

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 § REEB 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 Z (Broker Disclosure & Information).

(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 ▲

08/14/25

 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 (Broker Disclosure & Information)

- 1) The number of parking places listed on the MLS is "10". This number is approximate as the parcel is large and there is not currently an official designated parking area. Buyers to do their own due diligence.
- 2) The seller believes the Quonset-Hut building was built in the early 1950's. Buyers to do their own due diligence.
- 3) The ceiling height within the Quonset-Hut varies. At the center peak it is approximately 11' tall.
- 4) The property currently uses a holding tank. The seller has explained that the city of Viroqua recently installed a city sewer hook-up called a "spur", to the boundary along Railroad Ave. A new owner would be responsible for connecting a sewer line from the building to the spur at the new owner's expense within the next approximately five-years. An interested buyer can contact the city of Viroqua for additional information.
- 5) The lot size of .8 acres is approximate and calculated off of the GIS aerial by the real estate broker.
- 6) The Viroqua zoning administrator, Chad Buros, has said that the current interior spray foam & the current bathroom set up works for certain commercial applications. For some commercial uses for the property, the interior spray foam would need to be covered for fire protection purposes and the bathroom may need to be brought to code if it isn't already.
- 7) According to the aerial, it looks like the neighbor to the east is farming a portion of this property.
- 8) It appears from the aerial that the south end of the driveway is being used by the city of Viroqua who is the neighbor to the south. The seller is not aware of a formal shared driveway agreement, but the seller did say the city plows from the city shed to the street.