

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



1 Date: 3/27/24

2
3 The undersigned Owner is the owner of certain real property located at _____
4 NHN Clark Fork Rd, in the City of Heron,
5 County of Sanders, Montana, which real property is legally described as:
6 S29, T27 N, R34 W, C.O.S. 3708RB, PARCEL 1, ACRES 36.16, E2SE PLAT J
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 to the adjoining property.
37
38

39 Boundaries or property lines:

40 Corners are marked
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
46
47

48 Access to the Property:

49 From Clark Fork Rd.
50

Buyer's or Lessee's Initials

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DLT / WAT
Owner's Initials

51 Settling, slippage, sliding or other soil problems:
52 None
53 _____
54 _____
55 Flooding, drainage or grading problems:
56 None
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
62 _____
63 _____
64 a. Water rights and private wells:
65 None
66 _____
67 _____
68 b. Public or Community water systems:
69 None
70 _____
71 _____
72 Restrictive Covenants and Deed restrictions:
73 None
74 _____
75 _____
76 Septic system approval or existing septic system:
77 None
78 _____
79 _____
80 Major damage to the Property from fire, earthquakes, floods, slides, etc.:
81 None
82 _____
83 _____
84 Zoning or Historic District violations, non-conforming uses:
85 No zoning
86 _____
87 _____
88 Neighborhood noise problems or other nuisances:
89 None
90 _____
91 _____
92 Property Owner's association obligations (dues, lawsuits, transfer fees, initiation fees, etc.):
93 None
94 _____
95 _____
96 Notice of abatement or citations against the Property:
97 None
98 _____
99 _____
100 Lawsuits or legal proceedings (including foreclosures and bankruptcies) affecting or threatening the Property:
101 None
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

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107 Street or utility improvement planned that may affect or be assessed against the Property:
108 None
109 _____
110 _____
111 Zoning or land use change planned or being considered by the city or county:
112 No
113 _____
114 _____
115 Proposed increase in tax assessment value or property owner's association dues for the Property:
116 Not any
117 _____
118 _____
119 Underground storage tanks or class II injection wells:
120 None
121 _____
122 _____
123 Property leases including post-closing short-term rental obligations, crop share agreements, mineral leases or
124 reservations:
125 None
126 _____
127 _____
128 Conservation Easements (existing or proposed):
129 None
130 _____
131 _____
132 Landfill (compacted or otherwise) on the Property or any portion thereof:
133 None
134 _____
135 _____
136 Environmental issues affecting the Property:
137 None
138 _____
139 _____
140 Pests, rodents:
141 A few moles
142 _____
143 _____
144 Noxious Weeds:
145 No
146 _____
147 _____
148 Airport affected area:
149 None
150 _____
151 _____
152 Other matters as set forth below.
153 None
154 _____
155 _____
156 _____
157 _____
158 _____
159 _____
99 _____

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Owner's Initials



MONTANA ASSOCIATION OF REALTORS® PROPERTY DISCLOSURE STATEMENT (LAND)



1 Date: 03/27/24

2
3 Property: NHN Clark Fork Rd Heron MT 59844

4 Seller(s): William A. Jensen & Debra L. Jensen

5 Seller Agent: Jeannette Carr-Smith/Mark Smith

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
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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: *Jeannette Carr-Smith* *Mark Smith*
36 Jeannette Carr-Smith, Mark Smith

37 Dated: 3/27/24

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: _____

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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 William A. Jensen William A. Jensen Date 3-27-24
Owner Debra L. Jensen Debra L. Jensen Date 3-27-24

_____/_____
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209
210

BUYER'S ACKNOWLEDGEMENT

Subject Property Address: NHN Clark Fork Rd Heron MT 59844
S29, T27 N, R34 W, C.O.S. 3708RB, PARCEL 1, ACRES 36.16, E2SE PLAT J

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 _____
225 Buyer's/Lessee's Signature

Date

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.