

Yes	No	NR
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13. Commercial or industrial noxious fumes, odors, noises, etc. on or near Property..... ☐ ☐ ☒
- If yes, please describe: _____

B. Legal/Land Use Aspects

- | | | | |
|--|--------------------------|--------------------------|-------------------------------------|
| 1. Current or past title insurance policy or title search..... | ☐ | ☐ | ☒ |
| 2. Copy of deed(s) for property..... | ☐ | ☐ | ☒ |
| 3. Government administered programs or allotments..... | ☐ | ☐ | ☒ |
| 4. Rollback or other tax deferral recaptures upon sale..... | ☐ | ☐ | ☒ |
| 5. Litigation or estate proceeding affecting ownership or boundaries..... | ☐ | ☐ | ☒ |
| 6. Notices from governmental or quasi-governmental authorities related to the property.. | ☐ | ☐ | ☒ |
| 7. Private use restrictions or conditions, protective covenants, or HOA..... | ☐ | ☐ | ☒ |
| If yes, please describe: _____ | | | |
| 8. Recent work by persons entitled to file lien claims..... | ☐ | ☐ | ☒ |
| If yes, have all such persons been paid in full | ☐ | ☐ | ☒ |
| If not paid in full, provide lien agent name and project number: _____ | | | |
| 9. Jurisdictional government land use authority: | | | |
| County: <u>Franklin</u> City: <u>Louisburg</u> | | | |
| 10. Current zoning: <u>AR-30</u> | | | |
| 11. Fees or leases for use of any system or item on property | ☐ | ☐ | ☒ |
| 12. Location within a government designated disaster evacuation zone (e.g., hurricane, nuclear facility, hazardous chemical facility, hazardous waste facility)..... | ☐ | ☐ | ☒ |
| 13. Access (legal and physical) other than by direct frontage on a public road | | | |
| Access via easement..... | ☐ | ☐ | ☒ |
| Access via private road | ☐ | ☐ | ☒ |
| If yes, is there a private road maintenance agreement? ☐ yes ☐ no | | | |
| 14. Solar panel(s), windmill(s), cell tower(s)..... | ☐ | ☐ | ☒ |
| If yes, please describe: _____ | | | |

C. Survey/Boundary Aspects

- | | | | |
|--|--------------------------|--------------------------|-------------------------------------|
| 1. Current or past survey/plat or topographic drawing available..... | ☐ | ☐ | ☒ |
| 2. Approximate acreage: _____ | | | |
| 3. Wooded Acreage _____; Cleared Acreage _____ | | | |
| 4. Encroachments..... | ☐ | ☐ | ☒ |
| 5. Public or private use paths or roadways rights of way/easement(s)..... | ☐ | ☐ | ☒ |
| Financial or maintenance obligations related to same | ☐ | ☐ | ☒ |
| 6. Communication, power, or other utility rights of way/easements | ☐ | ☐ | ☒ |
| 7. Railroad or other transportation rights of way/easements..... | ☐ | ☐ | ☒ |
| 8. Conservation easement | ☐ | ☐ | ☒ |
| 9. Property Setbacks..... | ☐ | ☐ | ☒ |
| If yes, describe: _____ | | | |
| 10. Riparian Buffers (i.e., stream buffers, conservation districts, etc.)..... | ☐ | ☐ | ☒ |
| 11. Septic Easements and Repair Fields | ☐ | ☐ | ☒ |
| 12. Any Proposed Easements Affecting Property..... | ☐ | ☐ | ☒ |
| 13. Beach Access Easement, Boat Access Easement, Docking Permitted..... | ☐ | ☐ | ☒ |
| If yes, please describe: _____ | | | |

D. Agricultural, Timber, Mineral Aspects

	Yes	No	NR
1. Agricultural Status (e.g., forestry deferral)	☐	☐	☒
2. Licenses, leases, allotments, or usage permits (crops, hunting, water, timber, etc.).....	☐	☐	☒
If yes, describe in detail: _____			
3. Forfeiture, severance, or transfer of rights (mineral, oil, gas, timber, development, etc.)	☐	☐	☒
If yes, describe in detail: _____			
4. Farming on Property: ☐ owner or ☐ tenant	☐	☐	☒
5. Presence of vegetative disease or insect infestation.....	☐	☐	☒
6. Timber cruises or other timber related reports.....	☐	☐	☒
7. Timber harvest within past 25 years	☐	☐	☒
If yes, monitored by Registered Forester?			
If replanted, what species: _____			
Years planted: _____			
8. Harvest impact (other than timber)	☐	☐	☒
If yes, describe in detail: _____			

E. Environmental Aspects

1. Current or past Phase I, Phase II or Phase III Environmental Site Assessment(s).....	☐	☐	☒
2. Underground or above ground storage tanks	☐	☐	☒
If yes, describe in detail: _____			
3. Abandoned or junk motor vehicles or equipment of any kind.....	☐	☐	☒
4. Past illegal uses of property (e.g., methamphetamine manufacture or use).....	☐	☐	☒
5. Federal or State listed or protected species present.....	☐	☐	☒
If yes, describe plants and/or animals: _____			
6. Government sponsored clean-up of the property	☐	☐	☒
7. Groundwater, surface water, or well water contamination ☐ Current ☐ Previous ...	☐	☐	☒
8. Previous commercial or industrial uses.....	☐	☐	☒
9. Wetlands, streams, or other water features	☐	☐	☒
Permits or certifications related to Wetlands			
Conservation/stream restoration.....			
10. Coastal concern (tidal waters, unbuildable land, flood zone, CAMA, Army Corp., etc.)	☐	☐	☒
If yes, describe in detail: _____			
11. The use or presence on the property, either stored or buried, above or below ground, of:			
i. Asbestos, Benzene, Methane, Pesticides, Radioactive Material	☐	☐	☒
If yes, describe in detail: _____			
ii. Other fuel/chemical.....	☐	☐	☒
iii. Paint ☐ Lead based paint ☐ Other paint/solvents	☐	☐	☒
iv. Agricultural chemical storage	☐	☐	☒

F. Utilities

Check all currently available on the Property and indicate the provider.

☐	Water (describe): _____
☐	Sewer (describe): _____
☐	Gas (describe): _____
☐	Electricity (describe): _____
☐	Cable (describe): _____

☐ High Speed Internet (describe):

☐ Fiber Optic (describe):

☐ Telephone (describe):

☐ Private well (describe):

☐ Shared private well or community well (describe):

☐ Hauled water (describe):

☐ Other (describe):

Explanation Sheet for Vacant Land Disclosure Statement	
Instructions: Identify a line item in the first column (e.g., “E/8”) and provide further explanation in the second column.	
Attach additional sheets as necessary	

THE NORTH CAROLINA ASSOCIATION OF REALTORS®, INC., MAKES NO REPRESENTATION AS TO THE LEGAL VALIDITY OR ADEQUACY OF THIS FORM. CONSULT A NORTH CAROLINA ATTORNEY BEFORE YOU SIGN IT.

Buyer: Date:

Buyer: Date:

Entity Buyer:

(Name of LLC/Corporation/Partnership/Trust/Etc.)

By:

Name:

Title:

Date:

DocuSigned by:

Seller: Aaron Perdue

 Date: 11/19/2025 | 11:28 AM EST

Seller: Date:

Entity Seller:

(Name of LLC/Corporation/Partnership/Trust/Etc.)

By:

Name:

Title:

Date: