Well Construction rules.

Your Well Certification Number: A155825

Reference Number: 00291653

Site address: 4834 HIGHWAY T

SEPTIC SERVICES, INC.

Industry Professionals Since 1982

"That's a long time!"



- Installation
- Service
- Maintenance
- Pumping
- Portable Restrooms



install@septicsserv.com | www.septicsserv.com | 636-583-5564 | 7059 Highway 47 Union, MO 63084

3-Year Service & Maintenance Agreement Renewal

Name	James & Karen Kaiman	ENS #	
Address	4834 Highway T Augusta, MO 63332	Type of Tank	1200 Gallon Jet
Mobile #	James: (314) 803-1169	Type of Lift Station	NA
Home #		Type of Drain Field	Chamber
Email	jimkaiman@yahoo.com	Last Pumped	May-20 20 5-18-2020

**Septic Services, Inc. agrees to provide the following:
6 SERVICE CALLS OVER 3 YEARS THAT INCLUDE...**

Inspect & Service the Aerator:

- Clean debris from aerator
- Check for proper air flow
- Clean filters**
- Check motor condition
- Inspect control panel for proper operation & adjust as needed
- Check sludge levels in the tank

Inspect & Service the Lift Station:

- Check pumps for proper operation
- Clean floats as needed
- Check high water alarm
- Inspect & adjust time dose control panel as needed
- Clean disc filters as needed
- Clean no vault filters as needed

Inspect & Service the Drainfield

- Check & adjust system pressures as needed
- Flush drip system as needed
- Clean d-box speed levelers
- Adjust d-box as needed
- Clean filters**

Also included:

- A 10% discount on pumpings and a 10% discount on parts
- Scheduling Priority given to service agreement customers for emergency services

Acceptance

James J. Kaiman
Customer Signature

Karen Kaiman
Customer Signature

5-18-2023
Date

5-18-2023
Date

Please place an "X" next to one of our easy payment options:

3-Year Agreement if Paid in Full:	\$575.00	<u>X</u>
3 Yearly Installments:	\$200.00	<u> </u>

TOTAL VALUE OVER \$1,080.00!!!

If using a credit card, please provide the following information*:

Name _____
Card _____
Expiry _____

This Agreement does not cover vandalism, fire, lightning, or other acts of nature.

*By providing credit card information, you agree that payments will be charged to your card on the 1st of each month, on a weekend/holiday change to the next business day.

**Norweco filters are not included in this agreement.

White Copy - Return to: _____

in field failure, losses or defects arising out of this agreement. If the customer has a past due account, the company reserves the right to suspend service until the account is paid in full.

By providing credit card information, you agree to pay your card for the agreed upon amount. Monthly payments will be charged on the anniversary of the contract. If the date falls on a weekend/holiday change to the next business day.

Applications

Chemical Name / EPA #	Quantity / Active%	Target / Areas	MO Required
Delta Dust 432-772	0.20 Ounces 0.05%	Stinging Insects Exterior	Rate: N/A Air Temperature: 78.8 Wind Direction: N Wind Speed: 3 mph Start Time: 10:11 AM

For chemical labels or SDSs, please visit www.rottler.com/sds-and-labels, or request a free copy from your technician.



TECH SIGNATURE

Print: Ryan Poggemoeller

Customer Unavailable

CUSTOMER SIGNATURE

Customer Unavailable

Rottler Pest Solutions	877.768.8537 www.rottler.c	Work Order W 4400805 June 14th 2024
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