

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

United Country Oakwood Realty, LLC

DISCLOSURE OF MATERIAL ADVERSE FACTS

I am licensed in the state of Wisconsin as a real estate broker/salesperson **STRIKE ONE**. Wisconsin law, per Wis. Stat. § 452.133 and Wis. Admin. Code § RL 24.07(2)-(3), requires real estate licensees to make prompt written disclosures to buyers and sellers regarding material adverse facts and regarding information suggesting the possibility of material adverse facts. In other words, the law says that I should make sure you know about certain possible problems that have not yet been reported to you by the other parties, licensees or professional inspectors.

An adverse fact is a condition or occurrence that is generally recognized by a competent real estate licensee as having a significant, adverse affect on the value of the property, as significantly reducing the structural integrity of the property, or as presenting a significant health risk to the property's occupants. An adverse fact also includes information that indicates that a party is not able or does not intend to fulfill his or her contractual obligations under the offer to purchase or other contract.

An adverse fact is material if a party indicates it is significant to them, or if it is generally recognized by a competent real estate licensee as being significant to a reasonable party, to the extent that it would impact whether or not the party enters into an offer to purchase or the party's decision about what terms and conditions should be in such a contract.

As a Wisconsin real estate licensee, I am thereby obligated by law to disclose the following information indicating a material adverse fact or suggesting the possibility of a material adverse fact: see attached addendum X

(Plainly state only the facts without drawing conclusions or making predictions. Attach supporting reports and documentation.)

It is recommended that the sellers and buyers in this transaction obtain professional assistance to conduct appropriate property inspections, testing and other investigations regarding this information. The licensees in this transaction will draft inspection, testing or investigation contingencies, amendments, notices and other documents pertaining to the offer to purchase as directed by the parties.

Sellers and buyers should contact their attorneys with any questions concerning their legal rights and obligations.


Daniel Kiedinger, Broker
8/23/2022 11:03:20 AM CDT
Licensee Signature ▲

Daniel Kiedinger
Print Licensee Name Here ▲

United Country-Oakwood Realty, LLC
Broker/Firm Name ▲

August 23, 2022
Date ▲

By initialing and dating below, I acknowledge that I have received and read this disclosure form.

Party Initials ▲

Date ▲

Copyright © 2009 Wisconsin REALTORS® Association; Drafted by Attorney Debra Peterson Conrad
No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

Addendum X

1) On the Vernon County GIS aerial for tax parcel 032-00716-0000 there is a note which reads: "descriptions are unclear as to which road is the boundary between parcels"

Laurence Johns, the Vernon County Surveyor, explained this as follows:

It isn't clear in this parcel's deed description or the neighbor's deed description which road is the highway - County Hwy N (Illustrated with the red line on addendum Y) or Norwegian Hollow Road (Illustrated with the blue line on addendum Y). Both roads have been there as far back as 1939 and Laurence said at one time all roads were called highways.

Both deed descriptions refer to the highway. The sellers' deed says they own the land east of the highway, and Shamrock Farms Trust says they own the land west of the highway. Laurence said it looked like Shamrock Farms Trust was farming that portion west of Norwegian Hollow Rd, so the county drew it as if they own it.

He said a typical 60-year property search may not go back far enough to make this clear. The title company can do a more extensive title search going back further for an additional cost. They look at the earlier deeds.

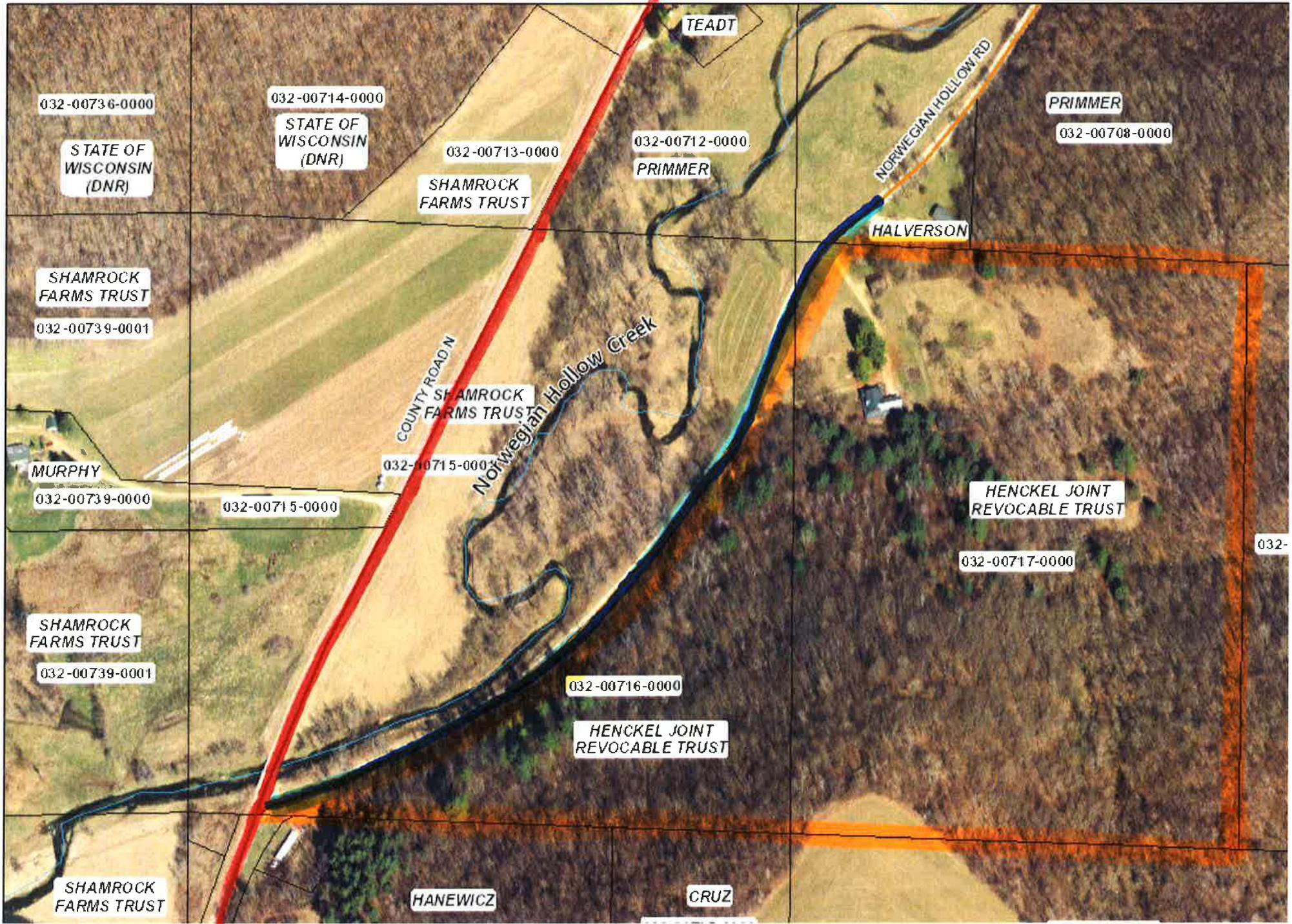
The western boundary of this property as displayed in the addendum Y aerial from the Vernon County mapping system is Norwegian Hollow Road. This is the sellers' and neighbors' understanding of the property boundary as well.

2) Part of the neighbor's driveway to the SE encroaches on this property. A portion of the farm field above, which is being farmed by a neighbor, belongs to this property. The sellers have always been and are comfortable with these arrangements. (See attached addendum Z)

3) The seller disclosed the corner of the property by County Rd N within the ditch is in the floodplain, the county floodplain maps show it is not in the floodplain.

Addendum Y

Vernon County, WI - Public GIS M



Addendum Z

Vernon County, WI - Public GIS M

