

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



Date: 05/11/2026

The undersigned Owner is the owner of certain real property located at 669 Farm Way, in the City of Corvallis, County of Ravalli, Montana, which real property is legally described as: FIRST ADDITION TO AUCH 102, S09, T06 N, R20 W, Lot 004, ACRES 5.01, LOT 4 FIRST ADDN TO AUCH SUBDIVISION

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

Easements (written or unwritten):

Boundaries or property lines:

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

Access to or Ownership of the Property – Matters affecting access to or from the Property, legal ownership or title to the Property, or the Seller's ability to transfer the Property:

Buyer's or Lessee's Initials

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Owner's Initials

Settling, slippage, standing water, drainage, sliding or other soil problems on the Property or in the immediate area:

Flooding, drainage or grading problems:

Location of the Property in a flood plain, shoreline master plan, wetland or other environmentally sensitive area or work conducted by Seller in or around any natural bodies of water:

a. Water rights and private wells:

b. Public or Community water systems:

Restrictive Covenants and Deed restrictions:

Septic system approval or existing septic system:

Major damage to the Property from fire, earthquakes, floods, slides, etc.:

Zoning or Historic District violations, non-conforming uses:

Neighborhood noise problems or other nuisances:

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

Notice of abatement or citations against the Property:

Lawsuits or legal proceedings (including foreclosures and bankruptcies) affecting or threatening the Property:

Waste dump or disposal or landfill or gravel pit or commercial use in the vicinity of the Property, existing or proposed, which may cause smoke, smell, noise or other nuisance, annoyance or pollution, any hazardous materials or pest infestations located on the Property or in the immediate area:

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109 Street or utility improvement planned that may affect or be assessed against the Property:
 110 _____
 111 _____
 112 _____
 113 Known information concerning utility connections:
 114 _____
 115 _____
 116 _____
 117 Zoning or land use change planned or being considered by the city or county:
 118 _____
 119 _____
 120 _____
 121 Proposed increase in tax assessment value or property owner's association dues for the Property:
 122 _____
 123 _____
 124 _____
 125 Underground storage tanks or class II injection wells:
 126 _____
 127 _____
 128 _____
 129 Property leases including post-closing short-term rental obligations, crop share agreements, mineral leases or
 130 reservations:
 131 _____
 132 _____
 133 _____
 134 Conservation Easements (existing or proposed):
 135 _____
 136 _____
 137 _____
 138 Landfill (compacted or otherwise) on the Property or any portion thereof:
 139 _____
 140 _____
 141 _____
 142 Environmental issues affecting the Property including whether the Property has been tested or treated for the
 143 presence of fuel or chemical storage tanks, asbestos, or contaminated soil or water:
 144 _____
 145 _____
 146 _____
 147 Pests, rodents:
 148 _____
 149 _____
 150 _____
 151 Noxious Weeds:
 152 _____
 153 _____
 154 _____
 155 Airport affected area:
 156 _____
 157 _____
 158 _____
 159 Other matters as set forth below including environmental issues, structural system issues, mechanical issues, legal
 160 issues, physical issues, or others not listed above of which the Seller has actual knowledge concerning the Property.
 161 _____
 162 _____
 163 _____
 164 _____

_____/_____
 Buyer's or Lessee's Initials

 LG /  TG
 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	<u>Lisa Gronewald</u>	Date	<u>05/11/2026</u>
Owner	<u>Thomas Gronewald</u>	Date	<u>05/11/2026</u>
	Lisa Gronewald		
	Thomas Gronewald		

Buyer's or Lessee's Initials

<u>LG</u>	/	<u>TG</u>
Owner's Initials		

BUYER'S ACKNOWLEDGEMENT

Subject Property Address: 669 Farm Way Corvallis MT 59828
FIRST ADDITION TO AUCH 102, S09, T06 N, R20 W, Lot 004, ACRES 5.01, LOT 4 FIRST ADDN TO AUCH
SUBDIVISION

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.