

## Property Information

Property Address: S877 Nerison house above garage

1. Is there garbage pickup or do you dispose of it yourself?

Where do you take it Town of Coon dump OR when is pickup / day \_\_\_\_\_

2. Are there keys to all the doors?

Yes

3. Is internet/fiber optic available? Yes Who is your provider? CVFTC

4. Do all appliances included in the sale work? Yes if not, what does not work?

5. Are there any water lines to barns or other outbuildings? No If so, do they have shut offs & where?

6. If property is a mobile or manufactured home, do you know where the title is? NA

7. Are there any road maintenance agreements in place? No

8. Does anyone have a first right of refusal on your property? No

9. Who was the builder of your home? Kendhammer Roofing & Construction (Previously Hammer Home Improvement)

10. Has your property been surveyed? Yes

11. Do you have, or have you had any pets in the home? No If so, what kind(s) \_\_\_\_\_

Outdoor pets only

12. Have you ever paid flood insurance on the property? No

### ROOF

Age of roof? 2007

### HEATING SYSTEM

1. Age of Furnace 2007

2. If you have a furnace, who services it?

Central boiler - Leon, WI, Walls Wood Heating - Roger Wall  
608 Plumbing

## COOLING SYSTEM

1. What type of cooling system do you have?

Wall A/C whole home unit

2. Age of cooling system? 2021

## WATER HEATER

3. Age of water heater? 2016? or 2017

## ELECTRICAL

2. Has the electrical system ever been updated? New in 2007

3. Do you have a signed contract in place with the electric company for installing new service to the property? No  
For how many months? - Balance remaining? -

## SEWER OR SEPTIC

What type: (please circle one) - Municipal — Private — Conventional — Mound — At Grade — Holding Tank — other

Has sewer or septic line ever been cleaned out or broken? No

Are there any plumbing or water lines on the property NOT connected to the septic? No

## WELL/MUNICIPAL WATER

Do you have municipal water or a well? No If a well is it a shared well? No. Only w/ other house on property

Do you have a filter and/or water softener system? both Rented Owned

## AVERAGE MONTHLY UTILITY COSTS (for entire property / both houses)

Electric: \$100 Provider? Keel

Gas/Fuel Oil: \$361.77 every 3 yrs Provider? Premiere Co-op

Water/Sewer \$250<sup>00</sup> every 3 yrs Provider? Rude's Pumping

Telephone/Internet Provider? CVFIC

**Updates & Improvements (Current Owners):** Microwave, Fridge, Stove, Carpet Restretch  
Water heater, hydraulics, Sealcoat garage floor, patio, New garage  
door motor, belt, etc, patio door

**Fixtures Not Included In the Sale:**

Some storage shelving - Unattached, Blink Security system  
Amish box stand + pond, tree stand A sample of up to 5 diff bulbs from garden  
Appliances - Upright freezer some patio string lights + timers

Seller Signature M. W. C. Kellen Date 5.5.25

Seller Signature \_\_\_\_\_ Date \_\_\_\_\_

Buyer Signature \_\_\_\_\_ Date \_\_\_\_\_

Buyer Signature \_\_\_\_\_ Date \_\_\_\_\_

**NOTICE:** Information in this listing is believed to be correct, but not guaranteed. Buyers/Buyers Agents are encouraged to verify data and conditions to their own satisfaction.



**Oakwood Realty LLC**