

Addendum Z (Broker Disclosure & Information)

- 1) There is a verbal year-to-year land lease with a farmer for the hay on the ridge. It is cut once per summer. Two-thirds of the hay goes to the renter, and 1/3 goes to the sellers. Often the renter buys back the sellers' hay for a total of approximately \$750-\$800.
- 2) Sellers would like one-month of post-closing occupancy of the woodworking shop. The agreed upon offer will determine this arrangement.
- 3) The acreage of 72.77 acres is based on previous surveys. The Vernon County GIS mapping system states there is a total of 73.24 acres. The Vernon County GIS mapping system shows the west surveyed line coming short of the west boundary line in the property description, and the eastern part of the north surveyed line extends beyond the north boundary line in the property description. (The Vernon County GIS mapping system has the following note: PLSS lines from Kerst POS do no match Co PLSS breakdown; nearby Cornell POS indicates there may be possible issues with Kerst POS; mapping of Kerst POS is interpreted and not exact.) [See attached aerials where the blue line represents the property line according to the Vernon County GIS mapping system]. The total property is being sold as 72.27 acres more or less.
- 4) Approximately one-half acre south and west of the easement to the Schneider/Westwater residence that serves as their driveway is not included in the sale.
- 5) When the 1981 survey was done, parcel 6 containing the ridgetop land, which now belongs to this property, was once common space shared among the original property owners. Easement A on the 1981 survey map went through the middle of this property, and was created "For the purpose of access to parcel 6". The shared common space of parcel 6 eventually ended and became the sole property of the Sellers. While no other property owners have a right to use the land above identified as parcel 6, it is not clear whether Easement A is officially terminated.
- 6) While all the drains do go to the holding tank, there is a gray water system the sellers built that gives the sellers the option to redirect the gray water into the gray water system through turning a valve.
- 7) The sellers have a legal easement on their neighbor's land to maintain their retaining wall near the woodworking shop.
- 8) According to the MFL plan, 27 acres of the property are enrolled in closed MFL (Managed Forest Law) through December 31, 2029.

 Daniel Kiedinger, Broker 10/24/26

United Country-Oakwood Realty, LLC



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Tax Parcel

Parcel Number

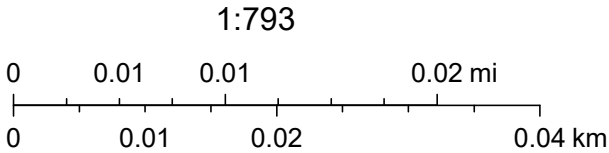
Boundaries

Town

Survey Types | Lots

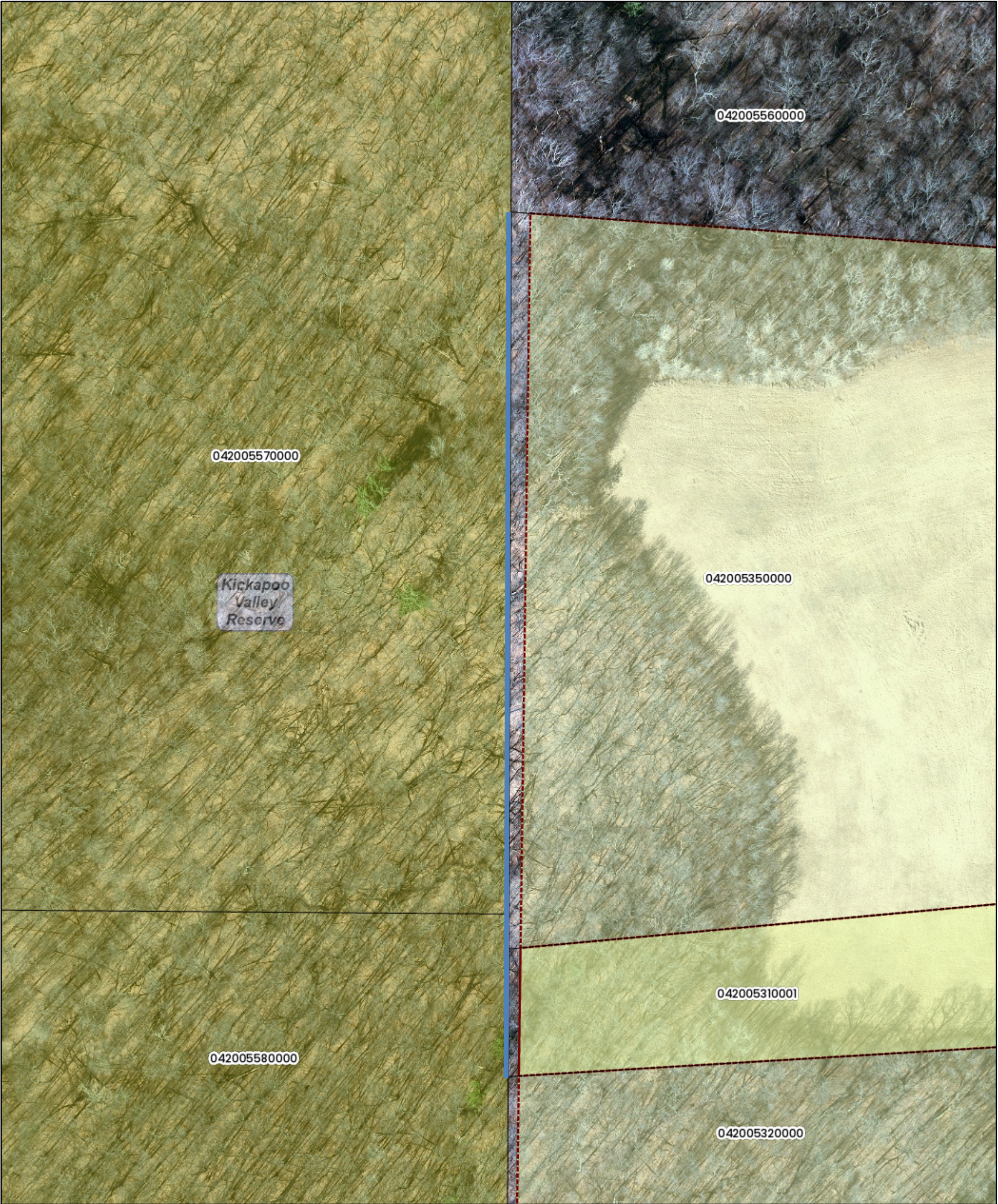
Plat of Survey

Surveys & Subdivisions



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

ArcGIS Web AppBuilder



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Tax Parcel

Parcel Number

Boundaries

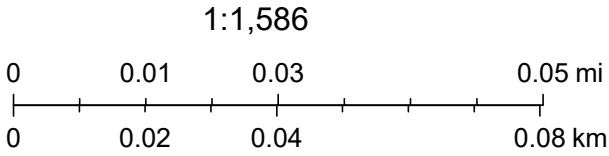
Town

Survey Types | Lots

Plat of Survey

Surveys & Subdivisions

Kickapoo Valley Reserve



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