

Addendum Z (Broker Disclosure & Information)

- 1) The Seller will not be responsible for the removal of any debris piles located on the property.
- 2) Seller notes that there is a verbal lease agreement with Ron Fortney to take hay from the property in question for a price per bale. This agreement will be in existence until the end of the 2025 growing season and if the property is closed during the term of the lease agreement buyer shall assume said agreement and be entitled to the proceeds for any hay cut and baled pursuant to said lease after date of closing.
- 3) Tax parcels included in the sale are: 02005680000, 02005730000, 02005870000, 02009150000, 02009170000, 02009180000, 02009190000.
- 4) The studio/workshop was a former one-car attached garage and could be converted to its former use.
- 5) The septic is sized for a four-bedroom home.
- 6) One of the upstairs bedrooms is plumbed and planned for a full bathroom.
- 7) Sellers are willing to sell a X300 John Deere lawn tractor and two related dump carts (13 cu ft & 18 cu ft) and a John Deere 2025 compact tractor with front end loader and Quick Attach landscape rake, ballast box and trailer hitch.
- 8) The acreage of 100.51 acres is (more or less) and based on the tax parcels. Approximately 25-acres of open land (organic certification ready & has been certified organic once in the past) and 75-acres of woods.
- 9) There is a drain field system outside the walkout basement door and near the cottage that were installed to divert water away from the buildings. Pictures of parts of the systems during installation are available.
- 10) There are outdoor water hydrants by the cottage and the terraced yard. There is also water piped to the barn.