



2218 East Walker Road
 North Platte, NE 69101
 Phone (308) 532-9300
 Fax (308) 532-1854

NEBRASKA EXPERTS, NATIONAL EXPOSURE

This form has important legal consequences, if not understood, seek legal advice.

COMMERCIAL SELLER'S PROPERTY DISCLOSURE

THIS SELLER'S PROPERTY DISCLOSURE SHOULD BE COMPLETED BY SELLER. Seller states that the information contained in this Seller's Property Disclosure ("SPD") is correct to Seller's **CURRENT ACTUAL KNOWLEDGE** as of this Date. **Any changes must be disclosed by Seller to Buyer promptly after discovery.** Seller's failure to disclose a known adverse material fact affecting the Property or occupant may result in legal liability. If Seller has knowledge of an adverse material fact affecting the Property or occupants, it must be disclosed whether there is a specific item on this SPD or not. If the Property is part of a Common Interest Community, this SPD is limited to the Property or unit itself, except as stated in Section N. Broker may deliver a copy of this SPD to prospective buyers.

This disclosure statement concerns the real property located at address:

~~520 East 3rd Street~~, Gordon, NE 69343

332 N MAIN STREET

Legally described as:

LOT 1, N 9' OF LOT 2, BLOCK 16 - PFEIFFERS ADDITION - GORDON

How long has the seller owned the property? ___ year(s)

Is seller currently occupying the property? YES NO

If yes, how long has the seller occupied the property? ___ year(s); From ___ year to ___ year

If no, has the seller ever occupied the property? YES NO

Is there an existing lease of the property? YES NO; If yes, when does it expire? *month to month* (date)

SELLER: Your answers are NOT limited to only the space provided in this SPD. Attach additional pages, reports, receipts, or any other documents you believe necessary for the information you provide to be complete.

Note: The Contract to Buy and Sell Real Estate, not this SPD, determines whether an item is included or excluded in the sale.

If there is an inconsistency between this SPD and the Contract, the Contract controls.

A. BUILDING CONDITIONS: (all aspects of the Property)		If you know of any of the following problems EVER EXISTING , check the "Yes" column:	
		Yes	Comments
1	Structural	<input checked="" type="checkbox"/>	Roof uneven due to settling a bit
2	Moisture and/or water	<input checked="" type="checkbox"/>	Porch sealed, repaired
3	Damage due to termites, other insects, birds, animals, or rodents	<input type="checkbox"/>	unknown
4	Damage due to hail, wind, fire, flood, or other casualty	<input checked="" type="checkbox"/>	Wind knocked off stone shingles
5	Cracks, heaving or settling	<input checked="" type="checkbox"/>	Porch stucco slight crack
6	Exterior wall or window	<input type="checkbox"/>	replaced old windows
7	Exterior Artificial Stucco (EIFS)	<input checked="" type="checkbox"/>	Needs slight repair
8	Subfloors	<input checked="" type="checkbox"/>	old house uneven floor
9		<input type="checkbox"/>	
10		<input type="checkbox"/>	

B. ROOF:		If you know of any of the following problems, EVER EXISTING , check the "Yes" column:	
		Yes	Comments
1	Roof leak	<input checked="" type="checkbox"/>	Porch Leaked - Repaired

2	Damage to roof	<input checked="" type="checkbox"/>	Needs shingled
3	Skylight	<input type="checkbox"/>	N/A
4	Gutter or downspout	<input checked="" type="checkbox"/>	Gutters in front
5	Other roof problems, issues or concerns	<input checked="" type="checkbox"/>	Needs shingling
6		<input type="checkbox"/>	
7		<input type="checkbox"/>	
ROOF – Other Information: Do you know of the following on the Property: <i>unknown</i>			
8	Roof under warranty until	Transferable?	<input type="checkbox"/> <i>unknown</i>
9	Roof work done while under current roof warranty?	<input type="checkbox"/>	<i>unknown</i>
10	Roof material: <i>Asphalt</i>	Age: <i>unknown</i>	<input type="checkbox"/> <i>unknown</i>
11		<input type="checkbox"/>	

C. ELECTRICAL & TELECOMMUNICATIONS:				
If you know of any problems NOW EXISTING with the following, check the “Yes” column:				
		Yes	Age if Known	Comments
1	Light fixtures	<input type="checkbox"/>		Replace light fixtures
2	Switches & outlets	<input type="checkbox"/>		Original replace some
3	Telecommunications system, equipment, or service	<input type="checkbox"/>		Com Business line/internet
4	Inside wiring & block/jacks	<input type="checkbox"/>		Fiber & CAT6
5		<input type="checkbox"/>		
6		<input type="checkbox"/>		

ELECTRICAL & TELECOMMUNICATIONS:				
If you know of any problems EVER EXISTING with the following, check the “Yes” column:				
7	Electrical Service	<input type="checkbox"/>		<i>unknown</i>
8	Aluminum wiring at the outlets (110)	<input type="checkbox"/>		<i>unknown</i>
9	Solar panels:	<input type="checkbox"/> Owned	<input type="checkbox"/> Leased	<input type="checkbox"/> <i>N/A</i>
10	Wind generators:	<input type="checkbox"/> Owned	<input type="checkbox"/> Leased	<input type="checkbox"/> <i>N/A</i>
11	Electric Wiring or Panel	<input type="checkbox"/>		<i>Breakers</i>
12		<input type="checkbox"/>		
13		<input type="checkbox"/>		

ELECTRICAL & TELECOMMUNICATIONS – Other Information:				
Do you know of the following on the Property:				
14	<input type="checkbox"/> 220 volt service	<input type="checkbox"/> Phase 3	<input type="checkbox"/>	<i>N/A</i>
15	Electrical Service: Amps	<input type="checkbox"/>		<i>110/115</i>
16	Electric Provider:	<input type="checkbox"/>		<i>NDD</i>
17	Telecommunication System, Equipment, or Service (T-1, fiber, cable, satellite)	<input type="checkbox"/>		<i>Fiber to building Cat6 installed.</i>
Name of Provider:				
18		<input type="checkbox"/>		

D. MECHANICAL: If you know of any problems NOW EXISTING with the following, check the “Yes” column:				
		Yes	Age If Known	Comments
1	Elevator	<input type="checkbox"/>		
2	Lifts or Hoists	<input type="checkbox"/>		

3	Fire suppression and/or sprinkler system	<input type="checkbox"/>		N/A
4	Escalator	<input type="checkbox"/>		N/A
5		<input type="checkbox"/>		
6		<input type="checkbox"/>		

E. VENTILATION, AIR & HEAT: If you know of any problems **NOW EXISTING** with the following, check the "Yes" column:

		Yes	Age If Known	Comments
1	Heating system	<input checked="" type="checkbox"/>		N/A electric heating
2	Evaporative cooler	<input type="checkbox"/>		N/A
3	Window air conditioning units	<input type="checkbox"/>		N/A
4	Central air conditioning	<input type="checkbox"/>		N/A
5	Attic fan	<input type="checkbox"/>		N/A
6	Vent fans	<input type="checkbox"/>		N/A
7	Humidifier	<input type="checkbox"/>		N/A
8	Air purifier	<input type="checkbox"/>		N/A
9	Fireplace	<input type="checkbox"/>		N/A
10	Fireplace insert	<input type="checkbox"/>		N/A
11	Heating Stove	<input type="checkbox"/>		N/A
12	Fuel tanks	<input type="checkbox"/>		N/A
13		<input type="checkbox"/>		
14		<input type="checkbox"/>		

VENTILATION, AIR & HEAT – Other Information: Do you know of the following on the Property:

15	Heating system (including furnace): Type Fuel Type Fuel	<input type="checkbox"/>		N/A
16	Fireplace: Type Fuel	<input type="checkbox"/>		N/A
17	Heating Stove: Type Fuel	<input type="checkbox"/>		N/A
18	When was fireplace/wood stove, chimney/flue last cleaned: Date: Do not know <input type="checkbox"/>	<input type="checkbox"/>		N/A
19	Fuel tanks: <input type="checkbox"/> Owned <input type="checkbox"/> Leased	<input type="checkbox"/>		N/A
20	Radiant heating system: Type <input type="checkbox"/> Interior <input type="checkbox"/> Exterior	<input type="checkbox"/>		N/A
21	Fuel Provider:	<input type="checkbox"/>		N/A
22		<input type="checkbox"/>		

F. WATER: If you know of any problems **NOW EXISTING** with the following, check the "Yes" column:

		Yes	Age If Known	Comments
1	Water heater(s)	<input checked="" type="checkbox"/>		small on demand for sink
2	Water filter system	<input type="checkbox"/>		N/A
3	Water softener	<input type="checkbox"/>		N/A
4	Water system pump	<input type="checkbox"/>		N/A
5	Fire sprinkler system	<input type="checkbox"/>		N/A
6	Backflow prevention device	<input type="checkbox"/>		N/A
7		<input type="checkbox"/>		
8		<input type="checkbox"/>		

WATER: If you know of any problems EVER EXISTING with the following, check the "Yes" column:			
9	Water system (including lines and water pressure)	<input type="checkbox"/>	install new water main
10	Well	<input type="checkbox"/>	n/a
11	Irrigation system	<input type="checkbox"/>	n/a
12		<input type="checkbox"/>	
13		<input type="checkbox"/>	
WATER – Other Information: Do you know of the following on the Property:			
14	Water heater: Number of Fuel type Capacity	<input type="checkbox"/>	Electric / heat
15	Water filter system: <input type="checkbox"/> Owned <input type="checkbox"/> Leased	<input type="checkbox"/>	n/a
16	Water softener: <input type="checkbox"/> Owned <input type="checkbox"/> Leased	<input type="checkbox"/>	n/a
17	Master Water Shutoff Location:	<input type="checkbox"/>	Basement
18	Well metered	<input type="checkbox"/>	
19	Well Pump: Date of last inspection Date of last service		Unknown
20	Galvanized pipe	<input type="checkbox"/>	
21	Polybutylene pipe	<input checked="" type="checkbox"/>	Per liner + Main installed
22	Well Pump: GPM Date:	<input type="checkbox"/>	Unknown
23	Cistern water storage gallons	<input type="checkbox"/>	Unknown
24	Supplemental water purchased in past 2 years?	<input checked="" type="checkbox"/>	Called for soft water
25		<input type="checkbox"/>	

G. WATER SUPPLY: Do you know of the following on the Property:	
1	Type of water supply: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Community <input type="checkbox"/> Well Shared <input type="checkbox"/> Well Other If the Property is served by a Well, a copy of the Well Permit <input type="checkbox"/> Is <input type="checkbox"/> Is Not attached. Drilling Records <input type="checkbox"/> Are <input type="checkbox"/> Are Not Attached. Shared Well Agreement <input type="checkbox"/> Yes <input type="checkbox"/> No.
	Well Permit #:

H. SEWER: If you know of any problems EVER EXISTING with the following, check the "Yes" column:		
	Yes	Comments
1	<input checked="" type="checkbox"/>	Repaired sewer drain 2016
2	<input type="checkbox"/>	n/a
3	<input type="checkbox"/>	
4	<input type="checkbox"/>	
SEWER – Other Information: Do you know of the following on the Property:		
5	Type of sanitary sewer service: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Community <input type="checkbox"/> Septic System <input type="checkbox"/> None <input type="checkbox"/> Other If the Property is served by an on-site septic system, provide buyer with a copy of the permit. Type of septic system: <input type="checkbox"/> Tank <input type="checkbox"/> Leach <input type="checkbox"/> Lagoon	<input type="checkbox"/>
6	Sewer service provider:	<input type="checkbox"/> City of Gordon
7	Sewer line scoped? Date:	<input type="checkbox"/> Unknown
8	If a septic system, date of latest Individual Use Permit issued:	<input type="checkbox"/> n/a
9	If a septic system, date of latest inspection:	<input type="checkbox"/> n/a
10	If a septic system, date of latest pumping:	<input type="checkbox"/> n/a
11	Gray water storage/use	<input type="checkbox"/> n/a

12		<input type="checkbox"/>	
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I. FLOODING AND DRAINAGE:			
If you know of any problems EVER EXISTING with the following on the Property, check the "Yes" column:			
		Yes	Comments
1	Flooding or drainage	<input checked="" type="checkbox"/>	old cellar/dirt + STONE
2		<input type="checkbox"/>	
3		<input type="checkbox"/>	
DRAINAGE AND RETENTION PONDS – Other Information: Do you know of the following on the Property:			
4	Drainage, retention ponds	<input type="checkbox"/>	N/A
5		<input type="checkbox"/>	

J. OTHER DISCLOSURES – IMPROVEMENTS:			
If you know of any problems NOW EXISTING with the following, check the "Yes" column:			
		Yes	Comments
1	Included fixtures and equipment	<input type="checkbox"/>	New desks, sink, livatorium
2	Stains on carpet	<input type="checkbox"/>	NONE
3	Floors	<input checked="" type="checkbox"/>	slight warp in entrance room
4		<input type="checkbox"/>	
5		<input type="checkbox"/>	

K. USE, ZONING & LEGAL ISSUES: If you know of any of the following EVER EXISTING , check the "Yes" column:			
		Yes	Comments
1	Zoning violation, variance, conditional use, violation of an enforceable PUD, or non-conforming use	<input type="checkbox"/>	N/A
2	Notice or threat of condemnation proceedings	<input type="checkbox"/>	N/A
3	Notice of any adverse conditions from any governmental or quasi-governmental agency that have not been resolved	<input type="checkbox"/>	unknown
4	Notice of zoning action related to the Property	<input type="checkbox"/>	unknown - Residential/commercial
5	Building code, city, or county violations	<input type="checkbox"/>	N/A
6	Violation of restrictive covenants or owners' association rules or regulations	<input type="checkbox"/>	N/A
7	Any building or improvements constructed within the past one year before this Date without approval by the owners' association or its designated approving body	<input type="checkbox"/>	N/A
8	Any additions or alterations made with a Building Permit	<input type="checkbox"/>	N/A none
9	Any additions or non-aesthetic alterations made without a Building Permit	<input type="checkbox"/>	NONE
10	Notice of ADA complaint or report	<input type="checkbox"/>	NONE
11	Other legal action	<input type="checkbox"/>	NONE
12	Any part of the Property leased to others (written or oral)	<input type="checkbox"/>	month to month lease to AMEC
13	Archeological or historical designation on the Property	<input type="checkbox"/>	unknown
14	Threatened or Endangered species on the Property	<input type="checkbox"/>	NONE
15	Grandfathered conditions or uses	<input type="checkbox"/>	unknown
16		<input type="checkbox"/>	
17		<input type="checkbox"/>	

L. ACCESS & PARKING: If you know of any of the following EVER EXISTING, check the "Yes" column:		
	Yes	Comments
1	<input type="checkbox"/>	None
2	<input type="checkbox"/>	None
3	<input checked="" type="checkbox"/>	Yes Hwy 27
4	<input type="checkbox"/>	None
5	<input type="checkbox"/>	None
6	<input type="checkbox"/>	None
7	<input type="checkbox"/>	Side walks
8	<input type="checkbox"/>	Main st. parking 3 spaces
9	<input type="checkbox"/>	
10	<input type="checkbox"/>	

M. ENVIRONMENTAL CONDITIONS: If you know of any of the following EVER EXISTING on any part of the Property, check the "Yes" column:		
	Yes	Comments
1	<input type="checkbox"/>	unknown
2	<input type="checkbox"/>	unknown
3	<input type="checkbox"/>	No
4	<input type="checkbox"/>	Fiber
5	<input type="checkbox"/>	None
6	<input type="checkbox"/>	None
7	<input type="checkbox"/>	unknown
8	<input type="checkbox"/>	unknown/None
9	<input type="checkbox"/>	None
10	<input type="checkbox"/>	unknown
11	<input type="checkbox"/>	None
12	<input type="checkbox"/>	unknown
13	<input type="checkbox"/>	None
14	<input type="checkbox"/>	unknown
15	<input type="checkbox"/>	None
16	<input type="checkbox"/>	
17	<input type="checkbox"/>	

N. COMMON INTEREST COMMUNITY – ASSOCIATION PROPERTY: If you know of any of the following NOW EXISTING , check the “Yes” column:		
	Yes	Comments
1	<input type="checkbox"/>	no
2	<input type="checkbox"/>	unknown
3	<input type="checkbox"/>	none
COMMON INTEREST COMMUNITY – ASSOCIATION PROPERTY: If you know of any of the following EVER EXISTING , check the “Yes” column:		
4	<input type="checkbox"/>	None
5	<input type="checkbox"/>	
6	<input type="checkbox"/>	
COMMON INTEREST COMMUNITY – ASSOCIATION PROPERTY – Other Information:		
	Name of the Owners’ Associations governing the Property:	Contact Information:
7	Owners’ Association #1: <input type="checkbox"/>	None
8	Owners’ Association #2: <input type="checkbox"/>	None
9	Owners’ Association #3: <input type="checkbox"/>	None
10	Owners’ Association #4: <input type="checkbox"/>	None

O. GENERAL DISCLOSURES: If you know of any of the following EVER EXISTING , check the “Yes” column:		
	Yes	Comments
1	<input checked="" type="checkbox"/>	Removal old main for hex was lead.
2	<input type="checkbox"/>	None
3	<input type="checkbox"/>	None
4	<input type="checkbox"/>	no
5	<input type="checkbox"/>	None
6	<input type="checkbox"/>	None
7	<input type="checkbox"/>	None
8	<input type="checkbox"/>	None
9	<input type="checkbox"/>	
10	<input type="checkbox"/>	
GENERAL – Other Information:		
11	Signs: <input type="checkbox"/> Owned <input type="checkbox"/> Leased <input type="checkbox"/>	None
12	<input type="checkbox"/>	

Seller and Buyer understand that the real estate brokers do not warrant or guarantee the above information on the Property. Property inspection services may be purchased and are advisable. This SPD is **not** intended as a substitute for an inspection of the Property.

ADVISORY TO SELLER:

Seller acknowledges that Broker will disclose to any prospective buyer all adverse material facts actually known by Broker, including but not limited to adverse material facts pertaining to the physical condition of the Property, any material defects in the Property, and any environmental hazards affecting the Property. These types of disclosures may include such matters as structural defects, soil conditions, violations of health, zoning or building laws, and nonconforming uses and zoning variances.

In the event Seller discovers a new adverse material fact after completing this SPD, Seller must disclose any such new adverse material fact to Buyer.

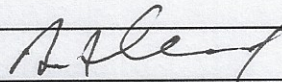
The information contained in this SPD has been furnished by Seller, who certifies it was answered truthfully, based on **Seller's CURRENT ACTUAL KNOWLEDGE.**

Arthur Harvey

Seller (Print Name)

Juli HARVEY

Seller (Print Name)

 9/22/26

Seller Signature & Date

 7.22.26

Seller Signature & Date

ADVISORY TO BUYER:

1. Even though Seller has answered the above questions to Seller's current actual knowledge, Buyer should thoroughly inspect the Property and obtain expert assistance to accurately and fully evaluate the Property to confirm the status of the following matters are satisfactory to Buyer:
 - a. the physical condition of the Property;
 - b. the presence of mold or other biological hazards;
 - c. the presence of rodents, insects, and vermin including termites;
 - d. the legal use of the Property, including zoning and legal access to the Property;
 - e. the availability and source of water, sewer, and utilities;
 - f. the environmental and geological condition of the Property;
 - g. the presence of noxious weeds; and
 - h. any other matters that may affect Buyer's use and ownership of the Property that are important to Buyer as Buyer decides whether to purchase the Property.
2. Seller states that the information is correct to "Seller's current actual knowledge" as of the date of this form. The term "current actual knowledge" is intended to limit Seller's disclosure only to facts actually known by the Seller and does not include "constructive knowledge" or "common knowledge" or what Seller "should have known" about the Property. The Seller has no duty to investigate or inspect the Property or inclusions when this SPD is filled in and signed.
3. Valuable information may be obtained from various local/state/federal agencies, and other experts may assist Buyer by performing more specific evaluations and inspections of the Property.
4. Boundaries, location and ownership of fences, driveways, hedges, and similar features of the Property may become the subjects of a dispute between a property owner and a neighbor. A survey may be used to determine the likelihood of such problems.
5. Whether any item is included or excluded is determined by the Contract between Buyer and Seller and not this SPD.
6. Seller does not warrant that the Property or inclusions are fit for Buyer's intended purposes or use of the Property. Disclosure of the condition of an item is not to be construed as a warranty of its continued operability or as a representation or warranty that such item is fit for Buyer's intended purposes.
7. Buyer receipts for a copy of this SPD.

Buyer (Print Name)

Buyer (Print Name)

Seller Signature & Date

Seller Signature & Date