WISCONSIN REALTORS® ASSOCIATION 4801 Forest Run Road Madison, Wisconsin 53704

**VACANT LAND DISCLOSURE REPORT** 

Weiss Realty LLC Page 1 of 3

## DISCLAIMER

A.	THIS DISCLOSURE REPORT CONCERNS THE REAL PROPERTY LOCATED AT 36+/- acre	≥8 0	Oak Rid	ge Roa	d
OF	(STREET ADDRESS) IN THE Township Manchester COUNTY OF Jacks		(CITY)		E) (TOWN) STATE OF
·W	SCONSIN. THIS REPORT IS A DISCLOSURE OF THE CONDITION OF THAT PROPERTY	IN C		E WITH	SECTION
W/ IS	ARRANTY OF ANY KIND BY THE OWNER OR ANY AGENTS REPRESENTING ANY PRINCIPALS MAY NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THAT THE PRINCIPALS MAY OWNER'S INFORMATION	WISH	TO OBTAI	RANSAC' N.	TION AND
sig	In this form, "am aware" means have notice or knowledge. In this form, "defect" mean inficant adverse effect on the value of the property; that would significantly impair the healt property; or that if not repaired, removed or replaced would adversely affect the use of the property.	h or	condition t safety of f	hat wou uture oc	d have a cupants of
bu) aut	The owner discloses the following information with the knowledge that, even though the control of this information in deciding whether and on what terms to purchase thorizes any agent representing any principal in this transaction to provide a copy of this promation in the statement, to any person in connection with any actual or anticipated sale of the properties.	the	property, 7	he own	er hereby
acc the stat atta	The owner represents that to the best of his or her knowledge the responses to the curately noted as "yes," "no," or "not applicable" to the property being sold. If the owner responses to the sold as "yes," "no," or "not applicable" to the property being sold. If the owner response shall provide, in the additional information area of this form, an explanation of the tement is "yes." "If a statement is instead answered by a third party expert's written information."	rease tease , che	to any sta on why the ck "See Ex	itement v respon opert's Re	with "yes," se to the eport" and
eler	If the transfer is of a condominium unit, the property to which this form applies is the ments of the condominium and any limited common elements that may be used only by the transferred	e owi	dominium ner of the	unit, the condom	common inium unit
Deir	ng transferred.				See
	PROPERTY CONDITION STATEMENTS*	Yes	Np	N/A	Expert's Report
C.1.	I am aware of proposed, planned, or commenced public improvements or public construction projects that may result in special assessments or that may otherwise materially affect the property or the present use of the property.		_ &_		Allegarytemospies
C.2.	I am aware of a government agency, court order, or federal, state, or local regulations requiring repair, alteration, or correction of an existing condition.	·	_ X_		
C.3.	I am aware of a land division or subdivision for which required state or local approvals were not obtained.			manager and a second	
C.4.	I am aware that all or a portion of the property is in a floodplain, wetland, or shoreland zoning area under local, state, or federal regulations.		<u> </u>		-
C.5,	I am aware that all or part of the property is subject to, or in violation of, an agricultural conservation easement or a farmland preservation agreement with the Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) (also see item D. 2.), or under a county farmland preservation plan or enrolled in, or in violation of, a forest cropland, managed forest land (also see item D. 2m.), conservation reserve, or other comparable program.		<u> </u>	-	
C.6.	I am aware of a boundary or lot dispute, an encroachment, an encumbrance, a joint driveway, or a violation of the fence laws under ch. 90, Wis. stats.		<u> </u>		-
C.7,	I am aware of a material violation of an environmental rule or other rule or agreement regulating the use of the property.		- <del>X</del>	and the second section	white the same of
C.8,	I am aware of any condition constituting a significant health risk or safety hazard for occupants of the property.		- X		
C.9.	I am aware of underground or aboveground fuel storage tanks on or previously located on the property. (If "yes," the owner, by law, may have to register the tanks with the Wisconsin Department of Agriculture, Trade and Consumer Protection at P.O. Box 8911, Madison, Wisconsin, 53708, whether the tanks are in use or not. Regulations of the Wisconsin Department of Agriculture, Trade and Consumer Protection may require the closure or removal of unused tanks.)		. <u>X</u>		**************************************
C.9m	I am aware that a dam is totally or partially located on the property or that an ownership in a dam that is not located on the property will be transferred with the property because it is owned collectively by members of a homeowners association, lake district, or similar group. (If "yes," contact the Wisconsin Department of Natural Resources to find out if dam transfer requirements or agency orders apply.)	•	<u>X</u>		
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C.10	. I am aware of a defect or contamination caused by unsafe concentrations of, or unsafe conditions relating to, pesticides, herbicides, fertilizer, radon, radium in water supplies, lead or arsenic in soil, or other potentially hazardous or toxic substances on the premises,	-	X		
C.11	I am aware that methamphetamine or other hazardous or toxic substances have been manufactured on the property.		X		
C.12	I am aware of high voltage electric (100 kilovolts or greater) or steel natural gas transmission lines located on, but not directly serving, the property.		X		
C.13	I am aware of defects in any well, including unsafe well water due to contaminants such as colliform, nitrates, or atrazine, or any out-of-service wells or cisterns that are required to be abandoned (see § NR 812.26, Wis. Adm. Code) but that are not closed or abandoned according to applicable regulations.		X		***************************************
C.14	I am aware of defects in any septic system or other sanitary disposal system on the property or any out-of-service septic system that is not closed or abandoned according to applicable regulations.		<u>X</u>	-	proministration in the second
C.15.	I am aware of subsoil conditions that would significantly increase the cost of development, including, but not limited to, subsurface foundations or waste material; any type of fill; dumpsites where pesticides, herbicides, fertilizer, or other toxic or hazardous materials or containers for these materials were disposed of in violation of manufacturer or government guidelines or other laws regulating such disposal; high groundwater; adverse soil conditions, such as low load-bearing capacity, earth or soil movement, or slides; or excessive rocks or rock formations.				Marine de Marine
C.16.	I am aware of brownfields (abandoned, idled, or underused land that may be subject to environmental contamination) or other contaminated land on the property, or that contaminated soils on the property have been cleaned up under the Petroleum Environmental Cleanup Fund Act (PECFA), a Wisconsin Department of Natural Resources (DNR) remedial action program, the DATCP Agricultural Chemical Cleanup Program, or other similar program.		<b>△</b>		nga mga mga mga mga mga mga mga mga mga m
C.17.	I am aware that there is no legal access to the property by vehicle from public roads.	Name and Address of the Owner, where the Owner, which is the	4		*********
C.18.	I am aware that the property is subject to any of the following: a homeowners' association; a common area shared or co-owned with another; a zoning violation or nonconforming use; a right-of-way; a restrictive covenant; an easement, including a conservation easement; an easement maintenance agreement, or use of a part of the property by a nonowner, other than a recorded utility easement.	•	<u>X</u>	¥	econdody)
Ç.19,	I am aware that the property is located within a special purpose district, such as a drainage district, lake district, sanitary district, or sewer district, that has the authority to impose assessments against real property located within the district.		X	-	
C.20.	I have received notice of a property tex increase, other than a normal annual increase, or am aware of a completed or pending property reassessment or a proposed or pending special assessment.		X		
C.21.	I am aware of burial sites, archeological artifacts, mineral rights, orchards, or endangered species on the property.		<u>X</u>		
C.22.	I am aware of flooding, standing water, drainage problems, or other water problems on or affecting the property.		<u>X</u>		
C.23.	l am aware of material damage from fire, wind, flood, earthquake, expansive soil, erosion, or landslide.		<u>X</u>		-
C.24.	l am aware of significant odor, noise, water intrusion, or other imitants emanating from neighboring property.				******
C.25.	I am aware of significant crop damage from disease, insects, soil contamination, wildlife, or other causes; diseased trees; or substantial injuries or disease in livestock on the property or neighboring property.		X		-
	I am aware of existing or abandoned manure storage facilities.		-X		
	I am aware that the property is subject to a mitigation plan required under administrative rules of DNR related to county shoreland zoning ordinances, which obligates the owner of the property to establish or maintain certain measures related to shoreland conditions and which is enforceable by the county.		_X_ V	produced and resident and resid	AMERICAN
C.28.	I am aware that a pier attached to the property is not in compliance with state or local pier regulations. See <a href="http://dnr.wi.gov/">http://dnr.wi.gov/</a> for information.	***************************************	~		
	I am aware of impact fees or another condition or occurrence that would significantly increase development costs or reduce the value of the property to a reasonable person with knowledge of the nature and scope of the condition or occurrence.				910000000
U 30	I am aware of other defects affecting the property.	21.0022.022	_		

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	Page 3 of 3				See
	ADDITIONAL INFORMATION	Yes	No	N/A	Expert's Report
D.1	Use-Value Assessments. The use-value assessment system values agricultural land based on from its rental for agricultural use rather than its fair market value. When a person converts a use, such as residential or commercial development, that person may owe a conversion charge the use-value law or conversion charge, contact the Wisconsin Department of Revenue (608) 266-2149 or visit: <a href="http://www.revenue.wi.gov/faqs/slf/useassmt.html">http://www.revenue.wi.gov/faqs/slf/useassmt.html</a> .	oncultural E	and to a n	onagr	cultural
	<ul> <li>a. I am aware that all or part of the land has been assessed as agricultural land under § 70.32(2r), Wis. stats.</li> </ul>		X.		-
	b. I am aware that the owner has been assessed a use-value conversion		<u>_x</u>		September Plater
	charge under § 74.485(2), Wis. stats.  c. I am aware that the payment of a use-value conversion charge has been deferred under § 74.485(4), Wis. stats.		<u>x</u>		
D.2.	<u>Farmland Preservation</u> . Early termination of a farmland preservation agreement or removal of agreement can trigger payment of a conversion fee equal to 3 times the class 1 "use value" of (608) 224-4500 or visit: <a href="http://workinglands.wi.gov">http://workinglands.wi.gov</a> .	land from a	a farmland or more inf	prese	rvation on, call
	a. I am aware that the property is subject to a farmland preservation agreement.		-X-		-0-0-0000000000000000000000000000000000
D.2n	n. Managed Forest Land. The managed forest land program is a landowner incentive program the on private woodlands by exempting the landowner from the payment of property taxes in except acreage share payment and compliance with certain conservation practices. Orders designative remain in effect for 25 or 50 years. When ownership of land enrolled in the managed forest land must sign and file a report of the change of ownership on a form provided by the Wisconsin (DNR) and pay a fee. By filing this form, the new owner agrees to comply with the management forest land program rules. The DNR Division of Forestry monitors forest management plan commakes to property that is subject to an order designating it as managed forest land, or to its use, program or cause the property to be withdrawn from the program and may result in the as information, call your local DNR forester or visit: <a href="http://dnr.wi.gov/forestry">http://dnr.wi.gov/forestry</a> .	hange for the lands as program of the lands as personal to the lands are lands as lands are land	the payme manages hanges, that t of Natura land and anges that rdize bene	nt of a fores ne new al Res the material a land	a lower It lands Owner Cources Canaged Cowner Cources
	a. I am aware that all or part of the property is enrolled in the managed forest land program.		*	******************************	
D.3.	Utility Connections. I am aware that the property is connected to the following utilities on the propa. Electricity.	enty or at it	ie lot line:		
	b. Municipal water.		×		
	c. Telephone.	_X_	<u>*</u>	-	-
	d. Cable television. e. Natural gas.		<del>-</del> <del>-</del> -		-
	f. Municipal sewer.		X		
CD.4.	The owner has owned the property for				
D.5.	e. Natural gas.  f. Municipal sewer.  The owner has owned the property for	<u> </u>			
		<del> </del>			
the W	NOTICE REGARDING SEX OFFENDER REGISTRY The prospective buyer may obtain information about the sex offender registry and persons registry is consin Department of Corrections at (608) 240-5830 or by visiting <a href="http://www.widocoffenders.org">http://www.widocoffenders.org</a> OWNER'S CERTIFICATION The owner certifies that the information in this report is true and correct to the best of the owner's construction of t	1	as of the	date or	
Owne			Date _		
G. A that in Person	CERTIFICATION BY RERSON SUPPLYING INFORMATION person other than the owner certifies that he or she has supplied information on which the offormation is true and correct to the best of that person's knowledge as of the date on which the person litems	rson signs	this report		nd that
Person					
Person	1		Date _		
PROP ADVIC I.1. Tr detect	NOTICE REGARDING ADVICE OR INSPECTIONS HE PROSPECTIVE BUYER AND THE OWNER MAY WISH TO OBTAIN PROFESSIONAL AD ERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN CE, INSPECTIONS, DEFECTS, OR WARRANTIES. BUYER'S ACKNOWLEDGEMENT The prospective buyer acknowledges that technical knowledge such as that acquired by profession certain defects such as floodplain status.  Cacknowledge receipt of a copy of this statement.	THEM WIT	H RESPE	CT TC	ANY
	active Buyer		Date _		
Prospe	ective Buyer				
	ective Buyer  ### Buyer   ####   ####   ####   ####   #####   ######		Date _		
MIARK A	" information appendix to the Veneral and Displaying Pener to purely of a sumicinental action and is not required automatic OSection."	709.033 of the W	isconsin Statute		1