

**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 addendum Z

(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*

Licensee Signature ▲

**Daniel J. Kiedinger**

Print Licensee Name Here ▲

**United Country Oakwood Realty, LLC**

Broker/Firm Name ▲

**August 30, 2023**

Date ▲

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

Party Initials ▲

Date ▲

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No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

Addendum Z

- 1) Seller would like the right to leave any personal property that was on the property or within the barns & old house at the time of buyer's showing.
- 2) The broker saw two above-ground abandoned fuel storage tanks near the buildings.
- 3) There is floodplain, shoreland zoning, and wetlands on the property. See associated maps.
- 4) During the 2018 flood in which two dams gave way, a substantial amount of water flowed through the valley even rerouting the trout stream to some degree. The dams have not and will not be replaced. According Monroe County Zoning Administrator Alison Elliott, "The structures are not in the hydraulic shadow but a portion of the property is. The dams will not be reconstructed however they have not been officially decommissioned yet so until then we have to follow the regulations as if they were still in place. Let me know if you have any other questions."
- 5) There is an old abandoned home on the premises that is falling down.
- 6) The renter gets to keep the crops through this growing season. There will not be crop rent proration.
- 7) The orange flags marking the trail to the top of the property in the woods were placed by the broker using Onyx mapping system. Boundary lines in the Onyx App are approximate and some of the flags are close to the property line according to Onyx. Buyers and agents to do their own due diligence to ascertain whether or not all of the orange flags are on the property. According to Onyx, all of the orange markings are on the property.
- 8) Deer stands are not included in the sale.