

RANGE LAND DISCLOSURE

Nevada Law requires in NRS 113.065 that before the purchaser of a home or improved lot that is adjacent to open range signs a sales agreement, the seller shall, by separate written document, disclose to the purchaser information regarding grazing on open range. Such disclosure must contain a statement with the following language:

Disclosure - This property is adjacent to "Open Range"

This property is adjacent to open range on which livestock are permitted to graze or roam. Unless you construct a **fence²** that will prevent livestock from entering this property, livestock may enter the property and you will not be entitled to collect damages because livestock entered the property. *Regardless of whether you construct a fence, it is unlawful to kill, maim or injure livestock that have entered this property.*

I, the below signed purchaser, acknowledge that I have received this disclosure and understand it:

Buyer(s): _____ Date: _____

Buyer(s): _____ Date: _____

Seller(s): _____ Date: _____

Seller(s): _____ Date: _____

Additional Notes:

¹**NRS 568.355 "Open range" defined.** As used in NRS 568.360 and 568.370, unless the context otherwise requires, "open range" means all unenclosed land outside of cities and towns upon which cattle, sheep or other domestic animals by custom, license, lease or permit are grazed or permitted to roam.
(Added to NRS by 1983, 235)

²**NRS 569.431 "Legal fence" defined.** As used in NRS 569.431 to 569.471, inclusive, "legal fence" means a fence with not less than four horizontal barriers, consisting of wires, boards, poles or other fence material in common use in the neighborhood, with posts set not more than 20 feet apart. The lower barrier must be not more than 12 inches from the ground and the space between any two barriers must be not more than 12 inches and the height of top barrier must be at least 48 inches above the ground. Every post must be so set as to withstand a horizontal strain of 250 pounds at a point 4 feet from the ground, and each barrier must be capable of withstanding a horizontal strain of 250 pounds at any point midway between the posts.
(Added to NRS by 1991, 1147)

Sellers: The law requires that "The seller shall retain a copy of the disclosure document that has been signed by the purchaser acknowledging the date of receipt by the purchaser of the original document."

Seller(s) Initials

Buyer(s) Initials