

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 ▲

04/10/25

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

A majority of the property is in the Shoreland Protection zone. There is also hydraulic shadow from both the Clockmaker dam and Jersey Valley dam. As a result, it appears the only buildable area at the present time is on the other side of the stream, high on the hillside. Matthew Albright of Vernon County Zoning explained to me that hydraulic shadow area is treated the same as flood plain and is not buildable. He also explained that the Clockmaker dam is one of the dams scheduled to be decommissioned within approximately 10-years. Once the dam is decommissioned the hydraulic shadow will be removed and a new flood plain map will be established. At that time we would find out if the area on the road side of the stream, the open land, would be buildable. An unknown at the time of listing this property is how much of the hydraulic shadow on this property is caused by the Jersey Valley dam and whether or not the Jersey Valley dam will be decommissioned.

Buyers are encouraged to do their own due diligence and contact Matthew Albright at matthew.albright@vernoncountywi.gov

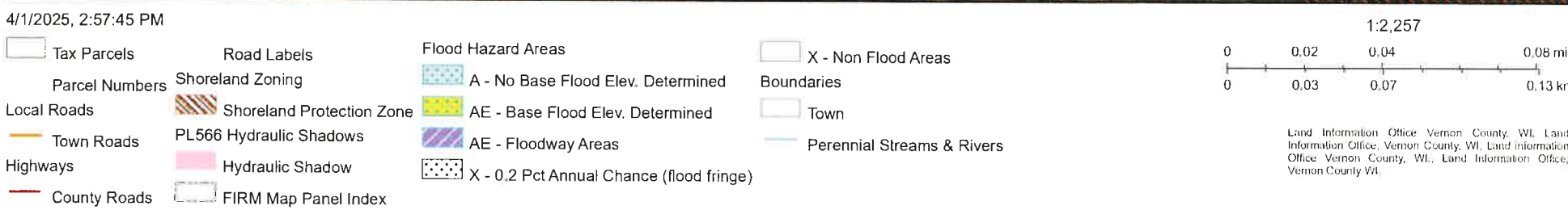
See the attached floodplain/Shortland zoning/ & hydraulic shadow map.

 Authentisign

Daniel Kiedinger, Broker

04/10/25

Vernon County Map



Land Information Office Vernon County, WI | Land Information Office, Vernon County, WI | Calvin Lawrence, Dennis Weise, Nina Rihn | Land Information Office, Vernon County WI. | Land Information Office, Vernon County, WI.