**United Country Oakwood Realty** 

**WISCONSIN REALTORS® ASSOCIATION** 

4801 Forest Run Road Madison, Wisconsin 53704

# VACANT LAND DISCLOSURE REPORT

Page 1 of 6

### **DISCLAIMER**

THIS DISCLOSURE REPORT CONCERNS THE REAL	. PROPERTY LOCATED AT	
	IN THE	
(CITY) (VILLAGE) (TOWN) OF	Kickapoo	, COUNTY OF
, , , , , , , , , , , , , , , , , , , ,	STATE OF WISCON	
THIS REPORT IS A DISCLOSURE OF THE CONDI	ITION OF THAT PROPERTY IN	COMPLIANCE WITH SECTION
709.02 OF THE WISCONSIN STATUTES AS OF	(MONTH)	(DAY),
(YEAR). IT IS NOT A WARRANTY OF ANY KIND BY T		
THIS TRANSACTION AND IS NOT A SUBSTITUTE F	OR ANY INSPECTIONS OR WAF	RRANTIES THAT THE PARTIES
MAY WISH TO OBTAIN.		

A buyer who does not receive a fully completed copy of this report within 10 days after the acceptance of the contract of sale or option contract for the above-described real property has the right to rescind that contract (Wis. Stat. s. 709.02), provided the owner is required to provide this report under Wisconsin Statutes chapter 709.

## NOTICE TO PARTIES REGARDING ADVICE OR INSPECTIONS

Real estate licensees may not provide advice or opinions concerning whether or not an item is a defect for the purposes of this report or concerning the legal rights or obligations of parties to a transaction. The parties may wish to obtain professional advice or inspections of the property and to include appropriate provisions in a contract between them with respect to any advice, inspections, defects, or warranties.

### A. OWNER'S INFORMATION

- A1. In this form, "aware" means the "owner(s)" have notice or knowledge.
- A2. In this form, "defect" means a condition that would have a significant adverse effect on the value of the property; that would significantly impair the health or safety of future occupants of the property; or that if not repaired, removed, or replaced would significantly shorten or adversely affect the expected normal life of the premises.
- A3. In this form, "owner" means the person or persons, entity, or organization that owns the above-described real property. An "owner" who transfers real estate that does not include any buildings is required to complete this report.

Exceptions: An "owner" who is a personal representative, trustee, conservator, or fiduciary appointed by or subject to supervision by a court, and who has never occupied the property transferred is not required to complete this report. An "owner" who transfers property that has not been inhabited or who transfers property in a manner that is exempt from the real estate transfer fee is not required to complete this report. (Wis. Stat. s. 709.01)

- A4. The owner represents that to the best of the owner's knowledge, the responses to the following questions have been accurately checked as "yes," "no," or "not applicable (N/A)" to the property being sold. If the owner responds to any question with "yes." the owner shall provide, in the additional information area of this form, an explanation of the reason why the response to the question is "yes."
- A5. If the transfer is of a condominium unit, the property to which this form applies is the condominium unit, the common elements of the condominium, and any limited common elements that may be used only by the owner of the condominium unit being transferred.
- A6. The owner 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 property. The owner hereby authorizes the owner's agents and the agents of any prospective buyer to provide a copy of this report, and to disclose any information in the report, to any person in connection with any actual or anticipated sale of the property.

CAUTION: The lists of defects following each question below are examples only and are not the only defects that may properly be disclosed in response to each respective question.

Phone: 6086378288 Fax: 6086376593 Neal Githens 32.07 Daniel Kiedinger Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

	B. ENVIRONMENTAL	VEO	NO	NI/A
B1.	Are you aware of a material violation of an environmental rule or other rule or agreement regulating the use of the property?	YES		N/A
B2.	Are you aware of a defect caused by unsafe concentrations of, or unsafe conditions relating to, radon, radium in water supplies, high voltage electric (100 KV or greater) or steel natural gas transmission lines located on but not directly serving the property, lead in soil, or other potentially hazardous or toxic substances on the property?			
В3.	Are you aware of the manufacture of methamphetamine or other hazardous or toxic substances on the property?			
B4.	Are you 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, settling, upheavals, or slides; excessive rocks or rock formations; or other soil problems?			
B5.	Are you aware of a defect caused by unsafe concentrations of, unsafe conditions relating to, or the storage of hazardous or toxic substances on neighboring properties?			
B6.	Are you 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 or cleanup program, the DATCP Agricultural Chemical Cleanup Program, or other similar program?			
В7.	Explanation of "yes" responses			
	C. WELLS, SEPTIC SYSTEMS, STORAGE TANKS	YES	NО	N/A
C1.	Are you aware of underground storage tanks presently or previously on the property for storage of flammable or combustible liquids, including, but not limited to, gasoline or heating oil? (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. Wisconsin Department of Agriculture, Trade and Consumer Protection regulations may require the closure or			
C2.	removal of unused tanks.)  Are you aware of defects in the underground or aboveground fuel storage tanks on or previously located on the property? Defects in underground or aboveground fuel storage tanks may include items such as abandoned tanks not closed in conformance with applicable local, state, and federal law; leaking; corrosion; or failure to meet operating			
C3.	standards.  Are you aware of defects in a well on the property or a well that serves the property, including unsafe well water due to contaminants such as coliform, nitrates, or atrazine, or any out-of-service wells or cisterns that are required to be abandoned (see s. NR 812.26, Wis. Adm. Code) but that are not closed or abandoned according to applicable			
C4. C5. C6.	regulations? Are you aware of a joint well serving this property? Are you aware of a defect relating to a joint well serving this property? Are you aware of defects in any septic system or other private sanitary disposal system on the property or any out-of-service septic system that serves the property and that is not closed or abandoned according to applicable regulations?  Explanation of "yes" responses			
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1	T. Control of the Con			

	D. TAXES, SPECIAL ASSESSMENTS, PERMITS, ETC.		Pag	e 3 of 6
<b>5</b> 4		YES	NO	N/A
D1.	Have you received notice of a property tax increase, other than normal annual increases, or are you aware of a pending property tax reassessment?		$\succeq$	Ш
D2.	Are you aware of a pending property tax reassessment:  Are you aware of pending special assessments?			П
D3.	Are you aware of the property being located within a special purpose district, such as a			
	drainage district, that has the authority to impose assessments against the real property			
D4.	located within the district?  Are you aware of any land division involving the property for which required state or local			
<b>υ</b> Ψ.	permits were not obtained?			Ш
D5.	Are you 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			
D6.	with knowledge of the nature and scope of the condition or occurrence?  Are you aware of proposed, planned, or commenced public improvements or public		igotimes	
D0.	construction projects that may result in special assessments or that may otherwise			Ш
	materially affect the property or the present use of the property?			
D7.	Explanation of "yes" responses			<del></del>
				-
	E. LAND USE			
E1.	Are you aware of the property being part of or subject to a subdivision homeowners'	YES	<b>₩</b>	N/A
∟1.	association?			Ш
E2.	If the property is not a condominium unit, are you aware of common areas associated			
	with the property that are co-owned with others?		(⊕}₁	
E3.	Are you aware of the property or any portion of the property being located in a floodplain, wetland, or shoreland zoning area under local, state or federal law?			Ш
E4.	Are you aware of any zoning code violations with respect to the property?		lacksquare	
E5.	Are you aware of nonconforming uses of the property?			
	A nonconforming use is a use of land, a dwelling, or a building that existed lawfully before			
	the current zoning ordinance was enacted or amended, but that does not conform to the use restrictions in the current ordinance.			
E6.	Are you aware of conservation easements on the property?		igotharpoons	П
	A conservation easement is a legal agreement in which a property owner conveys some			
	of the rights associated with ownership of his or her property to an easement holder such			
	as a governmental unit or a qualified nonprofit organization to protect the natural habitat			
	of fish, wildlife, or plants or a similar ecosystem, preserve areas for outdoor recreation or education, or for similar purposes.			
E7.	Are you aware of restrictive covenants or deed restrictions on the property?			
E8.	Other than public rights of ways, are you aware of nonowners having rights to use part of			
	the property, including, but not limited to, <i>private</i> rights-of-way and easements other than			
E9.	recorded utility easements?  Are you aware of the property being subject to a mitigation plan required under		igotimes	
	administrative rules of the Wisconsin Department of Natural Resources 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?			
E10.				
	would be generated from its rental for agricultural use rather than its fair market value.			
	When a person converts agricultural land to a non agricultural use (e.g., residential or			
	commercial development), that person may owe a conversion charge. For more information visit <a href="https://www.revenue.wi.gov/Pages/FAQS/slf-useassmt.aspx">https://www.revenue.wi.gov/Pages/FAQS/slf-useassmt.aspx</a> or (608)			
	266-2486.			
	a. Are you aware of all or part of the property having been assessed as agricultural			
	land under Wis. Stat. s. 70.32 (2r) (use value assessment)?	_	( <del>,                                    </del>	
	b. Are you aware of the property having been assessed a use-value assessment conversion charge relating to this property? (Wis. Stat. s. 74.485 (2))		$\succeq$	
	c. Are you aware of the payment of a use-value assessment conversion charge			Ы
	having been deferred relating to this property? (Wis. Stat. s. 74.485 (4))		\	<b>-</b> T
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transmission lines located on, but not directly serving, the property?

Authentisign	n ID: BF20EFF2-A535-4F15-A554-5CC4F40F61F2			
		YES	Pag NO	e 5 of /N
F2.	Are you aware of flooding, standing water, drainage problems, or other water problems on or affecting the property?			
F3.	Are you aware of material damage from fire, wind, flood, earthquake, expansive soil, erosion, or landslide?			
F4.	Are you aware of significant odor, noise, water diversion, water intrusion, or other irritants emanating from neighboring property?			
F5.	Are you aware of significant crop damage from disease, insects, soil contamination, wildlife, or other causes; diseased or dying trees or shrubs; or substantial injuries or disease in livestock on the property or neighboring property?			
F6.	Utility Connections. Are you aware that the property is connected to the following utilities on the property or at the lot line? (If "ves," indicate where the utility is located.)			
	a. Electricity b. Municipal water c. Telephone			
	d. Cable television e. Natural gas			
F7.	f. Municipal sewerAre you aware of any agreements that bind subsequent owners of the property, such as a			
	lease agreement or an extension of credit from an electric cooperative?		<u> </u>	
F8.	Are you aware of other defects affecting the property?  Other defects may include items such as animal, reptile, or insect infestation; drainage easement or grading problems; excessive sliding; or any other defect or material condition.			
F9.	Are you aware of a government agency, court order, or federal, state, or local regulations requiring repair, alteration, or correction of an existing condition?			
F9m				
F10. F11	The owner has owned the property for 11 years.			

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections at <a href="http://www.doc.wi.gov">http://www.doc.wi.gov</a> or by phone at 608-240-5830.

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### **OWNER'S CERTIFICATION**

NOTE: Wisconsin Statute section 709.035 requires owners who, prior to acceptance of a purchase contract or an option to purchase, obtain information that would change a response on this report to submit a complete amended report or an amendment to the previously completed report to the prospective buyer within 10 days of acceptance.

The owner certifies that the information in this report is true and correct to the best of the owner's knowledge as of the date on which the wher signs this report. Owner \_\_\_ 1/28/2022 10:30:09 AM CST Date Owner \_ Owner \_\_\_\_ \_\_\_\_ Date \_\_\_\_ **CERTIFICATION BY PERSON SUPPLYING INFORMATION** A person other than the owner certifies that the person supplied information on which the owner relied for this report and that the information is true and correct to the best of the person's knowledge as of the date on which the person signs this report. Person \_\_\_\_\_\_ Date \_\_\_\_\_ Person \_\_\_\_\_\_ Date \_\_\_\_\_ Person \_\_\_\_\_\_ Date \_\_\_\_\_ **BUYER'S ACKNOWLEDGEMENT** The prospective buyer acknowledges that technical knowledge such as that acquired by professional inspectors may be required to detect certain defects such as the presence of asbestos, building code violations, and floodplain status. I acknowledge receipt of a copy of this statement. Prospective buyer Date Prospective buyer Date Prospective buyer \_\_\_\_\_ Date \_\_\_\_\_

Information appearing in italics is supplemental in nature and is not required pursuant to Section 709.03 of the Wisconsin Statutes.

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

## AMENDMENT TO CONDITION OR DISCLOSURE REPORT

2 3 4	Requirement to Amend Repo an option to purchase, become Condition Report or a Vacant L of the report that reflects the n form may be used for such an a	e aware of a condition or o and Disclosure Report, to new information, or by com	btain information amend the report	that would chang t. This may be dor	le an answer on a Real Estate le by completing another copy
6 7	Owner's Name(s): Neal K Gi				
8	Name of Report Furnished: (			nd Disclosure Rep	ort) ( <del>Seller Disclosure Report-</del>
9	Commercial) (Other:			_) STRIKE AND	COMPLETE AS APPLICABLE
10	Date and Address on Prior Ro	eport: This Amendment m	odifies the report	dated 01/28/2	022 (date of report), for the
11	Property at	Tax ID's 0260050600	000 & 0260051	.0000	(street address) in the
12	Property at( <del>City) (Village</del> ) (Town) of	Kickapoo	_ , County of	Vernon	, State of Wisconsin.
14 15	Owner's Amended Reponses new information, the Owner's r explanation of the reason why t	new answer(s) based upor the response is "yes".		ation, and if a res	ponse is changed to "yes", an
16		Vhere Owner's Response		Owner's New R	•
17 18	Affected by New Info	ormation or Condition		YES NO	N/A
19	<u> </u>				H
20				H	H
21					H
22				H H	Ħ
24 25 26 27 28 29 30 31					
33	Owner's Certification: The Ovner's Knowledge as of the day	ate on which the Owner sig	gns this amendm	ent.	
	Owner				01/31/2022
35	Owner			Date	
36	Owner			Date	
37	Owner			Date	
38	Buyer's Acknowledgment: Th	ne undersigned acknowledg	ges receipt of a c	copy of this amend	ment.
39	Prospective Buyer			Date	
40	Prospective Buyer			Date	
41	Prospective Buyer			Date	
42	Prospective Buyer			Date	

Fax: 6086376593