

MONTANA ASSOCIATION OF REALTORS® PROPERTY DISCLOSURE STATEMENT (LAND)



1	Date: November 22, 2025						
2	Property: NHN Linbergh Lake Rd, Condon, MT 59826						
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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						
l1 l2	 statements made by the seller; and disclose to a buyer or the buyer agent when the seller agent has no personal knowledge of the veracity 						
13	information regarding adverse material facts that concern the property.						
14	information regarding adverse material facts that concern the property.						
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 none						
22 23	TIONE						
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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 32	the Seller(s). Buyer(s) is/are therefore encouraged to obtain professional advice, inspections or both of the Property 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	Authentistor						
35	Seller Agent Signature: Grace Hughes 11/28/2025						
36	Grace Hughes						
37	Dated:						
38							
39	Buyer and Buyer Agent acknowledge receipt of this Property Disclosure Statement.						
10	Donor Ament						
11 12	Buyer Agent:						
13	Buyer Agent Signature:						
14	Bayor Agont Olghataro.						
15	Dated:						
16							
17	Buyer Signature:						
18							
19	Dated:						

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



1 n	The undersigned Owner is the owner of certain real property located at NHN Linbergh Lake Rd, in the City of,			
	ounty of <u>Missoula</u> , Montana, which real property is legally described as: 07, T19 N, R16 W, C.O.S. 1899B, PARCEL 9, (CORRECTED) IN E2 NE4			
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ma red pro	ereafter the "Property"). Owner executes this Disclosure Statement to disclose to prospective buyers all adverse aterial facts which concern the Property. Montana law defines an adverse material fact as a fact that should be cognized as being of enough significance as to affect a person's decision to enter into a contract to buy or sell reapperty and may be a fact that materially affects the value of the Property, that affects the structural integrity of the operty, 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 OCTOBER 2025 (date).			
an pe an ha	ne Owner declares that the Owner has prepared this Disclosure Statement and any attachments thereto based on adverse material facts known to the Owner. Owner hereby authorizes providing a copy of this Statement to an erson or entity in connection with any actual or anticipated sale of the Property. Owner further agrees to indemnifind hold any and all real estate agents involved, directly or indirectly, in the purchase and sale of the Property armless from all claims for damages based upon the disclosures made in this Disclosure Statement along with the illure of the Owner to disclose any adverse material facts known to the Owner.			
ab O v	nis information is a disclosure by the Owner of known adverse material facts concerning the Property as of the pove date. It is not a warranty or representation of any kind by the Owner and it is not a contract between wher and buyer. This disclosure statement is not a substitute for any inspections the buyer may wish totain.			
PΙ	ease describe any adverse material facts concerning the items listed, or other components, fixtures or matters.			
US	asements (written or unwritten): SFS Right of Way across rear of property with reciprocal right of owner to use USFS road accross USFS land to South of Property to access			
÷	operty from Lindbergh Lake Road to rear of property. Dundaries or property lines: arked on north side by orange fence posts set of Nov 2025 survey; maked on South by USFS makers.			
IVIE	arked on north side by drange lence posts set of Nov 2025 survey, maked on South by USFS makers.			
lim	ncroachments or similar matters that may affect your interest in the subject Property including but not nited to buildings, fences, etc.: ONE KNOWN			
	ccess to or Ownership of the Property – Matters affecting access to or from the Property, legal ownership or title e Property, or the Seller's ability to transfer the Property: see line #36 and documents provided agent. Property in Living Trust free and clear.			
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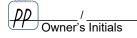
52	Settling, slippage, standing water, drainage, sliding or other soil problems on the Property or in the immediate area:
53 54	mond west of USFS right of way with frogs.
55 56 57	Flooding, drainage or grading problems: NONE KNOWN
58 59 60 61 62 63	Location of the Property in a flood plain, shoreline master plan, wetland or other environmentally sensitive area or work conducted by Seller in or around any natural bodies of water: NONE KNOWN to Seller other than as described in lines #52-54. Otherwie UNKNOWN to Owner.
64 65 66 67	a. Water rights and private wells: At time of purchase Owner was advised by then Seller Agent that land came with right to draw residential share from Swan River. Right never perfected nor filed because Owner never made use of water during period of ownership. No Improvements whatsoever.
68 69 70	b. Public or Community water systems: NONE KNOWN
71 72 73 74 75	Restrictive Covenants and Deed restrictions: Previously provided agent copies of all such documents Owner obtained from Missoula County and known to Owner
76 77 78 79	Septic system approval or existing septic system: NONE
80 81 82 83	Major damage to the Property from fire, earthquakes, floods, slides, etc.: NONE KNOWN
84 85 86 87	Zoning or Historic District violations, non-conforming uses: NONE KNOWN
88	Neighborhood noise problems or other nuisances: NONE KNOWN
92 93 94	Property Owner's association obligations (dues, lawsuits, transfer fees, initiation fees, etc.): NONE
95 96 97 98	Notice of abatement or citations against the Property: NONE
99 100 101 102	NONE
	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: NONE KNOWN
- 3	© 2024 Montana Association of REALTORS® Owner's Property Disclosure Statement (Land), April 2024 Buyer's or Lessee's Initials Page 2 of 5

	Street or utility improvement planned that may affect or be assessed against the Property: NONE KNOWN					
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113 114						
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17	Zoning or land use change planned or being considered by the city or county: Local Community has been meeting to develop and agree to a community plan to present to Missoula County					
18 19	Local Community has been meeting to develop and agree to a community plan to present to Missoula County					
20						
21	Proposed increase in tax assessment value or property owner's association dues for the Property:					
22	NONE KNOWN					
23						
24	Underground storage tanks or close II injection walls:					
25 26	Underground storage tanks or class II injection wells: NONE KNOWN					
27						
28						
29	Property leases including post-closing short-term rental obligations, crop share agreements, mineral leases or					
	reservations: NONE					
31						
32 33						
34	Conservation Easements (existing or proposed):					
35	Conservation Easements (existing or proposed): See Deed restrictions provided to Seller's agent					
36						
37						
38	Landfill (compacted or otherwise) on the Property or any portion thereof: NONE KNOWN					
39 10						
+0 41						
	Environmental issues affecting the Property including whether the Property has been tested or treated for the					
13	presence of fuel or chemical storage tanks, asbestos, or contaminated soil or water:					
14	NONE KNOWN					
15						
16	Doeto redente:					
17 18	Pests, rodents: NONE KNOWN unless one were to include wildlife native to Swan Valley					
19	·					
50						
51	Noxious Weeds:					
52	NONE KNOWN, but may be given they are prevalent in Swan Valley					
53						
54	Airport offeeted areas					
55 56	Airport affected area: N/A					
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58						
59	Other matters as set forth below including environmental issues, structural system issues, mechanical issues, legal					
30	· · · · · · · · · · · · · · · · · · ·					
31	This is unimproved forest rand except for two signs posted on trees by Owner along Embergin Eake Road					
32	USFS road at rear of property through USFS gate, but road now obscured and obstructed by encroaching forest. Clearing of trees on road					
63 64	addressed in documents provided Seller's Agent					
J-T						
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	Owner's Property Displayure Statement (Land) April 2024					

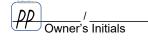
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Owner's Property Disclosure Statement (Land), April 2024

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207	Owner certifies that the information herein is tru	e, correct and complete to the best of the Owner's knowledge and
208	belief as of the date signed by Owner.	,
209		
	Owner Detail Dittails	Date
211	Peter Pitterle	
	Owner	Date
- · -		



211	1 BUYER'S ACKNOWLEDGEMENT			
212				
213	Subject Property Address: NHN Linbergh Lake Rd, Condon, MT 59826			
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217	Buyer(s) understand that the foregoing disclosure statement sets forth any a	dverse material facts concerning the		
	Property that are known to the Owner. The disclosure statement does in	• •		
	warranties concerning the Property, nor does the fact this disclosure			
220	material fact concerning a particular feature, fixture or element imply that	the same is free of defects.		
221				
222	, , ,			
223		•		
224		yer(s)' determination of the overall		
	condition of the Property in lieu of other inspections, reports or advice.			
226				
227	I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.			
228				
229				
	Buyer's/Lessee's Signature	Date		
231				
232				
233	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.