

# Property Information

Property Address: 924 Defreese Street Viroqua, WI 54665

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

Where do you take it N/A OR when is pickup / day Tuesday

2. Are there keys to all the doors?

Yes

3. Is internet/fiber optic available? Fiber Who is your provider? Vernon Communications Coop

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? N/A

8. Does anyone have a first right of refusal on your property? N/A

9. Who was the builder of your home? N/A

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? 7 years (replaced in 2019)

## HEATING SYSTEM

1. Age of Furnace 10-15 years (Strang's Assessment)

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

Strang's

**COOLING SYSTEM**

1. What type of cooling system do you have?

Central AC

2. Age of cooling system? 10-15 years (Strang's Assessment)

**WATER HEATER**

3. Age of water heater? 7 Years (Replaced in 2019)

**ELECTRICAL**

2. Has the electrical system ever been updated? 2019

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

Has sewer or septic line ever been cleaned out or broken? Sewer - Video rodding in 2023 (preventative)

Are there any plumbing or water lines on the property NOT connected to the septic? N/A

**WELL/MUNICIPAL WATER**

Do you have municipal water or a well? Municipal If a well is it a shared well? N/A

Do you have a filter and/or water softener system? Owned filter on Kitchen Sink Rented/Owned

**AVERAGE MONTHLY UTILITY COSTS**

Electric: \$61.87 Provider? Xcel Energy

Gas/Fuel Oil: \$47.25 Provider? Madison Gas & Electric

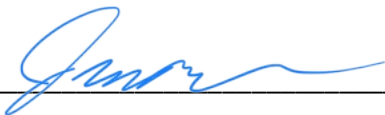
Water/Sewer \$51.66 Provider? City of Viroqua


Telephone/Internet Provider? Vernon Communications Coop

**Updates & Improvements (Current Owners):** Custom Window Treatments, Fenced in Yard, Driveway Repair & Update  
Electrical to Sauna & Porch, Sauna Updated to Electric Heater, Sauna Roof Update, Screened Porch Strip & Repaint  
Native Forest Cleanup & Restoration, Evergreen Planting Along South Property Line, Stone Walkway, Garden Edging  
Smart thermostat, Security System, Bike Storage Racks, Woodshed Repair

**Fixtures Not Included In the Sale:**

N/A

Seller Signature  Date 4/25/2026

Seller Signature  Date 4/25/2026

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.

