

MONTANA ASSOCIATION OF REALTORS®  
PROPERTY DISCLOSURE STATEMENT (LAND)




1 Date: \_\_\_\_\_  
2  
3 Property: 153 Slick Gulch Rd Rexford MT 59930  
4 Seller(s): Robert Swan Albert Swan Estate  
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 known  
10 to the seller agent, except that the seller agent is not required to inspect the property or verify any statements  
11 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 (Land) that has  
16 been 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 (Land),  
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 \_\_\_\_\_  
24 No Known Defects  
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 Scott Hollinger  
37 Dated: 2.18.2022  
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: \_\_\_\_\_

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



NKD = No Known Defects

1 Date: \_\_\_\_\_  
2

3 The undersigned Owner is the owner of certain real property located at \_\_\_\_\_  
4 153 Slick Gulch Rd, in the City of Rexford,  
5 County of Lincoln, Montana, which real property is legally described as:  
6 Cold Comfort Farm Lot 2 in S8-T35N-R27W  
7  
8

9 (hereafter the "Property"). Owner executes this Disclosure Statement to disclose to prospective buyers all adverse  
10 material facts which concern the Property. Montana law defines an adverse material fact as a fact that should be  
11 recognized as being of enough significance as to affect a person's decision to enter into a contract to buy or sell real  
12 property and may be a fact that materially affects the value of the Property, that affects the structural integrity of the  
13 Property, or that presents a documented health risk to occupants of the Property.  
14

15 **OWNER'S DISCLOSURE**

16  
17  Owner has never been to the Property.  
18  Owner has not been to the Property since June 2022 (date).  
19

20 The Owner declares that the Owner has prepared this Disclosure Statement and any attachments thereto based on  
21 any adverse material facts known to the Owner. Owner hereby authorizes providing a copy of this Statement to any  
22 person or entity in connection with any actual or anticipated sale of the Property. Owner further agrees to indemnify and  
23 hold any and all real estate agents involved, directly or indirectly, in the purchase and sale of the Property, harmless  
24 from all claims for damages based upon the disclosures made in this Disclosure Statement along with the failure of the  
25 Owner to disclose any adverse material facts known to the Owner.  
26

27 This information is a disclosure by the Owner of known adverse material facts concerning the Property as of the above  
28 date. **It is not a warranty or representation of any kind by the Owner and it is not a contract between Owner and**  
29 **buyer. This disclosure statement is not a substitute for any inspections the buyer may wish to obtain.**  
30

31 Please describe any adverse material facts concerning the items listed, or other components, fixtures or matters. If  
32 space is inadequate, please use the attached Addendum to Owner's Property Disclosure Statement.  
33

34 Easements (written or unwritten):

35 NKD  
36  
37

38 Boundaries or property lines:

39 \_\_\_\_\_  
40 \_\_\_\_\_  
41

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

44 N/A  
45  
46

47 Access to the Property:

48 NKD  
49 \_\_\_\_\_

\_\_\_\_\_  
Buyer's Initials

[Signature]  
Owner's Initials

50 Settling, slippage, sliding or other soil problems:  
 51 N/A  
 52  
 53  
 54 Flooding, drainage or grading problems:  
 55 N/A  
 56  
 57  
 58 Location of the Property in a flood plain, shoreline master plan, wetland or other environmentally sensitive area or work  
 59 conducted by Seller in or around any natural bodies of water:  
 60 N/A  
 61  
 62  
 63 a. Water rights and private wells:  
 64 yes NKD with the well.  
 65  
 66  
 67 b. Public or Community water systems:  
 68 N/A  
 69  
 70  
 71 Restrictive Covenants and Deed restrictions:  
 72 yes  
 73  
 74  
 75 Septic system approval or existing septic system:  
 76 holding tanks installed  
 77  
 78  
 79 Major damage to the Property from fire, earthquakes, floods, slides, etc.:  
 80 N/A  
 81  
 82  
 83 Zoning or Historic District violations, non-conforming uses:  
 84 N/A  
 85  
 86  
 87 Neighborhood noise problems or other nuisances:  
 88 N/A  
 89  
 90  
 91 Property Owner's association obligations (dues, lawsuits, transfer fees, initiation fees, etc.):  
 92 N/A  
 93  
 94  
 95 Notice of abatement or citations against the Property:  
 96 N/A  
 97  
 98  
 99 Lawsuits or legal proceedings (including foreclosures and bankruptcies) affecting or threatening the Property:  
 100 N/A  
 101  
 102  
 103 Waste dump or disposal or landfill or gravel pit or commercial use in the vicinity of the Property, existing or proposed,  
 104 which may cause smoke, smell, noise or other nuisance, annoyance or pollution:  
 105 N/A

\_\_\_\_\_  
 Buyer's Initials

[Signature]  
 Owner's Initials



106 Street or utility improvement planned that may affect or be assessed against the Property:  
107 N/A  
108 \_\_\_\_\_  
109 \_\_\_\_\_

110 Zoning or land use change planned or being considered by the city or county:  
111 N/A  
112 \_\_\_\_\_  
113 \_\_\_\_\_

114 Proposed increase in tax assessment value or property owner's association dues for the Property:  
115 N/A  
116 \_\_\_\_\_  
117 \_\_\_\_\_

118 Underground storage tanks or class II injection wells:  
119 N/A  
120 \_\_\_\_\_  
121 \_\_\_\_\_

122 Property leases including post-closing short-term rental obligations, crop share agreements, mineral leases or  
123 reservations:  
124 N/A  
125 \_\_\_\_\_  
126 \_\_\_\_\_

127 Conservation Easements (existing or proposed):  
128 N/A  
129 \_\_\_\_\_  
130 \_\_\_\_\_

131 Landfill (compacted or otherwise) on the Property or any portion thereof:  
132 N/A  
133 \_\_\_\_\_  
134 \_\_\_\_\_

135 Environmental issues affecting the Property:  
136 N/A  
137 \_\_\_\_\_  
138 \_\_\_\_\_

139 Pests, rodents:  
140 Forest Land  
141 \_\_\_\_\_  
142 \_\_\_\_\_

143 Noxious Weeds:  
144 Yes.  
145 \_\_\_\_\_  
146 \_\_\_\_\_

147 Airport affected area:  
148 N/A  
149 \_\_\_\_\_  
150 \_\_\_\_\_

151 Other matters as set forth below.  
152 Prior owner placed rat poison in and around buildings  
153 and decks.  
154 \_\_\_\_\_  
155 \_\_\_\_\_  
156 \_\_\_\_\_  
157 \_\_\_\_\_  
158 \_\_\_\_\_  
159 \_\_\_\_\_

Buyer's Initials

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's Signature Robert Swan

18 July 2022  
Date



Owner's Signature Catherine Swan, Personal Rep

7/18/22  
Date

\_\_\_\_\_  
Buyer's Initials

**BUYER'S ACKNOWLEDGEMENT**

206 Subject Property Address: 153 Slick Gulch Rd Rexford MT 59930  
207 Cold Comfort Farm Lot 2 in S8-T35N-R27W

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

214  
215 Buyer(s) is/are encouraged to obtain professional advice, inspections or both of the Property and to provide for  
216 appropriate provisions in a contract between buyer(s) and owner(s) with respect to any advice, inspections or defects.  
217 **Buyer(s) are not relying upon this property disclosure statement for buyer(s)' determination of the overall**  
218 **condition of the Property in lieu of other inspections, reports or advice.**

219  
220 I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.

221  
222  
223 \_\_\_\_\_  
224 Buyer's Signature Date

225 \_\_\_\_\_  
226 Buyer'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 holidays. Any performance which is required to be completed on a Saturday, Sunday or holiday can be performed on the next business day.

