

Property Information

Property Address: E 10880 County Road P Westby, WI 54667

1. Is there garbage pickup or do you dispose of it yourself? owners choice
Where do you take it Clinton town dump OR when is pickup / day Call Southwest Sanitation
Wed nesd ays + Saturdays - Free in Virgna for Waste carts
2. Are there keys to all the doors? yes
3. Is internet/fiber optic available? yes Who is your provider? Vernon Communication S
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? 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? ?
10. Has your property been surveyed? yes
11. Do you have, or have you had any pets in the home? yes If so, what kind(s) dog
12. Have you ever paid flood insurance on the property? NO

ROOF

Age of roof? 9 months - steel

HEATING SYSTEM

1. Age of Furnace ?
2. If you have a furnace, who services it?

COOLING SYSTEM

1. What type of cooling system do you have?

Central air

2. Age of cooling system? ?

WATER HEATER

3. Age of water heater? ?

ELECTRICAL

2. Has the electrical system ever been updated? NO

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? well If a well is it a shared well? NO

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

AVERAGE MONTHLY UTILITY COSTS

Electric: 175- Provider? Vernon Electric

Gas/Fuel Oil: 582.38 Provider? Primer Co-op (LP)

Water/Sewer Q Provider? _____

Telephone/Internet Provider? Vernon Communications

Updates & Improvements (Current Owners): _____

Fixtures Not Included In the Sale:

Bar mounts down stairs freezer, washer, dryer

Seller Signature William J. A. Date 3-22-26

Seller Signature Stephanie Stock Date 3-22-26

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

County P House Updates and Improvements

- Added side drive next to driveway with gravel and retaining wall
- Removed lower branches on front yard trees and added 10 yards of topsoil and new grass seed
- Removed overgrown shrubs in front yard, added edging and 7 yards medium river rock
- Sanded deck to bare wood and painted using "Deck Over" brand paint
- Built raised garden bed 12'X20' next to cistern
- Built pole building 24'X32' with a 6'5" retaining wall on east side of building. Shed has a cement floor and 3 quad axels of gravel on base. Metal roof and siding.
- Installed metal roof, replaced all fascia boards.
- Installed metal siding which has a wood grain finish, added house wrap, sealed all leaks.
- Replaced all exterior doors with fiberglass doors, (excluding front door) added a back door in garage. Front door has new hardware. All doors have new storm doors.
- Installed cabinets and countertops in garage
- Extended back yard by 25% by cutting trees and planting grass
- Planted food plot, clover and alfalfa in 2-acre field at west end of property
- Installed LVT in kitchen and front hallway
- Installed a new window in master
- Installed LP line for stove and dryer
- Installed all new exterior lights
- Installed new garage door opener
- Installed cedar mailbox post
- Kitchen cabinets have new pulls
- Added 4 ladder stands and one tower stand for deer hunting