



Sale Agreement # \_\_\_\_\_

### 3.2 SELLER AGRICULTURAL LAND DISCLOSURE

1 If not waived in the Seller’s Agricultural Land Real Estate Purchase and Sale Agreement (“Agreement”), a Seller shall deliver the  
2 following Seller’s Agricultural Land Disclosure (“SALD”) to each Buyer who enters into a valid Agreement with Seller to purchase  
3 Property that used for (i) production, cultivation, growing, husbandry, harvesting or processing of farm, forestry, marine and game  
4 products, (ii) solar or other natural resource extraction, (iii) animal or plant conservation programs.

#### 5 INSTRUCTIONS TO THE SELLER

6 Please complete the following form. Do not leave any spaces blank. Please refer to the line number(s) of the question(s) when you  
7 provide your explanation(s).

8 Each Seller of land used for (i) production, cultivation, growing, husbandry, harvesting or processing of farm, forestry, marine  
9 and game products, (ii) solar or other natural resource extraction, (iii) animal or plant conservation programs, shall deliver this form  
10 to each Buyer who enters into a valid Agreement within **5 Business Days** of Mutual Agreement, unless the SALD is waived by Buyer  
11 with a **Form 2.14 Waiver of Contingencies Addendum**. After delivery of the SALD, Buyer shall have **5 Business Days** (“SALD Period”)  
12 to provide Seller with a separate, signed **Form 5.3 Buyer’s Notice of Termination** explaining Buyer’s disapproval of information  
13 contained in this SALD and terminating the Agreement. Earnest Money shall be refunded to Buyer if this Notice of Termination is  
14 delivered within the SALD Period.

15 Questions regarding the legal consequences of the Seller’s choice on the below disclosures should be directed to a qualified attorney.

### SECTION 1. SELLER AGRICULTURAL LAND DISCLOSURE (IF BUYER DID NOT WAIVE THE SALD, YOU MUST FILL OUT THIS SECTION.)

#### NOT A WARRANTY

19 NOTICE TO THE BUYER: THE FOLLOWING REPRESENTATIONS ARE MADE BY THE SELLER(S) CONCERNING THE CONDITION OF THE  
20 PROPERTY LOCATED AT \_\_\_\_\_ (“THE PROPERTY”).

21 DISCLOSURES CONTAINED IN THIS FORM ARE PROVIDED BY THE SELLER ON THE BASIS OF SELLER’S ACTUAL KNOWLEDGE OF THE  
22 PROPERTY AT THE TIME OF DISCLOSURE. BUYER HAS **FIVE BUSINESS DAYS** FROM THE SELLER’S DELIVERY OF THIS SALD TO TERMINATE  
23 THE AGREEMENT BY DELIVERING **FORM 5.3 BUYER’S NOTICE OF TERMINATION** TO THE SELLER DISAPPROVING OF INFORMATION IN  
24 THE SALD, UNLESS BUYER WAIVES THIS RIGHT AT OR PRIOR TO ENTERING INTO THE AGREEMENT WITH A **FORM 2.14 WAIVER OF**  
25 **CONTINGENCIES ADDENDUM**.

26 FOR A MORE COMPREHENSIVE EXAMINATION OF THE SPECIFIC CONDITION OF THIS PROPERTY, BUYER IS ADVISED TO OBTAIN AND  
27 PAY FOR THE SERVICES OF A QUALIFIED SPECIALIST TO INSPECT THE PROPERTY ON BUYER’S BEHALF INCLUDING, FOR EXAMPLE, ONE  
28 OR MORE OF THE FOLLOWING: ARCHITECTS, ENGINEERS, PLUMBERS, ELECTRICIANS, ROOFERS, ENVIRONMENTAL INSPECTORS,  
29 BUILDING INSPECTORS, CERTIFIED HOME INSPECTORS, OR PEST AND DRY ROT INSPECTORS.

#### I. SELLER REPRESENTATIONS

32 The following are representations made by the Seller and are not the representations of any financial institution that may have made  
33 or may make a loan pertaining to the Property, or that may have or take a security interest in the Property, or any real estate licensee  
34 engaged by the Seller or the Buyer.

#### DO NOT LEAVE ANY SPACES BLANK

36 **If you mark “yes” on items with \*, attach a copy of item’s document or explain yes answer on an attached sheet.**

#### 1. LAND USAGE

- 38 A. Is Seller currently occupying the Property?  Yes  No  Unknown
- 39 B. Has the Property been surveyed? \*  Yes  No  Unknown
- 40 C. Has the Property been platted? \*  Yes  No  Unknown

Buyer Initials \_\_\_\_\_

Seller Initials \_\_\_\_\_



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### SELLER AGRICULTURAL LAND DISCLOSURE

- 41 D. Are you aware of any prior property divisions, partitions, or subdivisions involving this Property?\*
- 42  Yes  No  Unknown
- 43 E. Are you aware of any encroachments or boundary line disputes?  Yes  No  Unknown
- 44 F. Are you aware of any easements other than utility/drainage easements?  Yes  No  Unknown
- 45 G. Are you aware of any condition or proposed change in the vicinity of the Property that does or will materially affect the
- 46 value of the Property, such as, but not limited to, proposed development or proposed roadways?\*
- 47  Yes  No  Unknown
- 48 H. Zoning Classification of Property if Known: \_\_\_\_\_
- 49 I. Size of Property in acres: \_\_\_\_\_
- 50 J. Have any development-related permit applications been submitted to any government agencies.\*
- 51  Yes  No  Unknown
- 52 K. Is Seller aware of any mineral, subsurface, natural gas, or oil rights or leases in the Property held by another person or
- 53 entity other than Seller?\*
- 54  Yes  No  Unknown
- 55 L. Are the boundary lines of the Property marked in any way?  Yes  No  Unknown
- If yes, please describe boundary lines, boundary landmarks, and boundary distances on an attached document.*

### 2. STRUCTURES

- 57 A. Are there any improvements to the Property?\*
- 58  Yes  No  Unknown
- 59 *If yes, please attach any permits, licenses, warranty documents, user manuals, or applications relating to those*
- 60 *improvements.*
- 61 B. Are there any defects or problems with any structure improvements, or personal property located in the sale?\*
- 62 C. Are there any pending county or municipal code violations or nuisance notices related to the improvements or structures?
- 63  Yes  No  Unknown
- 64 D. Are there any farm help dwellings on the Property?\*
- 65  Yes  No  Unknown
- If yes, please attach any land use application documents, permits, certifications, or licenses relating to those structures.*

### 3. FLORA AND FAUNA

- 66 A. Attach a list of livestock associated with the Property.\*
- 67 B. Are there current pollination agreements or contracts with farmers, apiarists or beekeepers?\*
- 68  Yes  No  Unknown
- 69 C. Does the Property have any plants or wildlife that are designated as species of concern, or listed as threatened or endangered
- 70 by the government?  Yes  No  Unknown
- 71 D. Are there any migratory animal paths or migration routes that commonly pass through the Property?
- 72  Yes  No  Unknown
- 73 E. Are there current contracts or agreements relating to hatchery or fishery services with government or private entities?\*
- 74  Yes  No  Unknown
- 75 F. Are you aware of any dead or diseased trees on the Property?\*
- 76  Yes  No  Unknown
- 77 G. Is the Property classified or designated as forest land or open space?  Yes  No  Unknown
- 78 H. Are there any current timber sale agreements or contracts for harvesting trees on the Property?\*
- 79  Yes  No  Unknown
- 80 *If yes, are those timber agreements or contracts assignable?*  N/A  Yes  No  Unknown
- 81 I. Do you have a forest management plan or contracted forest management services?\*
- 82  Yes  No  Unknown
- 83 J. Is the Property classified as part of the Oregon Coastal Management Program?  Yes  No  Unknown
- 84 K. Is the Property currently designated as farm deferral or forestland deferral by the county tax assessor?
- 85  Yes  No  Unknown
- 86 L. Is the Property subject to any farm deferral or forestland deferral taxes?  Yes  No  Unknown
- 87 M. Has Seller received notice of any environmental regulation or environmental condition (such as a Wetland Determination)
- which would prohibit or restrict use of the Property?\*  Yes  No  Unknown

Buyer Initials \_\_\_\_\_

Seller Initials \_\_\_\_\_

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### SELLER AGRICULTURAL LAND DISCLOSURE

#### 88 4. SOIL AND WATER

- 89 A. Have any soil tests been performed?\*  Yes  No  Unknown
- 90 B. Are there any mineral rights currently leased to or owned by third parties?\*  Yes  No  Unknown
- 91 C. Are there any current contracts or agreements leasing space for solar or wind farms on the Property?\*
- 92  Yes  No  Unknown
- 93 D. Is any portion of the Property been classified as "High Value Farm Land"?  Yes  No  Unknown
- 94 E. Is there any soil or groundwater contamination?  Yes  No  Unknown
- 95 F. Does the Property have any water rights or water permits?  Yes  No  Unknown
- 96 (1) If yes, are they Groundwater rights?\*  N/A  Yes  No  Unknown
- 97 (2) If yes, are they Surface water rights?\*  N/A  Yes  No  Unknown
- 98 (3) If yes, are there any water storage rights?\*  N/A  Yes  No  Unknown
- 99 (4) If yes, have all or any portion of the water right not been used for five or more successive years?\*
- 100  N/A  Yes  No  Unknown
- 101 G. Is there a dam on the Property?  Yes  No  Unknown
- 102 If yes, is the dam permitted?  N/A  Yes  No  Unknown
- 103 H. Does the Property have potable water supply?  Yes  No  Unknown
- 104 I. Are any of the following presently existing within the Principal Dwelling?
- 105 (1) Connection to public water  Yes  No  Unknown
- 106 (2) Connection to private water system off property  Yes  No  Unknown
- 107 (3) A water tank  Yes  No  Unknown
- 108 (4) Well with an assigned Well ID number\*  Yes  No  Unknown
- 109 (5) Well with no Well ID number  Yes  No  Unknown
- 110 J. Are any of the following presently existing at the boundary of the Property?
- 111 (1) Public water system access  Yes  No  Unknown
- 112 (2) Private water system access  Yes  No  Unknown
- 113 (3) Connection to private water system off property  Yes  No  Unknown
- 114 (4) A water tank  Yes  No  Unknown
- 115 K. Is there a connection or hook-up charge payable before the Property can be connected to the water main?
- 116  Yes  No  Unknown
- 117 L. Is there an easement for access to and/or maintenance of the water source?\*  Yes  No  Unknown
- 118 M. Are there any defects in the operation of the water systems (e.g. pipes, tank, pump, etc.)?\*
- 119  Yes  No  Unknown
- 120 N. Is there an outdoor sprinkler system for the Property?  Yes  No  Unknown
- 121 (1) If yes to outdoor sprinkler system, are there any defects in the system?  N/A  Yes  No  Unknown
- 122 (2) If yes to outdoor sprinkler system, is the sprinkler system connected to irrigation water?
- 123  N/A  Yes  No  Unknown
- 124 O. Are there any abandoned wells, buried storage tanks, buried debris, or waste on the Property?\*
- 125  Yes  No  Unknown

#### 126 5. SEWAGE SYSTEMS

- 127 A. Are any of the following presently existing within the Principal Dwelling?
- 128 (1) Connection to public sewer  Yes  No  Unknown
- 129 (2) Septic tank  Yes  No  Unknown
- 130 B. If not connected to Public Sewer, is Public Sewer available or able to be attached to the Property?
- 131  Yes  No  Unknown
- 132 C. Have percolation tests been performed?\*  Yes  No  Unknown
- 133 D. Is the on-site sewage system, including the drain field, located entirely within the boundaries of the Property?

Buyer Initials \_\_\_\_\_

Seller Initials \_\_\_\_\_

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### SELLER AGRICULTURAL LAND DISCLOSURE

134  Yes  No  Unknown  
135 *If no, explain where sewage system is located outside boundaries of the Property on separate attachment.*

#### 6. POWER AND HEATING

- 137 A. Are any of the following presently existing within the Principal Dwelling?
  - 138 (1) Connection to electricity  Yes  No  Unknown
  - 139 (2) Connection to natural gas service  Yes  No  Unknown
- 140 B. Are any of the following presently existing at the boundary of the Property?
  - 141 (1) Electric service access  Yes  No  Unknown
  - 142 (2) Natural gas access  Yes  No  Unknown
- 143 C. Have any utility access charges been paid?  Yes  No  Unknown
- 144 *If yes, which ones?\**
- 145 D. Is there a connection charge for gas?  Yes  No  Unknown
- 146 E. Is there a connection charge for electricity?  Yes  No  Unknown
- 147 F. Are there any electrical problems on the Property?  Yes  No  Unknown
- 148 G. Are there transmission poles or other electrical utility equipment installed, maintained, or buried on the Property that do
- 149 not provide utility service to the structure on the Property?  Yes  No  Unknown

#### 7. MISCELLANEOUS

- 151 A. Has the Property been used for commercial or industrial purposes?  Yes  No  Unknown
- 152 B. Are any of the following presently existing at the boundary of the Property?
  - 153 (1) Telephone system access  Yes  No  Unknown
  - 154 (2) Internet access  Yes  No  Unknown
- 155 C. Has the Property been used as a legal or illegal dumping site?  Yes  No  Unknown
- 156 D. Has the Property been used as an illegal drug manufacturing site?  Yes  No  Unknown
- 157 E. Are there any radio towers that cause interference with cellular telephone reception?
  - 158  Yes  No  Unknown
  - 159 *If the answer is Yes, on separate attachment, what is the status or outcome of those applications?*
- 160 F. Is the Property located within a city, county, or district or within a department of natural resources fire protection zone that
- 161 provides fire protection services?  Yes  No  Unknown
- 162 G. Are you aware of any electromagnetic fields located on the Property?  Yes  No  Unknown

#### II. VERIFICATION

164 The foregoing answers and attached explanations (if any) are complete and correct to the best of my/our knowledge and I/we have  
165 received a copy of this SALD. I/we authorize my/our Agents to deliver a copy of this SALD to Buyer or their Agents.

166 Seller(s) signature: \_\_\_\_\_

167 Seller: \_\_\_\_\_ Dated: \_\_\_\_\_

168 Seller: \_\_\_\_\_ Dated: \_\_\_\_\_

169 Seller: \_\_\_\_\_ Dated: \_\_\_\_\_

170 Seller: \_\_\_\_\_ Dated: \_\_\_\_\_

#### III. BUYER'S ACKNOWLEDGMENT

173 A. As Buyer(s), I/we acknowledge the duty to pay diligent attention to any material defects that are known to me/us or can be known  
174 by me/us by utilizing diligent attention and observation.

175 B. Buyer acknowledges and understands that the disclosures set forth in this SALD and in any amendments to this SALD are made only  
176 by the Seller and are not the representations of any financial institution that may have made or may make a loan pertaining to the  
177 Property, or that may have or take a security interest in the Property, or of any real estate licensee engaged by the Seller or Buyer. A

Buyer Initials \_\_\_\_\_

Seller Initials \_\_\_\_\_



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### SELLER AGRICULTURAL LAND DISCLOSURE

178 financial institution or real estate licensee is not bound by and has no liability with respect to any representation, misrepresentation,  
179 omission, error or inaccuracy contained in another party's disclosures required by this SALD or any amendment to the SALD

180 C. Buyer (which term includes all persons signing the "Buyer's acknowledgment" portion of this disclosure statement below) hereby  
181 acknowledges receipt of a copy of this SALD (including attachments, if any) bearing Seller's signature(s).

182 THIS NOTICE IS TO INFORM YOU THAT THE REAL PROPERTY YOU ARE CONSIDERING FOR PURCHASE MAY LIE IN CLOSE PROXIMITY TO  
183 A FARM. THE OPERATION OF A FARM INVOLVES USUAL AND CUSTOMARY AGRICULTURAL PRACTICES, WHICH ARE PROTECTED UNDER  
184 ORS 30.930 TO ORS 30.947.

185 DISCLOSURES, IF ANY, CONTAINED IN THIS FORM ARE PROVIDED BY THE SELLER ON THE BASIS OF SELLER'S ACTUAL KNOWLEDGE OF  
186 THE PROPERTY AT THE TIME OF DISCLOSURE. IF THE SELLER HAS FILLED OUT SECTION 1 OF THIS FORM, YOU, THE BUYER, HAVE **FIVE**  
187 **BUSINESS DAYS** FROM THE SELLER'S DELIVERY OF THIS SALD TO TERMINATE THE AGREEMENT BY DELIVERING A **FORM 5.3 BUYER'S**  
188 **NOTICE OF TERMINATION** TO THE SELLER DISAPPROVING THE SELLER'S DISCLOSURE, UNLESS YOU WAIVED THIS RIGHT AT OR PRIOR  
189 TO ENTERING INTO THE AGREEMENT.

190 BUYER HEREBY ACKNOWLEDGES RECEIPT OF A COPY OF THIS SELLER'S AGRICULTURAL LAND DISCLOSURE STATEMENT

191 Buyer: \_\_\_\_\_ Dated: \_\_\_\_\_

192 Buyer: \_\_\_\_\_ Dated: \_\_\_\_\_

193 Buyer: \_\_\_\_\_ Dated: \_\_\_\_\_

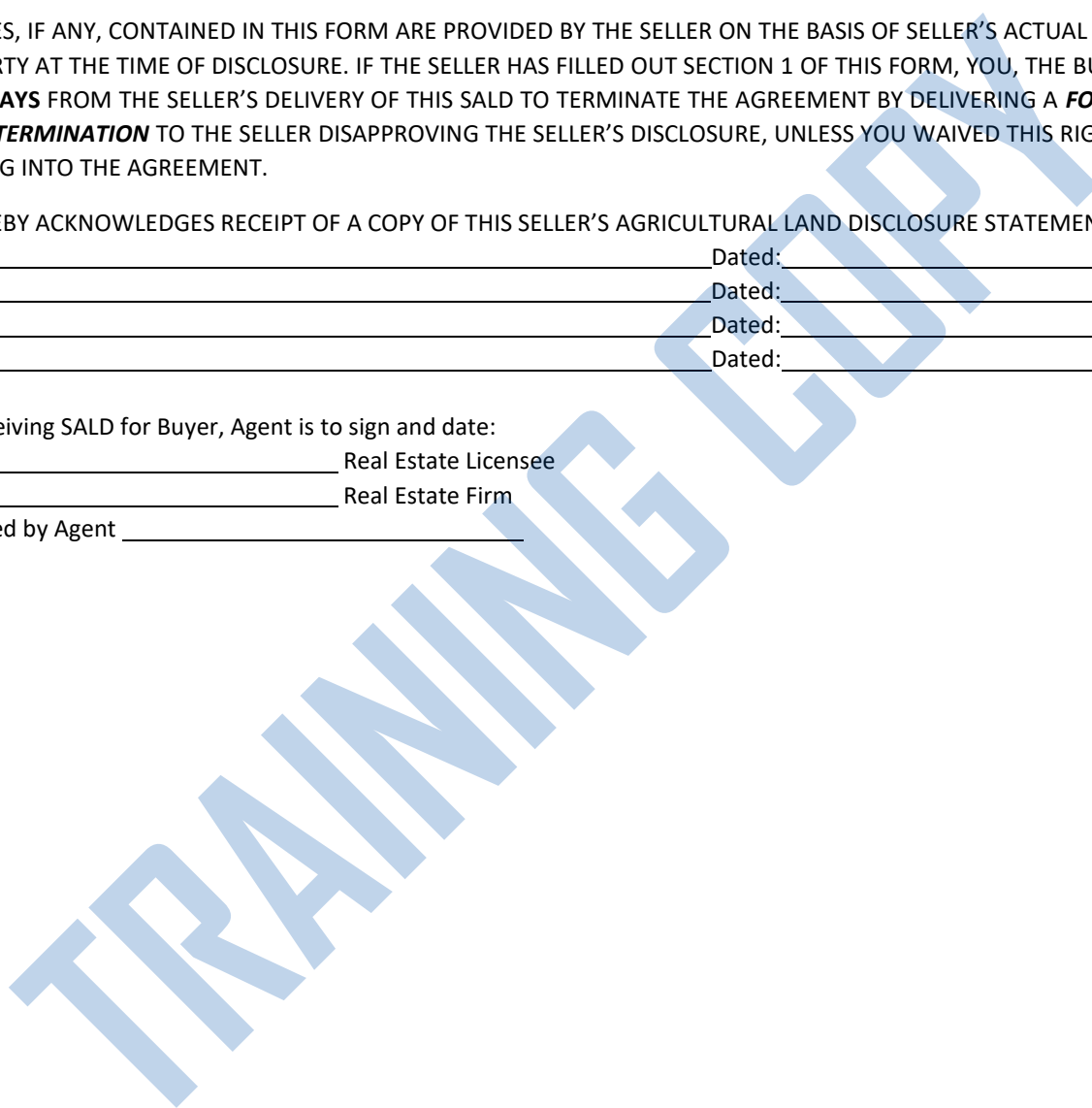
194 Buyer: \_\_\_\_\_ Dated: \_\_\_\_\_

195 If Agent receiving SALD for Buyer, Agent is to sign and date:

196 \_\_\_\_\_ Real Estate Licensee

197 \_\_\_\_\_ Real Estate Firm

198 Date received by Agent \_\_\_\_\_





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### SELLER AGRICULTURAL LAND DISCLOSURE

199 **1. Property Address or Description:** \_\_\_\_\_

200 **2. Names of Parties to this Agreement:**

201 **Buyer:** \_\_\_\_\_ **Seller:** \_\_\_\_\_

202 **Buyer:** \_\_\_\_\_ **Seller:** \_\_\_\_\_

203 **Buyer:** \_\_\_\_\_ **Seller:** \_\_\_\_\_

204 **Buyer:** \_\_\_\_\_ **Seller:** \_\_\_\_\_

205 **3. Use and Effect of this Attachment.** The **Form 3.1 Seller Property Disclosure Statement**, **Form 3.2 Seller Agricultural Land Disclosure**,  
206 and **Form 3.3 Seller Vacant Land Disclosure** all state, "If you mark yes on items with \*, attach a copy of item's document or explain yes  
207 answer on an attached sheet." This Attachment form is used for those explanations. If you are attaching a copy of a document, label  
208 the top right corner of all pages that are part of the copy with an A, B, C, or 1, 2, 3, etc. and use the below space to describe the item.

209 **E.g.** Seller answered yes to Form 3.1 (1)(L) asking whether there are any special tax assessments or tax treatment that may result in  
210 levy of additional taxes if the Property is Sold; Seller then attaches the tax record for Property stating, "POSSIBLE TAX ASSESSMENT,  
211 \$1,234", writes the letter A in the top right corner of the page and writes below in Section 5: "Item Related to Form 3.1, Section 1 L -  
212 Attached Document labeled as Exhibit A – Tax Assessment showing pending governmental assessment."

213 **4. Disclosure.** This Attachment is related to Sale Agreement # \_\_\_\_\_ and **Form 3.2 Seller Agricultural Land Disclosure.**

214 **5. Explanations and Attachments.** The following are explanations of various "yes" answers to disclosure items marked with \*, or  
215 descriptions of attached items related to such \* items

216 **Item Related to Form** \_\_\_\_\_ **Section** \_\_\_\_\_ **Attached Document labeled as Exhibit** \_\_\_\_\_

217 **Statement of Explanation (if any):** \_\_\_\_\_

218 \_\_\_\_\_

219 \_\_\_\_\_

220 \_\_\_\_\_

221 **Item Related to Form** \_\_\_\_\_ **Section** \_\_\_\_\_ **Attached Document labeled as Exhibit** \_\_\_\_\_

222 **Statement of Explanation (if any):** \_\_\_\_\_

223 \_\_\_\_\_

224 \_\_\_\_\_

225 \_\_\_\_\_

226 **Item Related to Form** \_\_\_\_\_ **Section** \_\_\_\_\_ **Attached Document labeled as Exhibit** \_\_\_\_\_

227 **Statement of Explanation (if any):** \_\_\_\_\_

228 \_\_\_\_\_

229 \_\_\_\_\_

230 \_\_\_\_\_

231 **Item Related to Form** \_\_\_\_\_ **Section** \_\_\_\_\_ **Attached Document labeled as Exhibit** \_\_\_\_\_

232 **Statement of Explanation (if any):** \_\_\_\_\_

233 \_\_\_\_\_

234 \_\_\_\_\_

235 \_\_\_\_\_

236 **Item Related to Form** \_\_\_\_\_ **Section** \_\_\_\_\_ **Attached Document labeled as Exhibit** \_\_\_\_\_

237 **Statement of Explanation (if any):** \_\_\_\_\_

238 \_\_\_\_\_

239 \_\_\_\_\_

240 \_\_\_\_\_



Sale Agreement # \_\_\_\_\_

### SELLER AGRICULTURAL LAND DISCLOSURE

241	Item Related to Form _____	Section _____	Attached Document labeled as Exhibit _____
242	Statement of Explanation (if any): _____		
243	_____		
244	_____		
245	_____		
246	Item Related to Form _____	Section _____	Attached Document labeled as Exhibit _____
247	Statement of Explanation (if any): _____		
248	_____		
249	_____		
250	_____		
251	Item Related to Form _____	Section _____	Attached Document labeled as Exhibit _____
252	Statement of Explanation (if any): _____		
253	_____		
254	_____		
255	_____		
256	Item Related to Form _____	Section _____	Attached Document labeled as Exhibit _____
257	Statement of Explanation (if any): _____		
258	_____		
259	_____		
260	_____		
261	Item Related to Form _____	Section _____	Attached Document labeled as Exhibit _____
262	Statement of Explanation (if any): _____		
263	_____		
264	_____		
265	_____		
266	Item Related to Form _____	Section _____	Attached Document labeled as Exhibit _____
267	Statement of Explanation (if any): _____		
268	_____		
269	_____		
270	_____		
271	Item Related to Form _____	Section _____	Attached Document labeled as Exhibit _____
272	Statement of Explanation (if any): _____		
273	_____		
274	_____		
275	_____		
276	Item Related to Form _____	Section _____	Attached Document labeled as Exhibit _____
277	Statement of Explanation (if any): _____		
278	_____		
279	_____		
280	Item Related to Form _____	Section _____	Attached Document labeled as Exhibit _____
281	Statement of Explanation (if any): _____		
282	_____		
283	_____		