

**MONTANA ASSOCIATION OF REALTORS®  
PROPERTY DISCLOSURE STATEMENT (LAND)**



1 Date: February 8, 2024

2  
3 Property: 32 P Hill Drive, Plains, MT 59859

4 Seller(s): Rhonda Poston

5 Seller Agent: Danya Cotte

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 none known

23  
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: Danya Cotte  
36 Danya Cotte

37 Dated: February 8, 2024

38  
39 Buyer and Buyer Agent acknowledge receipt of this Property Disclosure Statement (Land).

40  
41 Buyer Agent: \_\_\_\_\_

42  
43 Buyer Agent Signature: \_\_\_\_\_

44  
45 Dated: \_\_\_\_\_

46  
47 Buyer Signature: \_\_\_\_\_

48  
49 Dated: \_\_\_\_\_

© 2021 Montana Association of REALTORS®  
Property Disclosure Statement (Land), October 2021

Montana Realty Partners, 122 E. Railroad Avenue Plains, MT 59859  
Phone: 4068264261

Fax: \_\_\_\_\_  
Danya Cotte

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 [www.zipLogix.com](http://www.zipLogix.com)

Mull - Michael



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



1 Date: February 8, 2024

2  
3 The undersigned Owner is the owner of certain real property located at 32 P Hill Drive  
4 \_\_\_\_\_, in the City of Plains,  
5 County of Sanders, Montana, which real property is legally described as:  
6 \_\_\_\_\_  
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.

15  
16 **OWNER'S DISCLOSURE**

- 17  
18 ☐ Owner has never been to the Property.  
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 *There is an easement for power*  
37 *and for driveway*

38  
39 Boundaries or property lines:

40 *N/A*

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 *N/A*

46  
47  
48 Access to the Property:

49 *N/A*

50  
\_\_\_\_\_  
Buyer's or Lessee's Initials

© 2021 Montana Association of REALTORS®  
Owner's Property Disclosure Statement (Land), October 2021  
Page 1 of 5

*pl*  
\_\_\_\_\_  
Owner's Initials



51 Settling, slippage, sliding or other soil problems: n/a

52

53

54

55 Flooding, drainage or grading problems: n/a

56

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: n/a

61

62

63

64 a. Water rights and private wells: yes, private well

65

66

67

68 b. Public or Community water systems: n/a

69

70

71

72 Restrictive Covenants and Deed restrictions: n/a

73

74

75

76 Septic system approval or existing septic system: permit pulled not installed

77

78

79

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

81

82

83

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

85

86

87

88 Neighborhood noise problems or other nuisances: n/a

89

90

91

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

93

94

95

96 Notice of abatement or citations against the Property: n/a

97

98

99

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

101

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: n/a

106

Buyer's or Lessee's Initials

© 2021 Montana Association of REALTORS®  
 Owner's Property Disclosure Statement (Land), October 2021  
 Page 2 of 5

Owner's Initials

107 Street or utility improvement planned that may affect or be assessed against the Property: *n/a*  
 108 \_\_\_\_\_  
 109 \_\_\_\_\_  
 110 \_\_\_\_\_  
 111 Zoning or land use change planned or being considered by the city or county: *n/a*  
 112 \_\_\_\_\_  
 113 \_\_\_\_\_  
 114 \_\_\_\_\_  
 115 Proposed increase in tax assessment value or property owner's association dues for the Property: *n/a*  
 116 \_\_\_\_\_  
 117 \_\_\_\_\_  
 118 \_\_\_\_\_  
 119 Underground storage tanks or class II injection wells: *n/a*  
 120 \_\_\_\_\_  
 121 \_\_\_\_\_  
 122 \_\_\_\_\_  
 123 Property leases including post-closing short-term rental obligations, crop share agreements, mineral leases or  
 124 reservations: *n/a*  
 125 \_\_\_\_\_  
 126 \_\_\_\_\_  
 127 \_\_\_\_\_  
 128 Conservation Easements (existing or proposed): *n/a*  
 129 \_\_\_\_\_  
 130 \_\_\_\_\_  
 131 \_\_\_\_\_  
 132 Landfill (compacted or otherwise) on the Property or any portion thereof: *n/a*  
 133 \_\_\_\_\_  
 134 \_\_\_\_\_  
 135 \_\_\_\_\_  
 136 Environmental issues affecting the Property: *n/a*  
 137 \_\_\_\_\_  
 138 \_\_\_\_\_  
 139 \_\_\_\_\_  
 140 Pests, rodents: *standard for rural Montana*  
 141 \_\_\_\_\_  
 142 \_\_\_\_\_  
 143 \_\_\_\_\_  
 144 Noxious Weeds: *standard for rural Montana*  
 145 \_\_\_\_\_  
 146 \_\_\_\_\_  
 147 \_\_\_\_\_  
 148 Airport affected area: *n/a*  
 149 \_\_\_\_\_  
 150 \_\_\_\_\_  
 151 \_\_\_\_\_  
 152 Other matters as set forth below.  
 153 *n/a*  
 154 \_\_\_\_\_  
 155 \_\_\_\_\_  
 156 \_\_\_\_\_  
 157 \_\_\_\_\_  
 158 \_\_\_\_\_  
 159 \_\_\_\_\_

\_\_\_\_\_  
 Buyer's or Lessee's Initials

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

*[Signature]*  
 Owner's Initials



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.

Owner Rhonda Poston Date 2/8/24  
Owner \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_  
Buyer's or Lessee's Initials

205 **BUYER'S ACKNOWLEDGEMENT**

206  
207 Subject Property Address: 32 P Hill Drive, Plains, MT 59859

208  
209  
210  
211 Buyer(s) understand that the foregoing disclosure statement sets forth any adverse material facts concerning the  
212 Property that are known to the Owner. **The disclosure statement does not provide any representations or**  
213 **warranties concerning the Property, nor does the fact this disclosure statement fails to note an adverse**  
214 **material fact concerning a particular feature, fixture or element imply that the same is free of defects.**

215  
216 Buyer(s) is/are encouraged to obtain professional advice, inspections or both of the Property and to provide for  
217 appropriate provisions in a contract between buyer(s) and owner(s) with respect to any advice, inspections or defects.  
218 **Buyer(s) are not relying upon this property disclosure statement for buyer(s)' determination of the overall**  
219 **condition of the Property in lieu of other inspections, reports or advice.**

220  
221 I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.

222  
223  
224 Buyer's/Lessee's Signature

Date

225  
226  
227 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.