

## Property Information

Property Address: 51888 Johnstown Rd, Soldiers Grove, WI 54655

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

Where do you take it waste/recycling center when is pickup / day \_\_\_\_\_

2. Are there keys to all the doors?

Yes, for exterior doors

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

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? Yes If so, do they have shut offs & where?

Shut offs adjacent to driveway and at barn

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

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? Unknown

10. Has your property been surveyed? Not in our tenure.

11. Do you have, or have you had any pets in the home? Yes If so, what kind(s) Cats

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

### ROOF

Age of roof? Main house shingles installed 11/2002 (30-year shingles)

Main house rubber roof replaced 6/2023

Barn roof shingles installed 5/2009 (30-year shingles)

HEATING SYSTEM Cottage roof shingles installed 2009 (30-year shingles)

1. Age of Furnace 30+ years; oil tank

2. If you have a furnace, who services it? replaced 10/2012

Strang's in Viroqua

### COOLING SYSTEM

1. What type of cooling system do you have?

Whole-house air conditioner

2. Age of cooling system? Installed 8/2007

### WATER HEATER

3. Age of water heater? Replaced 2023

### ELECTRICAL

2. Has the electrical system ever been updated? Yes

House is 200 amps  
Whole house, barn, garden shed  
and cottage updated.

3. Do you have a signed contract in place with the electric company for installing new service to the property? N.A.  
For how many months? \_\_\_\_\_ Balance remaining? \_\_\_\_\_

### SEWER OR SEPTIC

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

Septic system replaced 7/2019

Has sewer or septic line ever been cleaned out or broken? System pumped/inspected every 3 years

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? Well If a well is it a shared well? No

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

New well in 10/2019

### AVERAGE MONTHLY UTILITY COSTS

Electric: \$292 Provider? Scenic Rivers

Gas/Fuel Oil: \$75 Provider? New Horizons

Water/Sewer N.A. Provider? \_\_\_\_\_

Telephone/Internet Provider? Richland Grant

Updates & Improvements (Current Owners): Doors/windows; Kitchen upgrade; flooring;  
bathroom upgrades; upper deck; front porch; new well and  
septic 2019; dry-stone walls; pond; basement walk-out;  
retaining walls and terraces; landscaping and gardens;  
insulation: porch, living room, kitchen, studio, both baths,  
study off kitchen  
Fixtures Not Included In the Sale:  
See contract

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Seller Signature Karl Case Date 6/5/2025

Seller Signature Margaret Hendershot Date 6/5/2025

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.

