



SCHLUETER REALTY

1329 N. Commerce

Le Sueur, MN 56058

WELL DISCLOSURE STATEMENT

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- 1. Date
2. Page 1 of pages: THE REQUIRED MAP IS
3. ATTACHED HERETO AND MADE A PART HEREOF.

- 4. Minnesota Statute 1031.235 requires that, before signing an agreement to sell or transfer real property, Seller
5. must disclose information in writing to Buyer about the status and location of all known wells on the property. This
6. requirement is satisfied by delivering to Buyer either a statement by Seller that Seller does not know of any
7. wells on the property, or a disclosure statement indicating the legal description and county, and a map showing the
8. location of each well. In the disclosure statement Seller must indicate, for each well, whether the well is in use, not
9. in use or sealed.
10. Unless Buyer and Seller agree to the contrary in writing, before the closing of the sale, a Seller who fails to disclose
11. the existence or known status of a well at the time of sale, and knew or had reason to know of the existence or known
12. status of the well, is liable to Buyer for costs relating to sealing of the well and reasonable attorneys' fees for
13. collection of costs from Seller, if the action is commenced within six years after the date Buyer closed the
14. purchase of the real property where the well is located.
15. Legal requirements exist relating to various aspects of location and status of wells. Buyer is advised to contact the local
16. unit(s) of government, state agency or qualified professional which regulates wells for further information about these
17. issues.

18. Instructions for completion of this form are on the reverse side.

19. PROPERTY DESCRIPTION

20. Street Address: (City) (Zip) (County)

21. LEGAL DESCRIPTION

22.
23.
24.

25. WELL DISCLOSURE STATEMENT

26. (check appropriate box)

27. Seller certifies that Seller does not know of any wells on the above described real property.
28. (If this option is checked, then skip to the last line and sign and date this statement.)

29. Seller certifies that the following wells are located on the above described real property.

Table with columns: MN Unique Well No., Well Depth, Year of Const., Well Type, IN USE, NOT IN USE, SEALED. Includes handwritten entries for Well 1 and Well 3.

35. NOTE: See definition of terms "IN USE," "NOT IN USE," and "SEALED" on lines 83-92. If a well is not in
36. use, it must be sealed by a licensed well contractor, or a well owner must obtain a maintenance permit from the
37. Minnesota Department of Health and pay an annual maintenance fee. Maintenance permits are not transferable. If a
38. well is operable and properly maintained, a maintenance permit is not required.

39. OTHER WELL INFORMATION

40. Date well water last tested for contaminants: Test results attached? Yes No
41. Comments:
42. Contaminated Well: Is there a well on or serving the property containing contaminated water? Yes No

43. SEALED WELL INFORMATION

44. For each well designated as sealed above, complete this section.
45. When was the well sealed?
46. Who sealed the well?
47. Was a Sealed Well Report filed with the Minnesota Department of Health? Yes No

48. MAP

49. Complete the attached MAP showing the location of each well on the real property.
50. This disclosure is not a warranty of any kind by Seller(s) or any Licensee(s) representing or assisting any party/ies in this
51. transaction and is not a substitute for any inspections or warranties the party/ies may wish to obtain.

52. CERTIFICATION BY SELLER

53. I certify that the information provided above is accurate and complete to the best of my knowledge.
54. (Seller or Designated Representative) (Date) (Seller or Designated Representative) (Date)

55. BUYER'S ACKNOWLEDGMENT

56. (Buyer) (Date) (Buyer) (Date)

57. ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER

59. **INSTRUCTIONS FOR COMPLETING THE WELL DISCLOSURE STATEMENT**60. **DEFINITION**

61. A "well" means an excavation that is drilled, cored, bored, washed, driven, dug, jetted or otherwise constructed if the
 62. excavation is intended for the location, diversion, artificial recharge or acquisition of groundwater.

63. **MINNESOTA UNIQUE WELL NUMBER**

64. All new wells constructed AFTER January 1, 1975, should have been assigned a Minnesota unique well
 65. number by the person constructing the well. If the well was constructed after this date, you should have the
 66. unique well number in your property records. If you are unable to locate your unique well number and the well
 67. was constructed AFTER January 1, 1975, contact your well contractor. If no unique well number is available,
 68. please indicate the depth and year of construction for each well.

69. **WELL TYPE**

70. Use one of the following terms to describe the well type.

71. **WATER WELL:** A water well is any type of well used to extract groundwater for private or public use.
 72. Examples of water wells are: domestic wells, drive-point wells, dug wells, remedial wells and municipal wells.

73. **IRRIGATION WELL:** An irrigation well is a well used to irrigate agricultural lands. These are typically large-
 74. diameter wells connected to a large pressure distribution system.

75. **MONITORING WELL:** A monitoring well is a well used to monitor groundwater contamination. The well is
 76. typically used to access groundwater for the extraction of samples.

77. **DEWATERING WELL:** A dewatering well is a well used to lower groundwater levels to allow for construction
 78. or use of underground spaces.

79. **INDUSTRIAL/COMMERCIAL WELL:** An industrial/commercial well is a nonpotable well used to extract
 80. groundwater for any nonpotable use, including groundwater thermal exchange wells (heat pumps and heat loops).

81. **WELL USE STATUS**

82. Indicate the use status of each well. CHECK ONLY ONE (1) BOX PER WELL.

83. **IN USE:** A well is "in use" if the well is operated on a daily, regular or seasonal basis. A well in use includes
 84. a well that operates for the purpose of irrigation, fire protection or emergency pumping.

85. **NOT IN USE:** A well is "not in use" if the well does not meet the definition of "in use" above and has not been sealed
 86. by a licensed well contractor.

87. **SEALED:** A well is "sealed" if a licensed contractor has completely filled a well by pumping grout
 88. material throughout the entire bore hole after removal of any obstructions from the well.
 89. A well is "capped" if it has a metal or plastic cap or cover which is threaded, bolted or welded into the top of
 90. the well to prevent entry into the well. A "capped" well is not a "sealed" well.

91. If the well has been sealed by someone other than a licensed well contractor or a licensed well sealing contractor,
 92. check the well status as "not in use."

93. If you have any questions, please contact the Minnesota Department of Health, Well Management Section, at
 94. (651) 215-0819 (metropolitan Minneapolis-St. Paul) or 1-800-383-9808 (greater Minnesota).



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95. **ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER**



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507-665-8813

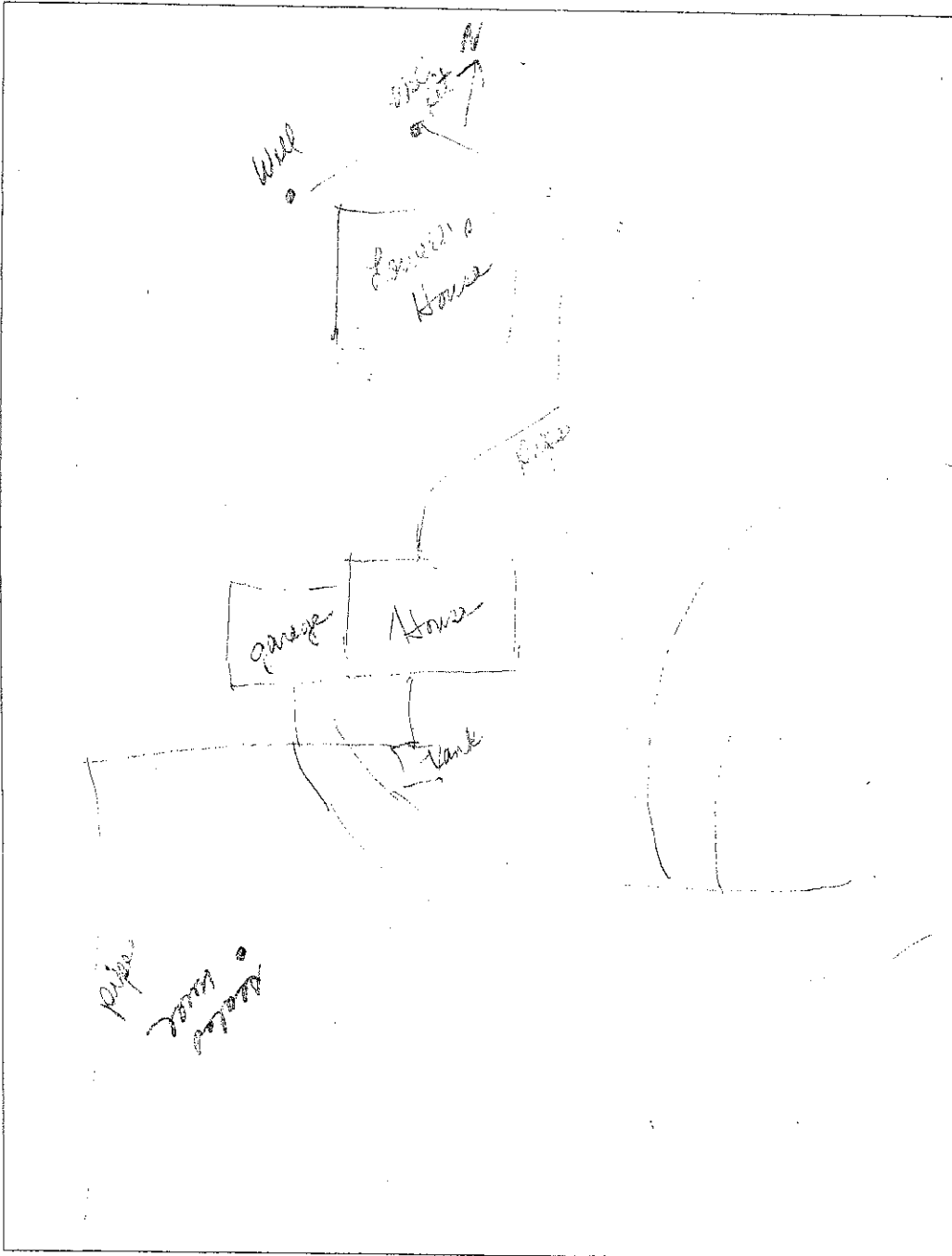
PRIVATE SEWER SYSTEM AND/OR WELL LOCATION MAP

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1. Page _____ of _____ Pages

- 2. Please use the space below to sketch the real property being sold and the location of each SEWER SYSTEM / WELL on the Property. (circle all that apply)
- 3. Include approximate distances from fixed reference points such as streets, buildings and landmarks.
- 4. Property located at 36134 403rd Ave, St. Peter
- 5. _____



ATTACH ADDITIONAL SHEETS AS NEEDED

6. Seller and Buyer Initial: Seller(s) _____ Buyer(s) _____

7. ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER



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PRIVATE SEWER SYSTEM DISCLOSURE

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- 1. Date
2. Page 1 of Pages: THE REQUIRED MAP IS
3. ATTACHED HERETO AND MADE A PART HEREOF

4. Property located at in the City of
5. County of State of, legally described as follows or on
6. attached sheet (the "Property")

7.
8. This disclosure is not a warranty of any kind by the Seller(s) or any Licensee(s) representing or assisting any Party(s) in this transaction, and is not a substitute for any inspections or warranties the Party(s) may wish to obtain.

10. BUYER(S) AND SELLER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS
11. OF THE SEWER SYSTEM AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN
12. BUYER(S) AND SELLER(S) WITH RESPECT TO ANY ADVICE/INSPECTION/DEFECTS.

13. SELLER'S INFORMATION: The following Seller disclosure satisfies MN. Statutes Chapter 115.55. The Seller discloses the
14. following information with the knowledge that even though this is not a warranty, prospective Buyers may rely on this information
15. in deciding whether and on what terms to purchase the Property. The Seller(s) authorizes any Agent(s) representing any party(s)
16. in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of
17. the Property.
18. Unless the Buyer and Seller agree to the contrary in writing before the closing of the sale, a Seller who fails to disclose the
19. existence or known status of an individual sewage treatment system at the time of sale, and who knew or had reason to know of
20. the existence or known status of the system, is liable to the Buyer for costs relating to bringing the system into compliance
21. with individual sewage treatment system rules and for reasonable attorney fees for collection of costs from the Seller. An action
22. under this subdivision must be commenced within two years after the date on which the Buyer closed the purchase of the real
23. property where the system is located.

24. Legal requirements exist relating to various aspects of location and status of individual sewage treatment systems. Buyer is
25. advised to contact the local unit(s) of government, state agency or qualified professional which regulates individual sewage treatment
26. systems for further information about these issues.

27. The following are representations made by the Seller(s) to the extent of the Seller(s) actual knowledge. This information is a
28. disclosure and is not intended to be part of any contract between the Buyer and Seller.

29. PRIVATE SEWER SYSTEM DISCLOSURE (CHECK THE APPROPRIATE BOX.)

30. The Seller certifies that the Seller does not know of any private sewer system on or serving the above described real property.
31. (If this option is checked, then skip to the last line and sign and date this statement.)

32. The Seller certifies that the following private sewer system is on or serving the above described real property.

33. TYPE (Check appropriate box(es) and indicate location on attached MAP)

34. Septic Tank: with drain field with mound system seepage tank with open end

35. Sealed System (holding tank) Other (Describe):

36.

37. Is the sewer system(s) currently in use? Yes X No

38. NOTE: If any water use appliance, bedroom or bathroom has been added to the Property, the system may no longer
39. comply with applicable sewage treatment system laws and rules.

40. Is the sewer system(s) in compliance with applicable sewage treatment system laws and rules? Yes No X

41. When was the sewer system installed? 1982 Installer Name/Phone Kooly

42.

43. Where is tank located?

44. What is tank size? When was tank last pumped? Never How often is tank pumped?

45. Where is the drain field located?

46. What is the drain field size?

47. Describe work performed to the system since you have owned the Property.

48.

49. Date work performed/by whom:

50. Is sewer system entirely within Property boundary lines, including set back requirements?

51. Is the system shared? How many units on system? Annual Fee?

52. Comments:

53. On this Property:

54. Approximate number of: people using the sewer system showers/baths taken per week wash loads per week

55. Distance between well and sewer system:

56. Have you received any notices from any government agencies relating to the sewer system? Yes No X

57. (If "Yes", see attached notice.)



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PRIVATE SEWER SYSTEM DISCLOSURE

58. Page 2

59. Are there any known defects in the sewer system? Yes _____ No _____ If "Yes", please explain: _____
60. _____
61. _____
62. _____

63. SELLER'S STATEMENT: (To be signed at time of listing.)

64. I / We, Seller(s) of the Property acknowledge the above Private Sewer System Disclosure and MAP and authorize Listing Broker
65. to disclose this information to prospective Buyers.

66. Sam D. Anderson _____ Brenda M. Gunderson 6/21/06
(Seller) (Date) (Seller) (Date)

67. BUYER'S ACKNOWLEDGMENT: (To be signed at time of purchase agreement.)

68. I/We, the Buyer(s) of the Property acknowledge receipt of the Private Sewer System Disclosure and agree that no representation
69. regarding the condition of the Private Sewer System have been made, other than those made above. **LISTING BROKER AND**
70. **LICENSEES MAKE NO REPRESENTATIONS AND ARE NOT RESPONSIBLE FOR ANY CONDITIONS EXISTING IN**
71. **THE PRIVATE SEWER SYSTEM.**

72. _____
(Buyer) (Date) (Buyer) (Date)

73. SELLER'S ACKNOWLEDGMENT: (To be signed at time of purchase agreement.)

74. AS OF THE DATE OF THE ACCEPTANCE OF THE PURCHASE AGREEMENT, I/We, the Seller(s) of the above Property, agree
75. that the condition of the private sewer system is the same as noted above, including changes indicated above which have been
76. initialed and dated.

77. _____
(Seller) (Date) (Seller) (Date)

78. **ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER**