

Addendum Z (Broker Disclosure & Information)

- 1) The acreage is approximately 60.07-Acres More or Less.
- 2) The tax parcels included in the sale are: 038-00623-0000, 038-00615-0000, and the parts of parcels 038-00633-0000 & 038-00626-0000 that are north of Tunnelville Rd.
- 3) All personal property on the land at the time of the start of this listing will remain on the property and become the personal property of the buyer at closing.
- 4) The 2024 tax amount noted on the MLS (\$286.2) is approximate and based on tax parcels 038-00623-0000, 038-00615-0000 (56.83 Acres). The taxes do not include at this time, the portion of parcels 038-00626-0000 & 038-00633-0000 that are north of Tunnelville Rd.
- 5) There is a written farm lease in place for the tillable cropland ending with the harvest of the 2026 crop. The lease is for 70-acres of cropland with rental income of \$8,500 per year and extends onto property that is not included in this sale. This property being sold has "approximately" 45.05-acres of cropland.
- 6) 14-acres of the property are currently enrolled in MFL. These 14-acres are required to be withdrawn from the program when this property is transferred to a new owner. This will have an affect on the real state taxes moving forward. Below is information from DNR Vernon County MFL representative Joel Jepsen regarding the cost of removing the woods from the MFL program: "If the 14 acres are assessed at ag forest, approx. \$30/acre/year. So \$30x14x8 plus the \$300 fee. Again, not sure what the assessor would classify the 14 acres". The real estate broker has calculated this amount as \$3,360. Buyers should do their own due diligence. For more information a buyer can contact Joel Jepsen at Joel.Jepsen@wisconsin.gov