

AFM Real Estate  
Seller's Disclosure/Profile Statement

1. **SELLER NAME:** TSRP of Edgefield, LLC

2. **PROPERTY:** Approximately 186 acres lying on the east side of Meeting Street Road about three miles north of Edgefield, SC

**3. NOTICE TO BUYER AND SELLER:**

This disclosure/profile statement is designed to assist Seller in disclosing to a buyer all known facts that materially and adversely affect the value of the Property being sold and that are not readily observable. The listing real estate broker, the selling real estate broker and their respective licensees will also rely upon this information when they evaluate, market and present Seller's property to prospective purchasers. This is a disclosure of Seller's knowledge of the condition of the property as of the date signed by Seller and is not a substitute for any inspections or warranties that Buyer may wish to obtain. It is not a warranty of any kind by Seller or a warranty or representation by the listing broker, the selling broker, or their affiliated licensees.

**4. LOCAL AREA**

- A. Are you aware of any condition or proposed change in your area or neighborhood that could adversely affect the value or desirability of the property, such as noise, or other nuisance, or threat of condemnation? .....
- B. Are there any private or undedicated roadways for which owner may have financial responsibility? .....  
If "Yes", explain in detail under "ADDITIONAL EXPLANATIONS".

Yes	No	Don't Know
-----	----	------------

	✓	
	✓	

**5. OTHER DISCLOSURES**

- A. Are there any easements other than those which are readily visible and/or which are necessary? .....
- B. Has any usage been granted to, including but not limited to, the following: hunters, fishermen, or others? .....
- C. Will conveyance of this Property include all mineral, oil and timber rights? .....
- D. Are there any governmental allotments committed? .....
- E. Have any licenses/usage permits been granted for, but not limited to, crops, minerals, water, grazing or timber? .....
- If any of your answers in this section are "Yes", explain in detail under "ADDITIONAL EXPLANATIONS".

	✓	
	✓	
✓		
	✓	

	✓	
--	---	--

**6. TOXIC SUBSTANCES**

- A. Are there any underground tanks or toxic substances on the property (structure or soil) such as farm chemicals, fertilizers, pesticides, fungicides, herbicides, etc., asbestos, polychlorinated biphenyls, ureaformaldehyde, methane gas, radioactive material, radon, lead paint, or others? .....
- B. Has the property been tested for radon or any other toxic substances? .....
- If any of your answers in this section are "Yes", explain in detail under "ADDITIONAL EXPLANATIONS".

	✓	
	✓	

**7. OTHER MATTERS**

- A. Is there any existing or threatened legal action affecting the property? .....
- B. Do you know of any violations of local, state, or federal laws/regulations or non-conforming use? .....
- C. Have you received any notices by any governmental or quasi-governmental agency affecting the property (including, but not limited to, road changes, zoning changes, assessments, etc.)? .....
- D. Do you know of the presence of an endangered species or wetlands violations? .....
- If any of your answers in this section are "Yes", explain in detail under "ADDITIONAL EXPLANATIONS".

	✓	
	✓	

	✓	
	✓	

**8. ADDITIONAL EXPLANATIONS**

---



---



---



---

**9. SELLER'S REPRESENTATION**

The undersigned Seller represents that the information set forth in the foregoing disclosure statement is accurate and complete. Seller does not intend this disclosure statement to be a warranty or guaranty of any kind. Seller hereby authorizes Broker to provide this information to prospective buyers of the Property and to real estate brokers and their affiliated licensees. Seller understands and agrees that Seller will notify Broker immediately if any information set forth in this disclosure statement becomes inaccurate or incorrect in any way through the passage of time.

Seller: Samel C. Stevens, Jr. Date: 4-14-26

For TSRP of Edgefield, LLC - Samel C. Stevens, Jr., Member / Manager

**10. RECEIPT AND ACKNOWLEDGEMENT OF BUYER**

**A.** I have carefully inspected the Property. I have been advised to have the Property examined by professionals representing the Buyer and I acknowledge that neither any broker nor affiliated licensee involved in this transaction is an expert at detecting toxic substances or repairing physical defects in the Property.

**B.** I understand that unless stated otherwise in my Purchase and Sale Agreement with Seller, the Property is being sold in its present condition only, without warranties or guarantees of any kind by Seller or any broker or affiliated licensee. I state that no representations contrary to the condition of the property are being relied upon by me except as disclosed above or stated within the Purchase and Sale Agreement.

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_