

Property Information

Property Address: 420 WEST DECKER ST, VIROQUA, WI

1. Is there garbage pickup or do you dispose of it yourself? PICKUP - CITY OF VIROQUA

Where do you take it CURB OR when is pickup / day MONDAYS

2. Are there keys to all the doors?

YES. BACK DOOR CODE

3. Is internet/fiber optic available? YES Who is your provider? VERNON COMMUNICATIONS

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?

2 WATER LINES TO OUTDOOR FAUCETS HAVE SHUT-OFF VALVES IN BASEMENT

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? UNKNOWN

10. Has your property been surveyed? UNKNOWN

11. Do you have, or have you had any pets in the home? YES If so, what kind(s) _____

1 CAT, 1 DOG

12. Have you ever paid flood insurance on the property? NO

ROOF

Age of roof? NEW - MAY 2026 - NEW SHEATHING & ASPHALT SHINGLES
NEW GARAGE ROOF APRIL 2020

HEATING SYSTEM

1. Age of Furnace UNKNOWN

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

STRANG HEATING & PLUMBING

COOLING SYSTEM

1. What type of cooling system do you have?

1 WINDOW AIR CONDITIONER IN ATTIC

2. Age of cooling system? _____

WATER HEATER

3. Age of water heater?

UNKNOWN

ELECTRICAL

2. Has the electrical system ever been updated?

YES, BEFORE I OWNED IT (18 YEARS)

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?

N/A

WELL/MUNICIPAL WATER

Do you have municipal water or a well? _____

If a well is it a shared well? _____

Do you have a filter and/or water softener system?

NO

Rented/Owned

AVERAGE MONTHLY UTILITY COSTS

Electric:

\$107

Provider?

XCEL ENERGY

Gas/Fuel Oil:

\$94

Provider?

MG & E

Water/Sewer

\$80

Provider?

CITY OF VIROQUA

Telephone/Internet Provider?

VERNON COMMUNICATIONS

Updates & Improvements (Current Owners): NEW DRIVEWAY ~ 2025
KITCHEN APPLIANCES 2017 BASEMENT TUCKPOINTED
ALL 3 TOILETS REPLACED
KITCHEN DOOR REPLACED

Fixtures Not Included In the Sale:

Seller Signature Celeste Gibson Date 8/24/26

Seller Signature _____ Date _____

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.

