

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: E12950 County Rd D
County of Vernon, in the Town of La Farge,
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: See attached addendum Z (Broker Disclosure and 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.



Licensee Signature ▲

Daniel Kiedinger, Broker

Print Licensee Name Here ▲

United Country Oakwood Realty, LLC

Firm Name ▲

06/29/26

Date ▲

By initialing and dating below, I acknowledge that I have received and read this disclosure form.

Party Initials ▲

Date ▲

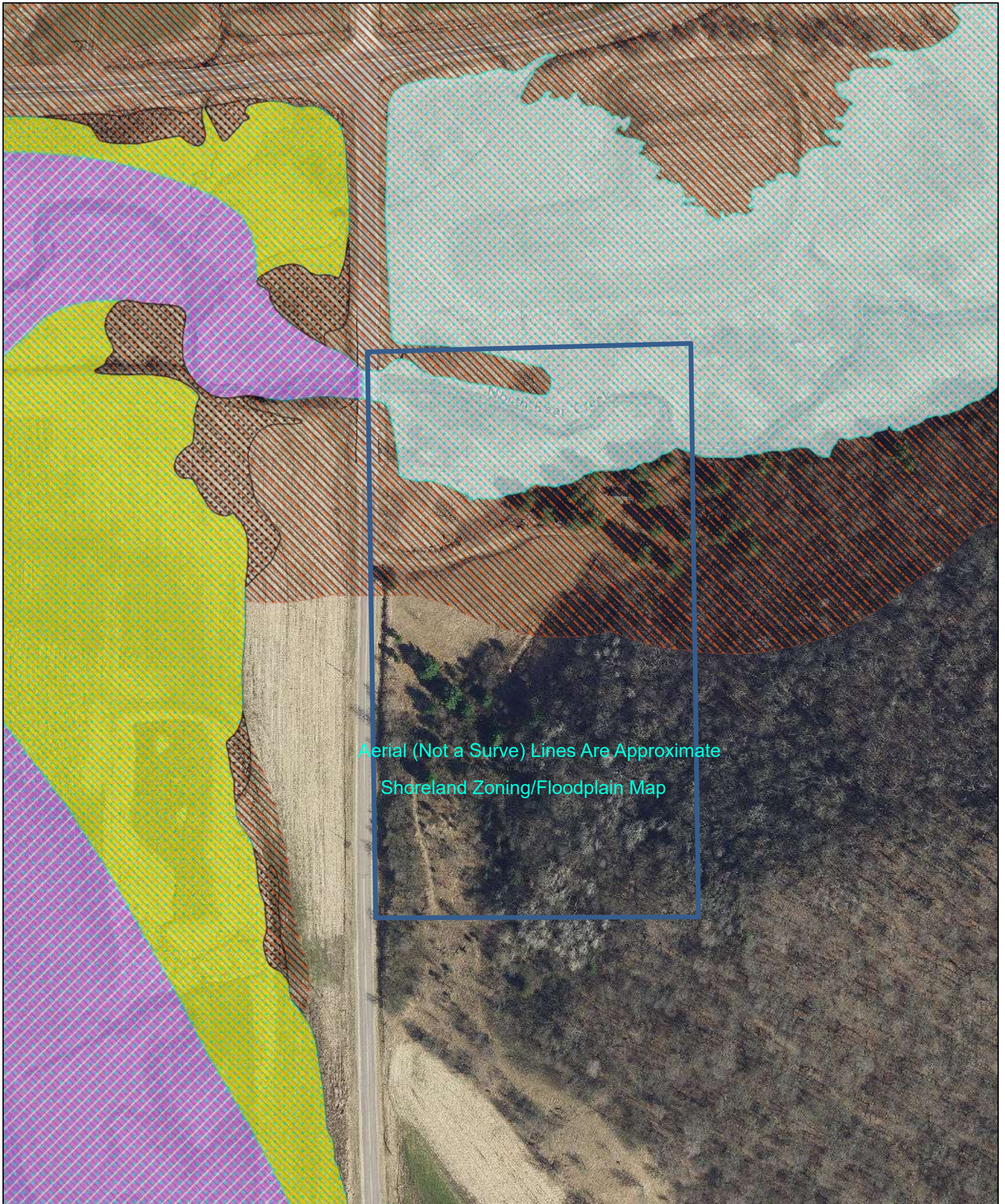
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No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

Addendum Z (Broker Disclosure & Information)

- 1) The DNR website has Bear Creek classified as a class III trout stream
- 2) The zoning ordinance states that there is a 300 sq. ft. minimum for residences built.
- 3) There is shoreland zoning, floodplain, and some wetlands on the property.
- 4) Seller would like to leave all personal property seller wishes to leave that is currently on the property.

 Authentisign
Daniel Kiedinger, Broker 06/29/26

Vernon County Map



5/7/2026, 11:10:17 AM

Shoreland Zoning

 Shoreland Protection Zone

 FIRM Map Panel Index

Flood Hazard Areas

 A - No Base Flood Elev. Determined

 AE - Base Flood Elev. Determined

 AE - Floodway Areas

 X - 0.2 Pct Annual Chance (flood fringe)

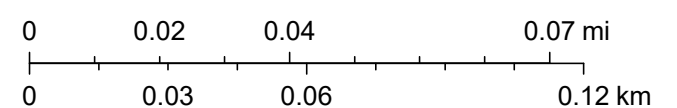
 X - Non Flood Areas

Boundaries

 Town

 Perennial Streams & Rivers

1:2,257



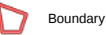
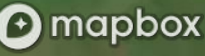
Land Information Office Vernon County, WI, Land Information Office Vernon County, WI., Land Information Office, Vernon County WI.



 Boundary

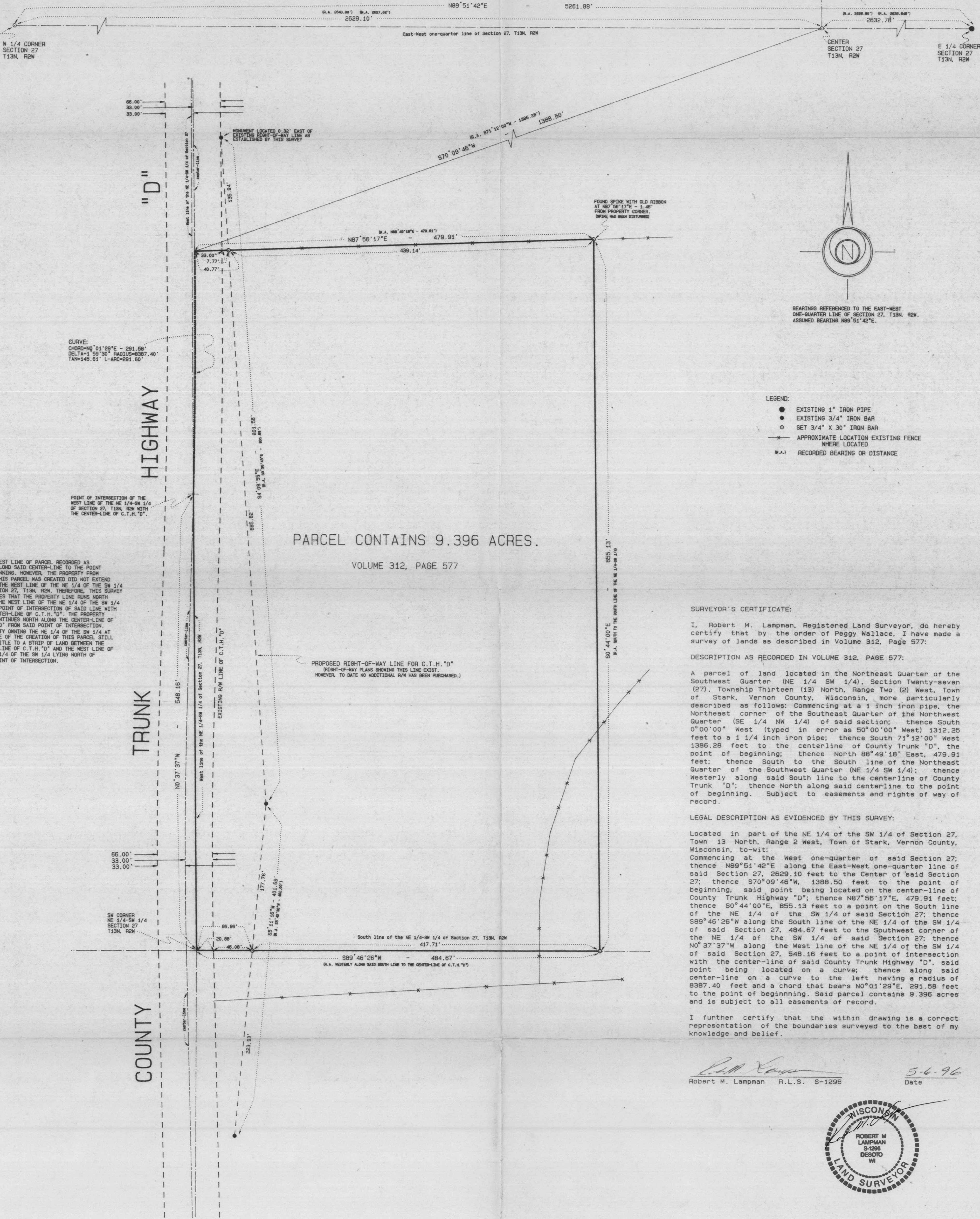
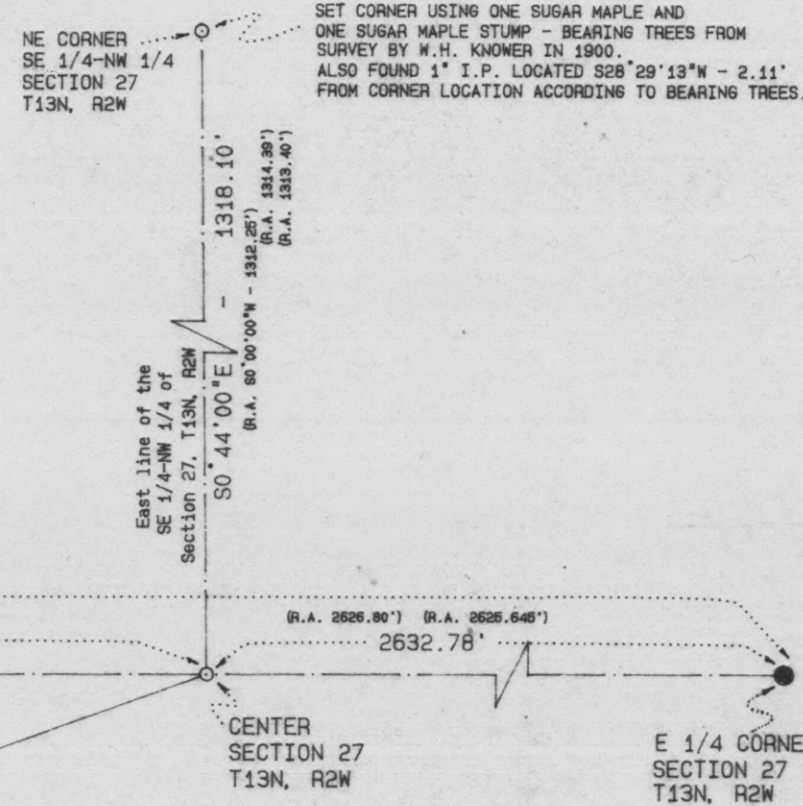
 Wetlands

 Riparian



PLAT OF SURVEY

LOCATED IN PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 27, TOWN 13 NORTH, RANGE 2 WEST, TOWN OF STARK, VERNON COUNTY, WISCONSIN.



- LEGEND:
- EXISTING 1" IRON PIPE
 - EXISTING 3/4" IRON BAR
 - SET 3/4" X 30" IRON BAR
 - APPROXIMATE LOCATION EXISTING FENCE WHERE LOCATED
 - M.A.1 RECORDED BEARING OR DISTANCE

PARCEL CONTAINS 9.396 ACRES.
VOLUME 312, PAGE 577

SURVEYOR'S CERTIFICATE:

I, Robert M. Lampman, Registered Land Surveyor, do hereby certify that by the order of Peggy Wallace, I have made a survey of lands as described in Volume 312, Page 577:

DESCRIPTION AS RECORDED IN VOLUME 312, PAGE 577:

A parcel of land located in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4), Section Twenty-seven (27), Township Thirteen (13) North, Range Two (2) West, Town of Stark, Vernon County, Wisconsin, more particularly described as follows: Commencing at a 1 inch iron pipe, the Northeast corner of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of said section; thence South 0°00'00" West (typed in error as 50°00'00" West) 1312.25 feet to a 1 1/4 inch iron pipe; thence South 7°12'00" West 1386.28 feet to the centerline of County Trunk "D", the point of beginning; thence North 88°49'18" East, 479.91 feet; thence South to the South line of the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4); thence Westerly along said South line to the centerline of County Trunk "D"; thence North along said centerline to the point of beginning. Subject to easements and rights of way of record.

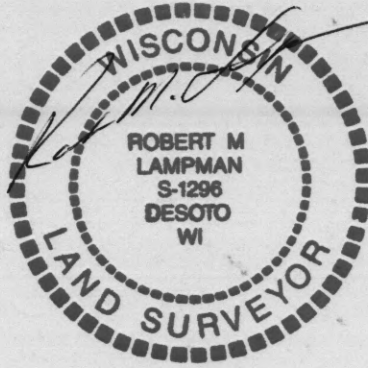
LEGAL DESCRIPTION AS EVIDENCED BY THIS SURVEY:

Located in part of the NE 1/4 of the SW 1/4 of Section 27, Town 13 North, Range 2 West, Town of Stark, Vernon County, Wisconsin, to-wit:
Commencing at the West one-quarter line of said Section 27; thence N89°51'42"E along the East-West one-quarter line of said Section 27, 2629.10 feet to the Center of said Section 27; thence S70°09'46"W, 1388.50 feet to the point of beginning, said point being located on the center-line of County Trunk Highway "D"; thence N87°56'17"E, 479.91 feet; thence S0°44'00"E, 855.13 feet to a point on the South line of the NE 1/4 of the SW 1/4 of said Section 27; thence S89°46'26"W along the South line of the NE 1/4 of the SW 1/4 of said Section 27, 484.67 feet to the Southwest corner of the NE 1/4 of the SW 1/4 of said Section 27; thence N0°37'37"W along the West line of the NE 1/4 of the SW 1/4 of said Section 27, 548.16 feet to a point of intersection with the center-line of said County Trunk Highway "D", said point being located on a curve; thence along said center-line on a curve to the left having a radius of 8387.40 feet and a chord that bears N0°01'29"E, 291.58 feet to the point of beginning. Said parcel contains 9.396 acres and is subject to all easements of record.

I further certify that the within drawing is a correct representation of the boundaries surveyed to the best of my knowledge and belief.

Robert M. Lampman R.L.S. S-1296

5-6-96
Date



LOCATED IN PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 27, TOWN 13 NORTH, RANGE 2 WEST, TOWN OF STARK, VERNON COUNTY, WISCONSIN.

prepared for: PEGGY WALLACE
2137 W. COLLEGE AVE. NO. 331
MILWAUKEE, WISCONSIN 53221

prepared by: LAMPMAN & ASSOCIATES
RT. 1, BOX V-31
DE SOTO, WISCONSIN 54624
Phone: (608) 648-2288

date: MAY 6, 1996 scale: 1" = 60' project no.: 626-0401-96