

**MONTANA ASSOCIATION OF REALTORS®
PROPERTY DISCLOSURE STATEMENT (LAND)**



Date: 03/11/2025

Property: All lots - BRIDGER SHADOWS EAST & WEST BOZEMAN

Seller(s): Riverwood One, LLC

Seller Agent: _____


Concerning adverse material facts, Montana law provides that a seller agent is obligated to:

- disclose to a buyer or the buyer agent any adverse material facts that concern the property and that are known to the seller agent, except that the seller agent is not required to inspect the property or verify any statements made by the seller; and
- disclose to a buyer or the buyer agent when the seller agent has no personal knowledge of the veracity of information regarding adverse material facts that concern the property.

The Seller Agent identified above is providing the attached Owner's Property Disclosure Statement that has been completed and signed by the Seller(s), if one has been made available to the Seller Agent by the Seller(s). Regardless of whether Seller(s) has/have provided Seller Agent with an Owner's Property Disclosure Statement, **except as set forth below**, the Seller Agent has no personal knowledge:

- about adverse material facts that concern the Property or
- regarding the veracity (accuracy) of any information regarding adverse material facts that concern the Property

Information regarding adverse material facts that concern the Property and that are known to the Seller Agent, if any, is set forth above. However, the Seller Agent is not required to inspect the Property or verify any statements made by the Seller(s). Buyer(s) is/are therefore encouraged to obtain professional advice, inspections or both of the Property and to provide for appropriate provisions in a Buy-Sell Agreement between the Buyer(s) and Seller(s) with respect to any advice, inspections or defects.

Seller Agent Signature: 
08/28/2025 **Chris Murphy**

Dated: August 29, 2025

Buyer and Buyer Agent acknowledge receipt of this Property Disclosure Statement.

Buyer Agent: _____

Buyer Agent Signature: _____

Dated: _____

Buyer Signature: _____

Dated: _____

OWNER'S PROPERTY DISCLOSURE STATEMENT (LAND) MONTANA ASSOCIATION OF REALTORS® STANDARD FORM



1 Date: 08/29/2025

2
3 The undersigned Owner is the owner of certain real property located at BRIDGER SHADOWS SUBDIVISION
4 All lots - BRIDGER SHADOWS EAST & WEST, in the City of BOZEMAN,
5 County of GALLATIN, Montana, which real property is legally described as:
6 **BRIDGER SHADOWS EAST LOTS 1-13 AND BRIDGER SHADOWS WEST LOTS 1-27**

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10 (hereafter the "Property"). Owner executes this Disclosure Statement to disclose to prospective buyers all adverse
11 material facts which concern the Property. Montana law defines an adverse material fact as a fact that should be
12 recognized as being of enough significance as to affect a person's decision to enter into a contract to buy or sell real
13 property and may be a fact that materially affects the value of the Property, that affects the structural integrity of the
14 Property, or that presents a documented health risk to occupants of the Property.

OWNER'S DISCLOSURE

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18 ☐ Owner has never been to the Property. 8/25/25
19 ☐ Owner has not been to the Property since _____ (date).

20
21 The Owner declares that the Owner has prepared this Disclosure Statement and any attachments thereto based on
22 any adverse material facts known to the Owner. Owner hereby authorizes providing a copy of this Statement to any
23 person or entity in connection with any actual or anticipated sale of the Property. Owner further agrees to indemnify
24 and hold any and all real estate agents involved, directly or indirectly, in the purchase and sale of the Property,
25 harmless from all claims for damages based upon the disclosures made in this Disclosure Statement along with the
26 failure of the Owner to disclose any adverse material facts known to the Owner.

27
28 This information is a disclosure by the Owner of known adverse material facts concerning the Property as of the
29 above date. **It is not a warranty or representation of any kind by the Owner and it is not a contract between**
30 **Owner and buyer. This disclosure statement is not a substitute for any inspections the buyer may wish to**
31 **obtain.**

32
33 Please describe any adverse material facts concerning the items listed, or other components, fixtures or matters.

34
35 Easements (written or unwritten):
36 _____
37 _____

38
39 Boundaries or property lines:
40 None Known

41
42
43 Encroachments or similar matters that may affect your interest in the subject Property including but not
44 limited to buildings, fences, etc.:
45 None Known

46
47
48 Access to or Ownership of the Property – Matters affecting access to or from the Property, legal ownership or title to
49 None Known

50
51 _____

_____/_____
Buyer's or Lessee's Initials © 2024 Montana Association of REALTORS® CM / _____
Owner's Property Disclosure Statement (Land), April 2024 Owner's Initials
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52 Settling, slippage, standing water, drainage, sliding or other soil problems on the Property or in the immediate area:
 53 None Known
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 55
 56 Flooding, drainage or grading problems:
 57 None Known
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 60 Location of the Property in a flood plain, shoreline master plan, wetland or other environmentally sensitive area or
 61 work conducted by Seller in or around any natural bodies of water:
 62 Most lots in Bridger Shadows East and West extend into the flood plain.
 63
 64
 65 a. Water rights and private wells:
 66 Buyer's responsibility to drill and record wells. DNRC is evaluating exempt wells.
 67
 68
 69 b. Public or Community water systems:
 70 N/A
 71
 72
 73 Restrictive Covenants and Deed restrictions:
 74 Covenants are recorded with Gallatin County
 75
 76
 77 Septic system approval or existing septic system:
 78 Septic systems have been approved by MDEQ, buyer to verify for local regulations
 79
 80
 81 Major damage to the Property from fire, earthquakes, floods, slides, etc.:
 82 None Known
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 84
 85 Zoning or Historic District violations, non-conforming uses:
 86 None Known
 87
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 89 Neighborhood noise problems or other nuisances:
 90 Bozeman Airport is within 2 miles and Interstate 90 is within 1 mile.
 91
 92
 93 Property Owner's association obligations (dues, lawsuits, transfer fees, initiation fees, etc.):
 94 There are HOA dues and a buy in fee. Check with Saddle Peak management.
 95
 96
 97 Notice of abatement or citations against the Property:
 98 None Known
 99
 100
 101 Lawsuits or legal proceedings (including foreclosures and bankruptcies) affecting or threatening the Property:
 102 None Known
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 104
 105 Waste dump or disposal or landfill or gravel pit or commercial use in the vicinity of the Property, existing or proposed,
 106 which may cause smoke, smell, noise or other nuisance, annoyance or pollution, any hazardous materials or pest
 107 infestations located on the Property or in the immediate area:
 108 None Known

109 Street or utility improvement planned that may affect or be assessed against the Property:

110 None Known

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113 Known information concerning utility connections:

114 None Known

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117 Zoning or land use change planned or being considered by the city or county:

118 None Known

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121 Proposed increase in tax assessment value or property owner's association dues for the Property:

122 State of Montana taxes have increased across the state in 2025. HOA fees maybe reassessed or increased in future

123

124

125 Underground storage tanks or class II injection wells:

126 None Known

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129 Property leases including post-closing short-term rental obligations, crop share agreements, mineral leases or
130 reservations:

131 None Known

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134 Conservation Easements (existing or proposed):

135 None Known

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138 Landfill (compacted or otherwise) on the Property or any portion thereof:

139 None Known

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142 Environmental issues affecting the Property including whether the Property has been tested or treated for the
143 presence of fuel or chemical storage tanks, asbestos, or contaminated soil or water:

144 None Known

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147 Pests, rodents:

148 Gophers

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151 Noxious Weeds:

152 There are noxious weeds on the development

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155 Airport affected area:

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157 Bozeman airport is 2 miles away. Seller is unaware if subject property is classified as "airport affected"

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159 Other matters as set forth below including environmental issues, structural system issues, mechanical issues, legal
160 issues, physical issues, or others not listed above of which the Seller has actual knowledge concerning the Property.

161 None Known

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Owner certifies that the information herein is true, correct and complete to the best of the Owner's knowledge and belief as of the date signed by Owner.

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Owner

Chris Murphy, member

Date

08/28/2025

Riverwood One, LLC

Owner

Date

