



MONTANA ASSOCIATION OF REALTORS® PROPERTY DISCLOSURE STATEMENT



1 Date: 08/21/2023
 2
 3 Property: 84 Diehl Ranch Road Plains MT 59859
 4 Seller(s): Marie J. Hartman
 5 Seller Agent: Dawn Krebs
 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 House needs repairs and being sold as is. See owners' property disclosures.
 24
 25
 26
 27
 28

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 Dawn Krebs
 37 Dated: 09/27/2023
 38

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

40
 41 Buyer Agent: _____
 42
 43 Buyer Agent Signature: _____
 44
 45 Dated: _____
 46
 47 Buyer Signature: _____
 48
 49 Dated: _____

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



Date: 08/21/2023

The undersigned Owner is the owner of certain real property located at 84 Diehl Ranch Road, in the City of Plains,
County of Sander, Montana, which real property is legally described as:

S21, T20 N, R26 W, PLAT H SENW 2 AC

(hereafter the "Property"). Owner executes this Disclosure Statement to disclose to prospective buyers all adverse material facts which concern the Property. 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 occupied the Property.
☒ Owner has not occupied the Property since 1988 (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.

1. APPLIANCES: (Refrigerators, Microwave, Range, Dishwasher, Garbage Disposal, Oven, Trash Compactor, Freezer, Washer, Dryer)


Unknown

2. COMPONENTS and BUILT-IN SYSTEMS: (Water Softener, Water Conditioners, Exhaust Fans, Central Vacuum System and components, Water Heater, Washer/Dryer Hookups, Ceiling Fan, Intercoms, Remote Controls, T.V. Antenna, Satellite Dish, Central sound systems, Wiring for phone, cable and internet, Security Alarms, Fire Alarms, Smoke Detectors, Garage Door Openers, and Security Gates)

Unknown

_____/_____
Buyer's or Lessee's Initials


© 2021 Montana Association of REALTORS®
Owner's Property Disclosure Statement, October 2021
Page 1 of 6

_____
Owner's Initials

- 46 3. ELECTRICAL SYSTEM: (Wiring, Outlets, Switches, Services, Shorts, Alterations, and Overloads)
 47 Unknown
 48
 49
 50 4. PLUMBING: (including Pipes, Drains, Faucets, Fixtures, Sump Pumps and Toilets)
 51 a. Faucets, fixtures, etc.
 52 Unknown
 53
 54
 55 b. Private Septic Systems (Adherence to Health Codes, Clogging, Backing Up, Drain Field, Septic Tanks, Holding
 56 Tanks, and Cesspools)
 57 Unknown
 58
 59
 60 c. Septic Systems permit in compliance with existing use of Property
 61 Unknown
 62
 63
 64 Date Septic System was last pumped?
 65 Unknown
 66
 67
 68 d. Public Sewer Systems (Clogging and Backing Up)
 69 Unknown
 70
 71
 72 5. HEATING, VENTILATION AND AIR-CONDITIONING SYSTEMS: (Central Heating including furnaces, Central Air
 73 Conditioning including compressors, Heat pumps, Electric heating systems, Solar systems, Gas Leaks,
 74 Thermostats, Wall/Window AC Evaporator Coolers, Humidifiers, Propane tanks) _____
 75 Unknown
 76
 77
 78 6. ADDITIONAL HEAT SOURCES: (Gas, Pellet, Wood Stoves or Fireplaces) (Compliance with Air Quality Laws,
 79 Chimney Cleanliness, Chimney Fires and Adherence to Codes in Installation)
 80 Wood
 81
 82
 83 7. INSULATION: (Walls, Ceiling, Utility Bills, Vapor Barrier and Formaldehyde or Asbestos Insulation)
 84 Unknown
 85
 86
 87 8. OTHER BASIC COMPONENTS: (Interior Walls, Ceilings, Floors, Exterior Walls, Windows, Doors, Window
 88 Screens, Slabs, Driveways, Sidewalks, Fences)
 89 Unknown
 90
 91
 92 9. BASEMENT: (Leakage, Flooding, Moisture or Evidence of Water, and Fuel Tanks)
 93 Unknown
 94
 95
 96 10. FOUNDATION: (Depth, Footings, Reinforcement, and Cracking)
 97 Unknown
 98

_____/_____
 Buyer's or Lessee's Initials

© 2021 Montana Association of REALTORS®
 Owner's Property Disclosure Statement, October 2021
 Page 2 of 6

 / _____
 Owner's Initials

- 99 11. ROOF: (Rain Gutters, Leakage, Deterioration, Ice build ups and Structural Condition)
 100
 101 Unknown
 102
- 103 12. WATER: (Well Production, Water Quality and Quantity, Water Rights and Abandoned Wells)
 104
 105 Unknown
 106
 107 a. Private well
 108
 109 Unknown
 110
 111 b. Public or community water systems
 112
 113 No
 114
- 115 13. POOLS, OUTDOOR LIVING, ANCILLARY BUILDINGS: (Window Screens, Pool, Spa, Pool/Spa Heater, Hot Tub,
 116 Sauna, Patio/Decking, Built-In Barbecue, Gazebo, Fountains, Water features, Underground Sprinklers systems
 117 and controls, Partially landscaped or un-landscaped yard, Garage, Shop, Barn, Carport)
 118
 119 Unknown
 120
- 121 14. Waste dump or disposal or landfill or gravel pit or commercial use in the vicinity of the Property, existing or
 122 proposed, which may cause smoke, smell, noise or other nuisance, annoyance or pollution:
 123
 124 Unknown
 125
- 126 15. ACCESS: (If the Property is not on a public street note any Driveway Agreements, Private Easements and Legal
 127 Disputes Concerning Access)
 128
 129 Unknown
 130
- 131 16. HAZARD INSURANCE/DAMAGES/CLAIMS (past and present):
 132
 133 Unknown
 134
- 135 17. METHAMPHETAMINE: If the Property is inhabitable real property, the Owner represents to the best of Owner's
 136 knowledge that the Property ☐ **has** ☒ **has not** been used as a clandestine Methamphetamine drug lab and
 137 ☐ **has** ☒ **has not** been contaminated from smoke from the use of Methamphetamine. If the Property has been
 138 used as a clandestine Methamphetamine drug lab or contaminated from smoke from the use of
 139 Methamphetamine, Owner agrees to execute the Montana Association of REALTORS® "Methamphetamine
 140 Disclosure Notice" and provide any documents or other information that may be required under Montana law
 141 concerning the use of the Property as a clandestine Methamphetamine drug lab or the contamination of the
 142 Property from smoke from the use of Methamphetamine.
 143
- 144 18. RADON: If the Property is inhabitable real property as defined in the Montana Radon Control Act, Owner
 145 represents that to the best of Owner's knowledge the Property ☐ **has** ☒ **has not** been tested for radon gas
 146 and/or radon progeny and the Property ☐ **has** ☒ **has not** received mitigation or treatment for the same. If the
 147 Property has been tested for radon gas and/or radon progeny, attached are any test results along with any
 148 evidence of mitigation or treatment.
 149
- 150 19. LEAD-BASED PAINT: If a residential dwelling exists on the Property and was built before the year 1978, Owner
 151 ☐ **has** ☒ **has no** knowledge of lead-based paint and/or lead-based paint hazards on the Property. If Owner has
 152 knowledge of lead-based paint and/or lead-based paint hazards on the Property, attached are all pertinent reports
 153 and records concerning that knowledge.



20. MOLD: If the Property is inhabitable real property as defined in the Montana Mold Disclosure Act, the Owner represents to the best of Owner's knowledge that the Property ☐ has ☒ has not been tested for mold and that the Property ☐ has ☒ has not received mitigation or treatment for mold. If the Property has been tested for mold or has received mitigation or treatment for mold, attached are any documents or other information that may be required under Montana law concerning such testing, treatment or mitigation.

If any of the following items or conditions exist relative to the Property, please check the box and provide details below.

1. ☐ Asbestos.
2. ☐ Noxious weeds.
3. ☐ Pests, rodents.
4. ☐ Destructive insects such as termites, pine beetles or carpenter ants. (If the Property has been tested or treated, attach documentation.)
5. ☐ Common walls, fences and driveways that may have any effect on the Property.
6. ☐ Encroachments, easements, or similar matters that may affect your interest in the Property.
7. ☐ Room additions, structural modifications, or other alterations or repairs made without necessary permits or HOA and HOA architectural committee permission.
8. ☐ Room additions, structural modifications, or other alterations or repairs not in compliance with building codes.
9. ☐ Health department or other governmental licensing, compliance or issues.
10. ☐ Landfill (compacted or otherwise) on the Property or any portion thereof.
11. ☐ Location in the floodplain, shoreline master plan, wetland or other environmentally sensitive area or work conducted by Seller in or around any natural bodies of water.
12. ☐ Settling, slippage, sliding or other soil problems.
13. ☐ Flooding, draining, grading problems, or French drains.
14. ☐ Major damage to the Property or any of the structures from fire, earthquakes, floods, slides, etc.
15. ☐ Waste dump or disposal or landfill or commercial use in the vicinity of the Property which causes smoke, smell, noise or other pollution.
16. ☐ Hazardous or Environmental Waste: Underground storage tanks or sump pits.
17. ☐ Neighborhood noise problems or other nuisances.
18. ☐ Violations of deed restrictions, restrictive covenants or other such obligations.
19. ☐ Zoning or Historic District violations, non-conforming uses, violations of "setback" requirements, etc.
20. ☐ Zoning, Historic District or land use change planned or being considered by the city or county.
21. ☐ Street or utility improvement planned that may affect or be assessed against the Property.
22. ☐ Property Owner's Association obligations (dues, lawsuits, transfer fees, initiation fees, etc.).
23. ☐ Proposed increase in the tax assessment value or homeowner's association dues for the Property.
24. ☐ "Common area" problems.
25. ☐ Tenant problems, defaults or other tenant issues.
26. ☐ Notices of abatement or citations against the Property.
27. ☐ Lawsuits or legal proceedings (including foreclosures and bankruptcies) affecting or threatening the Property.
28. ☐ Airport affected area.
29. ☐ Pet damage
30. ☐ Property leases including post-closing short-term rental obligations, crop share agreements, mineral leases or reservations.
31. ☐ Other matters as set forth below.

Additional details:

_____/_____
Buyer's or Lessee's Initials


© 2021 Montana Association of REALTORS®
Owner's Property Disclosure Statement, October 2021
Page 4 of 6



_____/_____
Owner's Initials

209 _____
210 _____
211 _____
212 _____
213 _____
214 _____
215 _____
216 _____
217 _____
218 _____
219 _____
220 _____
221 _____
222 _____
223 _____
224 _____
225 _____
226 _____
227 _____
228 _____
229 _____
230 _____
231 _____
232 _____
233 _____
234 _____
235 _____
236 _____
237 _____
238 _____
239 _____
240 _____
241 _____
242 _____
243 _____
244 _____
245 _____
246 _____
247 _____
248 _____
249 _____
250 _____
251 _____
252 _____
253 _____
254 _____
255 _____

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.

257
258
259
260 Owner  Mary Spridgeon Personal Representative Marie J. Hartman Date 09/29/2023
261
262 Owner _____ Date _____

_____/_____
Buyer's or Lessee's Initials

BUYER'S ACKNOWLEDGEMENT

Subject Property Address: 84 Diehl Ranch Road Plains MT 59859
S21, T20 N, R26 W, PLAT H SENW 2 AC

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.