



# DISCLOSURE STATEMENT: VACANT LAND

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1. Date January 25th 2025
2. Page 1 of \_\_\_\_\_ pages: RECORDS AND
3. REPORTS, IF ANY, ARE ATTACHED AND MADE
4. A PART OF THIS DISCLOSURE.

**5. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.**

6. **NOTICE:** This Disclosure Statement satisfies the disclosure requirements of MN Statutes 513.52 through 513.60.  
 7. Under Minnesota law, Sellers of residential property, with limited exceptions listed on page nine (9), are obligated to  
 8. disclose to prospective Buyers all material facts of which Seller is aware that could adversely and significantly affect  
 9. an ordinary buyer's use or enjoyment of the property or any intended use of the property of which Seller is aware.  
 10. MN Statute 513.58 requires Seller to notify Buyer in writing as soon as reasonably possible, but in any event before  
 11. closing, if Seller learns that Seller's disclosure was inaccurate. Seller is obligated to continue to notify Buyer, in writing,  
 12. of any facts disclosed herein (new or changed) of which Seller is aware that could adversely and significantly affect the  
 13. Buyer's use or enjoyment of the property or any intended use of the property that occur up to the time of closing.  
 14. Seller has disclosure alternatives allowed by MN Statutes. See *Disclosure Statement: Seller's Disclosure Alternatives*  
 15. form for further information regarding disclosure alternatives. This disclosure is not a warranty or a guarantee of any  
 16. kind by Seller or licensee(s) representing or assisting any party in the transaction.

17. For purposes of the seller disclosure requirements of MN Statutes 513.52 through 513.60:  
 18. "Residential real property" or "residential real estate" means property occupied as, or *intended to be occupied as*, a  
 19. single-family residence, including a unit in a common interest community as defined in MN Statute 515B.1-103, clause  
 20. (10), regardless of whether the unit is in a common interest community not subject to Chapter 515B.

21. The seller disclosure requirements of MN Statutes 513.52 through 513.60 apply to the transfer of any interest in  
 22. residential real estate, whether by sale, exchange, deed, contract for deed, lease with an option to purchase, or any  
 23. other option.

24. **INSTRUCTIONS TO BUYER:** Buyers are encouraged to thoroughly inspect the Property personally or have it inspected  
 25. by a third party, and to inquire about any specific areas of concern. **NOTE:** If Seller answers "No" to any of the  
 26. questions listed below, it does not necessarily mean that it does not exist on the Property, did not occur, or does not  
 27. apply. "No" may mean that Seller is unaware.

28. **INSTRUCTIONS TO SELLER:** (1) Complete this form yourself. (2) Consult prior disclosure statement(s) and/or  
 29. inspection report(s) when completing this form. (3) Describe conditions affecting the Property to the best of your  
 30. knowledge. (4) Attach additional pages with your signature if additional space is required. (5) Answer all questions.  
 31. (6) If any items do not apply, write "NA" (not applicable).

32. Property location or identification XX1 County Rd 29  
(Address/Section/Township/Range)

33. PID # 030000600, Legal Description SECT-09 TWP-105 RANGE-009 1.34 AC PART SE 1/4 NE 1/4 see full legal

34. City or Township of Utica, County of Winona

35. State of Minnesota, Zip Code 55979 ("Property").

36. **A. GENERAL INFORMATION:** The following questions are to be answered to the best of Seller's knowledge.

37. (1) What date did you acquire the land? February 1, 2001

38. (2) Type of title evidence:  Abstract  Registered (Torrens)  Unknown

39. Location of Abstract: \_\_\_\_\_

40. Is there an existing Owner's Title Insurance Policy?  Yes  No

41. (3) Are you in possession of prior vacant land disclosure statement(s)?  Yes  No

42. (If "Yes," please attach if in your possession.)





DISCLOSURE STATEMENT:  
VACANT LAND

44. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

45. Property located at XX1 County Rd 29 Utica 55979

46. (4) Are there any current or past Phase I, Phase II, or Phase III Environmental Site Assessment(s)? (If "Yes," please attach if in your possession.)  Yes  No

47. (5) Access (where/type): County Rd 29

48. Is access (legal and physical) other than by direct frontage on a public road?  Yes  No

49. (6) Has the Property been surveyed?  Yes  No

50. Year surveyed: 2017

51. What company/person performed the survey? Tri-State Surveying, LLC

52. Name: \_\_\_\_\_ Address: 21240 State 26 Caledonia, mn Phone: 507-542-467

53. (7) Is this platted land?  Yes  No

54. If "Yes," has the plat been recorded?  Yes  No

55. do you have a certificate of survey in your possession?  Yes  No

56. If "Yes," who completed the survey? \_\_\_\_\_ When? \_\_\_\_\_

57. (8) Are there any property markers on the Property?  Yes  No

58. If "Yes," give details: \_\_\_\_\_

59. \_\_\_\_\_

60. (9) Is the Property located on a public or private road?  Public  Private  Public: no maintenance

61. (10) Are there any private or non-dedicated roadways that you are responsible for?  Yes  No

62. (11) Are there any rivers, lakes, ponds, creeks, streams, or springs running through the Property or along a boundary line?  Yes  No

63. (12) Flood Insurance: All properties in the State of Minnesota have been assigned a flood zone designation. Some flood zones may require flood insurance.

64. (a) Do you know which zone the Property is located in?  Yes  No

65. If "Yes," which zone? \_\_\_\_\_

66. (b) Have you ever had a flood insurance policy?  Yes  No

67. If "Yes," is the policy in force?  Yes  No

68. If "Yes," what is the annual premium? \$ \_\_\_\_\_

69. If "Yes," who is the insurance carrier? \_\_\_\_\_

70. (c) Have you ever had a claim with a flood insurance carrier or FEMA?  Yes  No

71. If "Yes," please explain: \_\_\_\_\_

72. \_\_\_\_\_

73. \_\_\_\_\_

74. **NOTE:** Whether or not Seller currently carries flood insurance, it may be required in the future. Flood insurance premiums are increasing, and in some cases will rise by a substantial amount over the premiums previously charged for flood insurance for the Property. As a result, Buyer should not rely on the premiums paid for flood insurance on this Property previously as an indication of the premiums that will apply after Buyer completes their purchase.

75. \_\_\_\_\_

76. \_\_\_\_\_

77. \_\_\_\_\_

78. \_\_\_\_\_

79. \_\_\_\_\_

80. \_\_\_\_\_

81. \_\_\_\_\_





DISCLOSURE STATEMENT:  
VACANT LAND

83. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

84. Property located at XX1 County Rd 29 Utica 55979

- 85. (13) Is the Property located in a drainage district, County or Judicial Drainage System?  Yes  No
- 86. (14) Is the Property drain tiled?  Yes  No
- 87. (15) Is there a private drainage system on the Property?  Yes  No
- 88. (16) Is the Property located within a government designated disaster evacuation zone
- 89. (e.g., nuclear facility, hazardous chemical facility, hazardous waste facility)?  Yes  No
- 90. (17) Are there encroachments?  Yes  No
- 91. (18) Please provide clarification or further explanation for all applicable "Yes" responses in Section A:

92. \_\_\_\_\_  
93. \_\_\_\_\_

94. **B. GENERAL CONDITION:** The following questions are to be answered to the best of Seller's knowledge.

- 95. (1) Are there any structures, improvements, or emblements (e.g., crops) included
- 96. in the sale?  Yes  No
- 97. If "Yes," list all items: \_\_\_\_\_

98. \_\_\_\_\_

- 99. (2) Are there any abandoned or junk motor vehicles, equipment of any kind, or debris
- 100. included in the sale?  Yes  No
- 101. If "Yes," list all items: \_\_\_\_\_

102. \_\_\_\_\_

- 103. (3) Are there any drainage issues, flooding, or conditions conducive to flooding?  Yes  No

- 104. (4) Has there been any damage by wind, fire, flood, hail, or other cause(s)?  Yes  No

105. If "Yes," give details of what happened and when: \_\_\_\_\_

106. \_\_\_\_\_

- 107. (5) Were there any previous structures on the Property?  Yes  No

- 108. (6) Are there any settling, erosion, or soil movement problems on or affecting
- 109. the Property?  Yes  No

- 110. (7) Are there any gravel pits, caves, sink holes, or mineshafts on or affecting
- 111. the Property?  Yes  No

- 112. (8) For any questions in Section B answered "Yes," please explain:

113. \_\_\_\_\_

114. \_\_\_\_\_

115. **C. USE RESTRICTIONS:** The following questions are to be answered to the best of Seller's knowledge.

- 116. (1) Do any of the following types of covenants, conditions, reservations of rights or use, or restrictions affect
- 117. the use or future resale of the Property?

- 118. (a) Are there easements, other than utility or drainage easements?  Yes  No

- 119. (b) Are there any public or private use paths or roadway rights of way/
- 120. easement(s)?  Yes  No

- 121. (c) Are there any ongoing financial maintenance or other obligations related to
- 122. the Property that the buyer will be responsible for?  Yes  No



**DISCLOSURE STATEMENT:  
VACANT LAND**

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125. Property located at XX1 County Rd 29 Utica 55979

- 126. (d) Are there any communication, power, wind, pipeline (utility or drainage), or other utility rights of way/easement(s)? ?  Yes  No
- 127. (e) Are there any railroad or other transportation rights of way/easement(s)?  Yes  No
- 128. (f) Is there subdivision or other recorded covenants, conditions, or restrictions?  Yes  No
- 129. (g) Are there association requirements or restrictions?  Yes  No
- 130. (h) Is there a right of first refusal to purchase?  Yes  No
- 131. (i) Is the Property within the boundaries of a Native American reservation?  Yes  No
- 132. (j) Are there any Department of Natural Resources restrictions?  Yes  No
- 133. (k) Is the Property located in a watershed district?  Yes  No
- 134. (l) Is the Property enrolled in any federal, state, or local governmental programs (e.g., conservation programs, CREP, CRP, EQIP, Green Acres, Managed Forest Land, RIM, riparian buffers, Rural Preserve, SFIA, WRP/RIM-WRP, etc.)?  Yes  No
- 135. (m) Are there any USDA Wetland Determinations?  Yes  No
- 136. (n) Are there any USDA Highly Erodible Land Determinations?  Yes  No
- 137. (o) Are there any conservation practices installed (e.g., terracing, waterways, control structures)?  Yes  No
- 138. (p) Are there any federal or state listed species?  Plants  Animals  Yes  No
- 139. (q) Are there any third parties which have an interest in the mineral rights?  Yes  No
- 140. (r) Is there any forfeiture or transfer of rights (e.g., mineral, timber, development, etc.)?  Yes  No
- 141. (s) Are there any historical registry restrictions?  Yes  No
- 142. (t) If any of the questions in Section C(1) are answered "Yes," please provide written copies of these covenants, conditions, reservations, or restrictions if in your possession:

143. \_\_\_\_\_

144. \_\_\_\_\_

145. \_\_\_\_\_

- 151. (2) Have you ever received notice from any person or authority as to any breach of any of these covenants, conditions, reservations, or restrictions?  Yes  No

152. If "Yes," please explain:

153. \_\_\_\_\_

154. \_\_\_\_\_

155. \_\_\_\_\_

- 156. (3) Is the Property currently rented?  Yes  No
- 157. If "Yes," is there a written lease?  Yes  No

158. If "Yes," please provide a copy of the lease if in your possession or provide information:

159. Lease start date: \_\_\_\_\_

160. Lease end date: \_\_\_\_\_

161. Number of acres leased: \_\_\_\_\_

162. Price/acre: \_\_\_\_\_

163. Terms of lease: \_\_\_\_\_

164. Renter's name: \_\_\_\_\_ Phone number: \_\_\_\_\_

- 165. May the renter be contacted for information on the Property?  Yes  No





**DISCLOSURE STATEMENT:  
VACANT LAND**

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168. Property located at XX1 County Rd 29 Utica 55979

169. (4) Is woodland leased for recreational purposes?  Yes  No

170. (5) Has a timber cruise been completed on woodland?  Yes  No

171. (6) Has timber been harvested in the past 25 years?  Yes  No

172. If "Yes," what species was harvested? \_\_\_\_\_

173. Was harvest monitored by a registered forester?  Yes  No

174. (7) Are there plans for a new road, expansion of an existing road, airport, trail, affect by railroad, or other improvement that may affect this Property?  Yes  No

175. If "Yes," please explain: \_\_\_\_\_

176. \_\_\_\_\_

177. \_\_\_\_\_

178. \_\_\_\_\_

179. (8) Are there any zoning violations, nonconforming uses, or unusual restrictions on the Property that would affect future construction or remodeling?  Yes  No

180. \_\_\_\_\_

181. **D. UTILITIES:** The following questions are to be answered to the best of Seller's knowledge.

182. (1) Have any percolation tests been performed?  Yes  No

183. When? \_\_\_\_\_ By whom? \_\_\_\_\_

184. Attach copies of results, if in your possession.

185. (2) Subsurface Sewage Treatment System Disclosure: (A subsurface sewage treatment system disclosure is required by MN Statute 115.55.) (Check appropriate box.)

186. Seller  DOES  DOES NOT know of a subsurface sewage treatment system on or serving the above-described real Property. (If answer is **DOES**, and the system does not require a state permit, see *Disclosure Statement: Subsurface Sewage Treatment System*.)

187. (Check one.)

188.  There is an abandoned subsurface sewage treatment system on the above-described real Property. (See *Disclosure Statement: Subsurface Sewage Treatment System*.)

189. \_\_\_\_\_

190. (3) Private Well Disclosure: (A well disclosure and Certificate are required by MN Statute 1031.235.) (Check appropriate box(es).)

191.  Seller does not know of any wells on the above-described real Property.

192.  There are one or more wells located on the above-described real Property. (See *Disclosure Statement: Well*.)

193. \_\_\_\_\_

194.  This Property is in a Special Well Construction Area.

195.  There are wells serving the above-described Property that are not located on the Property.

196. (a) How many properties or residences does the shared well serve? \_\_\_\_\_

197. (b) Is there a maintenance agreement for the shared well?  Yes  No

198. \_\_\_\_\_

199. If "Yes," what is the annual maintenance fee? \$ \_\_\_\_\_

200. \_\_\_\_\_

201. (4) Are any of the following presently existing within the Property:

202. (a) connection to public water?  Yes  No

203. (b) connection to public sewer?  Yes  No

204. (c) connection to private water system off-property?  Yes  No

205. (d) connection to electric utility?  Yes  No

206. (e) connection to pipelines (natural gas, petroleum, other)?  Yes  No

207. (f) connection to communication, power, or utility lines?  Yes  No

208. (g) connection to telephone?  Yes  No

209. (h) connection to fiber optic?  Yes  No

210. (i) connection to cable?  Yes  No

211. \_\_\_\_\_





DISCLOSURE STATEMENT:  
VACANT LAND

212. Page 6

213. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

214. Property located at XX1 County Rd 29 Utica 55979

215. **E. ENVIRONMENTAL CONCERNS:** The following questions are to be answered to the best of Seller's knowledge.

216. (1) Are there any buried storage tanks or buried debris or waste on the Property?  Yes  No

217. If "Yes," give details: \_\_\_\_\_

218. \_\_\_\_\_

219. (2) Are there any hazardous or toxic substances or wastes in, on, or affecting  
220. the Property?  Yes  No

221. If "Yes," give details: \_\_\_\_\_

222. \_\_\_\_\_

223. (3) Have any soil tests been performed?  Yes  No

224. When? \_\_\_\_\_ By whom? \_\_\_\_\_

225. Attach copies of results if in your possession.

226. (4) Are there any soil problems?  Yes  No

227. If "Yes," give details: \_\_\_\_\_

228. \_\_\_\_\_

229. (5) Are there any dead or diseased trees?  Yes  No

230. If "Yes," give details: \_\_\_\_\_

231. (6) Are there any insect/animal/pest infestations?  Yes  No

232. If "Yes," give details: \_\_\_\_\_

233. \_\_\_\_\_

234. (7) Are there any animal burial pits?  Yes  No

235. If "Yes," give details: \_\_\_\_\_

236. (8) Are there any unused wells or other potential environmental hazards (e.g., fuel or  
237. chemical storage tanks, contaminated soil or water) on the land?  Yes  No

238. If "Yes," give details: \_\_\_\_\_

239. \_\_\_\_\_

240. (9) Did the land at one time abut or was located in close proximity to a gas station, refuse  
241. disposal site, toxic substance storage site, junk yard, or other pollution situation?  Yes  No

242. If "Yes," give details: past gas station @ fremont Stors

243. \_\_\_\_\_

244. (10) Is the Property located in or near an agricultural zone?  Yes  No

245. If "Yes," the Property may be subjected to normal and accepted agricultural practices and operations  
246. including, but not limited to, noise; dust; day and nighttime operation of farm machinery; the raising and  
247. keeping of livestock; and the storage and application of manure, fertilizers, soil amendments, herbicides  
248. and pesticides associated with normal agricultural operations.

249. (11) Are there any landfills or waste disposal sites within two (2) miles of the Property?  Yes  No

250. If "Yes," give details: \_\_\_\_\_

251. \_\_\_\_\_



DISCLOSURE STATEMENT:  
VACANT LAND

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254. Property located at XX1 County Rd 29 Utica 55979

255. (12) Is there any government sponsored clean-up of the Property?  Yes  No

256. If "Yes," give details: \_\_\_\_\_

257. \_\_\_\_\_

258. (13) Are there currently, or have previously been, any orders issued on the Property by any governmental authority ordering the remediation of a public health nuisance on the Property?  Yes  No

259. If "Yes," Seller certifies that all orders  HAVE  HAVE NOT been vacated.  
260. (Check one.)

261. (14) Other: \_\_\_\_\_

262. \_\_\_\_\_

263. F. RADON DISCLOSURE: (The following Seller disclosure satisfies MN Statute 144.496.)

264. RADON WARNING STATEMENT: The Minnesota Department of Health strongly recommends that ALL  
265. homebuyers have an indoor radon test performed prior to purchase or taking occupancy, and recommends  
266. having the radon levels mitigated if elevated radon concentrations are found. Elevated radon concentrations can  
267. easily be reduced by a qualified, certified, or licensed, if applicable, radon mitigator.

268. Every buyer of any interest in residential real property is notified that the property may present exposure to  
269. dangerous levels of indoor radon gas that may place occupants at risk of developing radon-induced lung cancer.  
270. Radon, a Class A human carcinogen, is the leading cause of lung cancer in nonsmokers and the second leading  
271. cause overall. The seller of any interest in residential real property is required to provide the buyer with any  
272. information on radon test results of the dwelling.

273. RADON IN REAL ESTATE: By signing this Statement, Buyer hereby acknowledges receipt of the Minnesota  
274. Department of Health's publication entitled **Radon in Real Estate Transactions**, which is attached hereto and  
275. can be found at [www.health.state.mn.us/communities/environment/air/radon/radonre.html](http://www.health.state.mn.us/communities/environment/air/radon/radonre.html).

276. A seller who fails to disclose the information required under MN Statute 144.496, and is aware of material facts  
277. pertaining to radon concentrations in the Property, is liable to the Buyer. A buyer who is injured by a violation of MN  
278. Statute 144.496 may bring a civil action and recover damages and receive other equitable relief as determined by  
279. the court. Any such action must be commenced within two years after the date on which the buyer closed the  
280. purchase or transfer of the real Property.

281. SELLER'S REPRESENTATIONS: The following are representations made by Seller to the extent of Seller's actual  
282. knowledge.

283. (a) Radon test(s)  HAVE  HAVE NOT occurred on the Property.  
(Check one.)

284. (b) Describe any known radon concentrations, mitigation, or remediation. **NOTE:** Seller shall attach the most  
285. current records and reports pertaining to radon concentration within the dwelling:

286. \_\_\_\_\_

287. \_\_\_\_\_

288. (c) There  IS  IS NOT a radon mitigation system currently installed on the Property.  
(Check one.)

289. If "IS," Seller shall disclose, if known, information regarding the radon mitigation system, including system  
290. description and documentation.

291. \_\_\_\_\_

292. \_\_\_\_\_

293. EXCEPTIONS: See Section P for exceptions to this disclosure requirement.

294. G. CHRONIC WASTING DISEASE IN CERVIDAE: (The following Seller disclosure satisfies MN Statute 35.155, Subd. 11(d).)

295. Has Chronic Wasting Disease been detected on the Property?  YES  NO

296. If Yes, see Disclosure Statement: Chronic Wasting Disease. (Check one.)





DISCLOSURE STATEMENT:  
VACANT LAND

298. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

299. Property located at XX1 County Rd 29 Utica 55979

300. H. PREFERENTIAL PROPERTY TAX TREATMENT: Is the Property subject to any preferential  
301. property tax status or any other credits affecting the Property (e.g., Exclusive Ag Covenant,  
302. Green Acres, Managed Forest Land, Non-Profit Status, Rural Preserve, SFIA, etc.)?  Yes  No  
303. If "Yes," would these terminate upon the sale of the Property?  Yes  No  
304. Explain: \_\_\_\_\_

305. I. NOTICES/SPECIAL ASSESSMENTS: The following questions are to be answered to the best of Seller's knowledge.  
306. Seller  HAS  HAS NOT received a notice regarding **any** proposed, ongoing, or completed improvement  
307. project from **any** assessing authorities, the cost of which project may be assessed against the Property. If "HAS,"  
308. please attach and/or explain:  
309. \_\_\_\_\_  
310. \_\_\_\_\_  
311. \_\_\_\_\_

312. J. FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT ("FIRPTA"): Section 1445 of the Internal Revenue Code  
313. provides that a transferee ("Buyer") of a United States real property interest must be notified in writing and must  
314. withhold tax if the transferor ("Seller") is a foreign person and no exceptions from FIRPTA withholding apply.  
315. Seller represents that Seller  IS  IS NOT a foreign person (i.e., a non-resident alien individual, foreign corporation,  
316. foreign partnership, foreign trust, or foreign estate) for purposes of income taxation. This representation shall  
317. survive the closing of any transaction involving the Property described herein.  
318. NOTE: If the above answer is "IS," Buyer may be subject to income tax withholding in connection with the  
319. transaction (unless the transaction is covered by an applicable exception to FIRPTA withholding). In  
320. non-exempt transactions, Buyer may be liable for the tax if Buyer fails to withhold.  
321. If the above answer is "IS NOT," Buyer may wish to obtain specific documentation from Seller ensuring  
322. Buyer is exempt from the withholding requirements as prescribed under Section 1445 of the Internal  
323. Revenue Code.  
324. Due to the complexity and potential risks of failing to comply with FIRPTA, including Buyer's responsibility  
325. for withholding the applicable tax, Buyer and Seller should **seek appropriate legal and tax advice regarding**  
326. **FIRPTA compliance, as the respective licensees representing or assisting either party will be unable to**  
327. **assure either party whether the transaction is exempt from the FIRPTA withholding requirements.**

328. K. METHAMPHETAMINE PRODUCTION DISCLOSURE:  
329. (A methamphetamine production disclosure is required by MN Statute 152.0275, Subd. 2 (m).)  
330.  Seller is not aware of any methamphetamine production that has occurred on the Property.  
331.  Seller is aware that methamphetamine production has occurred on the Property.  
332. (See Disclosure Statement: Methamphetamine Production.)

333. L. NOTICE REGARDING AIRPORT ZONING REGULATIONS: The Property may be in or near an airport safety zone  
334. with zoning regulations adopted by the governing body that may affect the Property. Such zoning regulations are  
335. filed with the county recorder in each county where the zoned area is located. If you would like to determine if  
336. such zoning regulations affect the Property, you should contact the county recorder where the zoned area is  
337. located.

338. M. CEMETERY ACT: MN Statute 307.08 prohibits any damage or illegal molestation of human remains, burials,  
339. or cemeteries. A person who intentionally, willfully and knowingly destroys, mutilates, injures, disturbs or removes  
340. human skeletal remains or human burial grounds is guilty of a felony.  
341. Are you aware of any human remains, burials, or cemeteries located on the Property?  Yes  No  
342. If "Yes," please explain: \_\_\_\_\_  
343. All unidentified human remains or burials found outside of platted, recorded, or identified cemeteries and in  
344. contexts which indicate antiquity greater than 50 years shall be dealt with according to the provisions of MN  
345. Statute 307.08, Subd. 7.





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348. Property located at XX1 County Rd 29 Utica 55979

349. **N. NOTICE REGARDING PREDATORY OFFENDER INFORMATION:** Information regarding the predatory offender  
350. registry and persons registered with the predatory offender registry under MN Statute 243.166 may be  
351. obtained by contacting the local law enforcement offices in the community where the land is located or  
352. the Minnesota Department of Corrections at (651) 361-7200, or from the Department of Corrections web  
353. site at <https://coms.doc.state.mn.us/publicregistrantsearch>.

354. **O. OTHER DEFECTS/MATERIAL FACTS/ADDITIONAL COMMENTS:** Are there any other material facts that could  
355. adversely and significantly affect an ordinary buyer's use or enjoyment of the Property or any intended use of the  
356. Property?  Yes  No If "Yes," explain:

357. \_\_\_\_\_  
358. \_\_\_\_\_  
359. \_\_\_\_\_  
360. \_\_\_\_\_  
361. \_\_\_\_\_  
362. \_\_\_\_\_  
363. \_\_\_\_\_

364. **P. MN STATUTES 513.52 THROUGH 513.60:**

365. **Exceptions:** The seller disclosure requirements of MN Statutes 513.52 through 513.60 **DO NOT** apply to

- 366. (1) real property that is not residential real property;
- 367. (2) a gratuitous transfer;
- 368. (3) a transfer pursuant to a court order;
- 369. (4) a transfer to a government or governmental agency;
- 370. (5) a transfer by foreclosure or deed in lieu of foreclosure;
- 371. (6) a transfer to heirs or devisees of a decedent;
- 372. (7) a transfer from a co-tenant to one or more other co-tenants;
- 373. (8) a transfer made to a spouse, parent, grandparent, child, or grandchild of Seller;
- 374. (9) a transfer between spouses resulting from a decree of marriage dissolution or from a property  
375. agreement incidental to that decree;
- 376. (10) a transfer of newly constructed residential property that has not been inhabited;
- 377. (11) an option to purchase a unit in a common interest community, until exercised;
- 378. (12) a transfer to a person who controls or is controlled by the grantor as those terms are defined with  
379. respect to a declarant under section 515B.1-103, clause (2);
- 380. (13) a transfer to a tenant who is in possession of the residential real property; or
- 381. (14) a transfer of special declarant rights under section 515B.3-104.

382. **MN STATUTES 144.496: RADON AWARENESS ACT**

383. The seller disclosure requirements of MN Statute 144.496 DO NOT apply to (1)-(9) and (11)-(14) above. Sellers  
384. of newly constructed residential property must comply with the disclosure requirements of MN Statute 144.496.

385. **Waiver:** The written disclosure required under sections 513.52 to 513.60 may be waived if Seller and the  
386. prospective Buyer agree in writing. Waiver of the disclosure required under sections 513.52 to 513.60 does not  
387. waive, limit, or abridge any obligation for seller disclosure created by any other law.

388. **No Duty to Disclose**

- 389. A. There is no duty to disclose the fact that the Property
- 390. (1) is or was occupied by an owner or occupant who is or was suspected to be infected with Human  
391. Immunodeficiency Virus or diagnosed with Acquired Immunodeficiency Syndrome;
- 392. (2) was the site of a suicide, accidental death, natural death, or perceived paranormal activity; or
- 393. (3) is located in a neighborhood containing any adult family home, community-based residential facility,  
394. or nursing home.



DISCLOSURE STATEMENT:  
VACANT LAND

396. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

397. Property located at XX1 County Rd 29 Utica 55979

398. B. **Predatory Offenders.** There is no duty to disclose information regarding an offender who is required to  
399. register under MN Statute 243.166 or about whom notification is made under that section, if Seller, in a  
400. timely manner, provides a written notice that information about the predatory offender registry and  
401. persons registered with the registry may be obtained by contacting the local law enforcement agency  
402. where the property is located or the Department of Corrections.

403. C. The provisions in paragraphs A and B do not create a duty to disclose any facts described in paragraphs  
404. A and B for property that is not residential property.

405. D. **Inspections.**  
406. (1) Except as provided in paragraph (2), Seller is not required to disclose information relating to the real  
407. Property if a written report that discloses the information has been prepared by a qualified third party  
408. and provided to the prospective buyer. For purposes of this paragraph, "qualified third party" means  
409. a federal, state, or local governmental agency, or any person whom Seller or prospective buyer reasonably  
410. believes has the expertise necessary to meet the industry standards of practice for the type of  
411. inspection or investigation that has been conducted by the third party in order to prepare the written  
412. report.

413. (2) Seller shall disclose to the prospective buyer material facts known by Seller that contradict any  
414. information included in a written report under paragraph (1) if a copy of the report is provided to Seller.

415. Q. **ADDITIONAL COMMENTS:**

416. See notes from Winona County zoning pertaining to stipulations that would need to be met in  
417. order to place a dwelling on the property.

419. R. **SELLER'S STATEMENT:** *(To be signed at time of listing.)*

420. Seller(s) hereby states the facts as stated above are true and accurate and authorizes any licensee(s)  
421. representing or assisting any party(ies) in this transaction to provide a copy of this Disclosure Statement to  
422. any person or entity in connection with any actual or anticipated sale of the Property. A seller may provide this  
423. Disclosure Statement to a real estate licensee representing or assisting a prospective buyer. The Disclosure  
424. Statement provided to the real estate licensee representing or assisting a prospective buyer is considered to have  
425. been provided to the prospective buyer. If this Disclosure Statement is provided to the real estate licensee  
426. representing or assisting the prospective buyer, the real estate licensee must provide a copy to the prospective  
427. buyer.

428. **Seller is obligated to continue to notify Buyer in writing of any facts that differ from the facts disclosed**  
429. **here (new or changed) of which Seller is aware that could adversely and significantly affect the Buyer's**  
430. **use or enjoyment of the Property or any intended use of the Property that occur up to the time of closing.**  
431. To disclose new or changed facts, please use the *Amendment to Disclosure Statement* form.

432. Paula Lange-Deyens \_\_\_\_\_  
(Seller) 1/25/25 (Date) (Seller) (Date)

433. S. **BUYER'S ACKNOWLEDGEMENT:** *(To be signed at time of purchase agreement.)*

434. I/We, the Buyer(s) of the Property, acknowledge receipt of this *Disclosure Statement: Vacant Land* and agree  
435. that no representations regarding facts have been made other than those made above. This Disclosure Statement  
436. is not a warranty or guarantee of any kind by Seller or licensee representing or assisting any party in the  
437. transaction and is not a substitute for any inspections or warranties the party(ies) may wish to obtain.

438. The information disclosed is given to the best of Seller's knowledge.

439. \_\_\_\_\_  
(Buyer) (Date) (Buyer) (Date)

440. **LISTING BROKER AND LICENSEES MAKE NO REPRESENTATIONS HERE AND ARE**  
441. **NOT RESPONSIBLE FOR ANY CONDITIONS EXISTING ON THE PROPERTY.**