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RIGHT TO FARM DISCLOSURE STATEMENT

This disclosure statement concerns real property situated in the unincorporated area of Douglas County, Nevada, more particularly described as:

281 Sierra Country Cir Gardnerville NV 89460-6421

This statement is a disclosure of the condition of the above described property in compliance with Douglas County Code ("DCC") 20.01.100 (Ord. 763, 1996). It is not a warranty of any kind by Douglas County, the seller(s) or any agent(s) representing any principal(s) in this transaction, and is not a substitute for any inspections or warranties the principal(s) may wish to obtain.

SELLER'S INFORMATION

The Seller discloses the following information with the knowledge that even though this is not a warranty, prospective Buyers may rely on this information in deciding whether and on what terms to purchase the subject property. Seller hereby authorizes any agent(s) representing any principal(s) in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property.

THE FOLLOWING ARE REPRESENTATIONS MADE BY THE SELLER(S) (AS REQUIRED BY THE COUNTY OF DOUGLAS) AND ARE NOT THE REPRESENTATIONS OF THE AGENT(S), IF ANY. THIS INFORMATION IS A DISCLOSURE AND IS NOT INTENDED TO BE PART OF ANY CONTRACT BETWEEN THE BUYER AND SELLER.

NOTICE TO PURCHASER OF REAL PROPERTY

Douglas County has declared it a policy to protect and encourage agricultural operations. If your property is located near an agricultural operation, you may at some time be subject to inconvenience or discomfort arising from agricultural operations. If conducted in a manner consistent with proper and accepted standards, these inconveniences and discomforts do not constitute a nuisance for purposes of the Douglas County Code.

For information concerning where known agricultural land and operations are located in relation to your property, you may contact the Douglas County Planning Department.

This notice is given for informational purposes only and nothing in DCC or this notice should be deemed to prevent you from complaining to any appropriate agency or court, or from any other available remedy concerning illegal agricultural practice(s).

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

Signed by:
SELLER Bull Run llc (Brett Nelson) Bull Run Llc Date: 6/30/2026 | 1:48 PM PDT
F8BB629A5FF1453...

SELLER _____ Date: _____

BUYER(S) AND SELLER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN BUYER AND SELLER(S) WITH RESPECT TO ANY ADVICE/INSPECTIONS/DEFECTS.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.

Signed by:
SELLER Bull Run llc (Brett Nelson) Bull Run Llc Date: 6/30/2026 | 1:48 PM PDT
F8BB629A5FF1453...

SELLER _____ Date: _____

BUYER _____ Date: _____

DocuSigned by:
BUYER _____ Date: _____

DocuSigned by:
AGENT _____ BY Jason Lococo _____ Date: 6/30/2026 | 1:57 PM PDT
0EF208A6462F4FE...
(Broker Representing Seller) (Associate Licensee or Broker-Signature)

AGENT _____ BY _____ Date: _____
(Broker Representing Buyer) (Associate Licensee or Broker-Signature)

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Douglas County Code- Appendix A *Definitions*

"Agriculture": The use of land for farming, dairying, pasteurizing and grazing, horticulture, floriculture, apiaries, animal and poultry husbandry, and accessory activities, including but not limited to, storage, harvesting, feeding, or maintenance of equipment excluding stockyards, slaughtering or commercial food processing. (Ord. 763, 1996)

Douglas County Code 20.01.100 Right to farm

It is the declared policy of Douglas County to conserve, protect, enhance, and encourage agricultural operations within the county. Further, it is the intent of the county to provide proper notification of the county's recognition of agriculture's right to farm.

Where non-agricultural land uses, and especially residential developments, extend into agricultural areas or exist side-by-side, agricultural operations have often become the subject of nuisance complaints. As a result, agricultural operations are sometimes forced to cease or curtail operations and many others are discouraged from making investments in farm improvements to the detriment of adjacent agricultural uses and economic viability of the county's agricultural industry as a whole. It is the purpose of this chapter to protect agricultural resources and to reduce the loss to the county's agricultural lands by limiting the circumstances under which agricultural operations may be considered a nuisance. This chapter is not to be construed as in any way modifying or abridging any provision of NRS relative to nuisances, but rather is only to be utilized in the interpretation and enforcement of the provisions of this code and county regulations.

The further purpose of this code section is to promote a good neighbor policy between farmers, ranchers and residents by advising purchasers and users of property adjacent to or near agricultural operations of the inherent potential problems associated with proximity to agricultural operations, including but not limited to the sounds, odors, dust and chemicals that may accompany agricultural operations so that these purchasers and users will understand the inconveniences that accompany living side-by-side with agricultural uses and will be prepared to accept the problems as the natural result of living in or near rural areas.
The right to farm purposes shall be furthered through the following:

A. No existing or future agricultural operation or any of its appurtenances conducted in a manner consistent with proper and accepted standards on agricultural land shall become or be a nuisance, for purposes of all chapters of this code, provided that the agricultural operation complies with all chapters of this code and provided that the provisions of this section shall not apply whenever a nuisance results from the negligent or improper operation of any agricultural operation.

B. Douglas County shall cause to be mailed to all property owners of real property within the county with the annual tax bill the following notice: "Douglas County has declared it a policy to protect and encourage agricultural operations. If your property is located near an agricultural operation, you may at some time be subject to inconvenience or discomfort arising from agricultural operations. If conducted in a manner consistent with proper and accepted standards, these inconveniences and discomforts do not constitute a nuisance for purposes of the Douglas County Code."

C. When giving notice required by NRS, a person who is selling real property which is near an agricultural operation shall disclose in writing to the prospective purchaser the notice contained in paragraph B above.

D. Where a discretionary development permit, including but not limited to subdivision and special use permit, is sought on or adjacent to lands zoned to permit agricultural operations, the discretionary permit shall include a condition requiring the recordation of a deed restriction to notify any present or future owners, users and tenants of the notice contained in paragraph B above.

E. The county may require the developer to install or permit the installation of signs to notify prospective purchasers and users that adjacent or nearby lands are being used for agricultural purposes and that those interests are protected by law. (Ord. 763, 1996)

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