

SUBSURFACE SEWAGE TREATMENT SYSTEM DISCLOSURE STATEMENT

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1. Date February 8th. 2024
2. Page 1 _____ of pages: THE REQUIRED MAP IS
3. ATTACHED HERETO AND MADE A PART HEREOF

4. Property located at 739 131st. Street Pipestone MN 56164 in the City of Pipestone
5. County of Pipestone State of Minnesota, legally described as follows or on
6. attached sheet (the "Property") See Attached Deed

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

10. **BUYER(S) AND SELLER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE**
11. **SUBSURFACE SEWAGE TREATMENT SYSTEM AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A**
12. **CONTRACT BETWEEN 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. Seller discloses
14. the following information with the knowledge that even though this is not a warranty, prospective Buyers may rely on
15. this information in deciding whether and on what terms to purchase the Property. The Seller(s) authorizes any
16. licensee(s) representing or assisting any party(ies) in this transaction to provide a copy of this statement to any person
17. or entity in connection with any actual or anticipated sale of the Property.

18. Unless Buyer and Seller agree to the contrary in writing before the closing of the sale, a Seller who fails to disclose
19. the existence or known status of a subsurface sewage treatment system at the time of sale, and who knew or had
20. reason to know of the existence or known status of the system, is liable to Buyer for costs relating to bringing the
21. system into compliance with subsurface sewage treatment system rules and for reasonable attorney fees for collection
22. of costs from Seller. An action under this subdivision must be commenced within two years after the date on which
23. Buyer closed the purchase of the real property where the system is located.

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

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

29. SUBSURFACE SEWAGE TREATMENT SYSTEM DISCLOSURE:

30. *(Check the appropriate box.)*

31. ☐ Seller certifies that Seller does not know of any subsurface sewage treatment system on or serving the above-
32. described real property. *(If this option is checked, then skip to the last line and sign and date this Statement.)*

33. ☒ Seller certifies that the following subsurface sewage treatment system is on or serving the above-described
34. Property.

35. Is the subsurface sewage treatment system(s) currently in use? ☐ Yes ☒ No

36. TYPE: *(Check appropriate box(es) and indicate location on attached MAP.)*

37. ☒ Septic Tank: ☒ with drain field ☐ with mound system ☐ seepage tank ☐ with open end

38. Is this system a straight-pipe system? ☐ Yes ☐ No ☒ Unknown

39. ☐ Sealed System (holding tank)

40. ☐ Other (Describe): _____

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

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

**SUBSURFACE SEWAGE TREATMENT
SYSTEM DISCLOSURE STATEMENT**

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45. Property located at 739 - 131st. Street - Pipestone, Minnesota.
46. Seller or transferor shall disclose to Buyer or transferee what Seller or transferor has knowledge of relative to the
47. compliance status of the subsurface sewage treatment system. _____
48. _____
49. _____
50. Any previous inspection report in Seller's possession must be attached to this Disclosure Statement.
51. When was the subsurface sewage treatment system installed? _____
52. Installer Name/Phone _____
53. Where is tank located? _____
54. What is tank size? _____
55. When was tank last pumped? _____
56. How often is tank pumped? _____
57. Where is the drain field located? _____
58. What is the drain field size? _____
59. Describe work performed to the subsurface sewage treatment system since you have owned the Property.
60. _____
61. _____
62. Date work performed/by whom: _____
63. _____
64. Is subsurface sewage treatment system entirely within Property boundary lines, including set back
65. requirements? _____ Is the system shared? _____ How many units on system? _____ Annual Fee? _____
66. Comments: _____
67. _____
68. On this Property: _____
69. _____
70. Approximate number of:
71. people using the subsurface sewage treatment system _____
72. showers/baths taken per week _____
73. wash loads per week _____
74. Distance between well and subsurface sewage treatment system? _____
75. Have you received any notices from any government agencies relating to the subsurface sewage treatment system?
76. (If "Yes", see attached notice.) ☐ Yes ☐ No
77. Are there any known defects in the subsurface sewage treatment system? ☐ Yes ☐ No
78. If "Yes", please explain: _____
79. _____
80. _____

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

" UNKNOWN "

**SUBSURFACE SEWAGE TREATMENT
SYSTEM DISCLOSURE STATEMENT**

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83. Property located at 739 - 131st. Street - Pipestone, Minnesota

84. **SELLER'S STATEMENT:**

85. *(To be signed at time of listing.)*

86. I/We, Seller(s) of the Property acknowledge the above subsurface sewage treatment system disclosure and MAP
87. and authorize listing broker to disclose this information to prospective buyers.

88. Brian Kappenman

2-8-2024

(Seller)

(Date)

(Seller)

(Date)

89. **BUYER'S ACKNOWLEDGMENT:**

90. *(To be signed at time of purchase agreement.)*

91. I/We, the Buyer(s) of the Property acknowledge receipt of this Subsurface Sewage Treatment System Disclosure
92. Statement and MAP and agree that no representation regarding the condition of the subsurface sewage treatment
93. system have been made, other than those made above.

94. **LISTING BROKER AND LICENSEES MAKE NO REPRESENTATIONS AND ARE NOT RESPONSIBLE FOR ANY**
95. **CONDITIONS EXISTING IN THE SUBSURFACE SEWAGE TREATMENT SYSTEM.**

96. _____
(Buyer) (Date) (Buyer) (Date)


97. **SELLER'S ACKNOWLEDGMENT:**

98. *(To be signed at time of purchase agreement.)*

99. AS OF THE DATE OF THE ACCEPTANCE OF THE PURCHASE AGREEMENT, I/We, the Seller(s) of the above
100. Property, agree that the condition of the subsurface sewage treatment system is the same as noted above, except for
101. changes as indicated below which have been signed and dated.

102. _____
103. The present owner of this property has never lived on this property and has no
104. knowledge as to the condition or location of the sewage treatment system on
105. this property. This property is being sold as is with no warranties of representations
106. of any kind other than marketable title.

107. _____
108. _____
109. _____
110. _____
111. _____
112. _____
113. _____

114.  2-8-24 _____
(Seller) (Date) (Seller) (Date)

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