

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

(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 Kiedinger, Broker
Print Licensee Name Here ▲

United Country Oakwood Realty LLC
Broker/Firm Name ▲

March 31, 2025
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) The neighbor to the west is using a portion of the land for grazing purposes. Refer to survey to see the placement of the fence.
- 2) Potential Shoreland Protection Zone applies to this property. If a buyer has any questions about potential shoreland zoning, they can contact Vernon County zoning at matthew.albright@vernoncountywi.gov
- 3) The assessor report shows the cabin to have been built in 2001.
- 4) The square footage measurement of 434 sq. ft. includes the 8'x14' loft but does not include the 16'x7' sunroom. The main cabin without the sunroom measurements are 20'x16'.
- 5) The mailbox is not included in the sale and will be moved prior to closing.
- 6) According to the Vernon County GIS site the property is not in the floodplain. A previous owner had disclosed that during the floods of 2018, water did come over the banks of the creek and came onto the lawn of the property but did not come up to the cabin.