

4801 Forest Run Road
Madison, Wisconsin 53704

United Country Oakwood Realty, LLC

DISCLOSURE OF MATERIAL ADVERSE FACTS

I am a Wisconsin real estate licensee. Wisconsin law, per Wis. Stat. § 452.133 and Wis. Admin. Code § REEB 24.07(2), requires real estate licensees to make prompt written disclosure of material adverse facts to buyers and sellers. In other words, the law requires that I disclose to you in writing any material adverse facts of which I am aware and that you do not know or could not discover through reasonably vigilant observation.

This disclosure pertains to the real property located at: 207 E Jefferson
in the City of Viroqua,
County of Vernon, Wisconsin (the "Property").

An adverse fact is a condition or occurrence that is generally recognized by a competent real estate licensee as significantly and adversely affecting the value of the Property, significantly reducing the structural integrity of the Property, or 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 that it is significant to that party, or if a competent real estate licensee would generally recognize it as significant to a reasonable party, such that it would affect the party's decision to enter into a contract, such as an offer to purchase, or the party's decision regarding the terms and conditions of such a contract.

As a Wisconsin real estate licensee, I am required by law to disclose the following material adverse fact(s) of which I am aware: Wrapped around some of the pipes near the boiler is a substance that looks like the kind of substance that could contain asbestos.

See attached addendum Z for more property information.

(State only the facts. Do not draw conclusions or make predictions. Attach supporting reports or documentation, if any.)

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 according to the parties' instructions.

Sellers and buyers should contact their attorneys with any questions concerning their legal rights and obligations.

Daniel Kiedinger, Broker
Licensee Signature ▲

Daniel J Kiedinger
Print Licensee Name Here ▲

United Country Oakwood Realty, LLC
Firm Name ▲

03/17/26
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 (Broker Disclosure and Information)

- 1) The owner of the property is Corr Investments LLC
- 2) The seller will be entering into a 1030 exchange.
- 3) The seller has never used the original wood burning living room fireplace.
- 4) The main floor fourth bedroom does not have a closet and could be used as den/office.
- 5) Regarding the property descriptions statement that the attic could be used to expand the living space. It is up to the buyer to verify with the city of Viroqua what the building code allows for this type of expansion.
- 6) Some of the decking boards on the upstairs outside porch are warped.
- 7) The 30'x 10' space below the kitchen area is a crawlspace.