

**Addendum Z (Broker Disclosure & Information)**

- 1) Some of the the proposed building site may be within the MFL area. Buyers should contact Joel Jepsen with the Wisconsin DNR with any questions. 608.606.5974 It is the broker's understanding that a land owner is allowed to remove up to five acres from an MFL plan without penalty. Buyers should verify and contact Joel Jepsen with questions.
- 2) The Vernon County treasure told the sellers the property is actually 44.8 acres in size according to the GIS system even though the tax bills show the property to be 50 acres in size. According to Vernon County, this change will be reflected on the taxes when the town of Webster is reassessed/revalued.
- 3) Potential shoreland zoning affects this property according the the Vernon County GIS map.
- 4) The kitchen room dimensions in the MLS fall within the living/great room dimensions.
- 5) There is no running water/well on the property.
- 6) All furnishings are included in the sale except for: 2 outside gray adirondack chairs on the deck, inside firewood storage box, comforter on the bed; inside the garage: wood splitter, chain saw, shovels, sled, weed wacker, ladder, hand tools