

Property Information

Property Address: 55307 County Rd 55 Viola, WI 54604

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

Where do you take it Liberty Township OR when is pickup / day _____

2. Are there keys to all the doors?

Yes

3. Is internet/fiber optic available? yes Who is your provider? JERMON Comm.

4. Do all appliances included in the sale work? Yes if not, what does not work?

no house basement

5. Are there any water lines to barns or other outbuildings? Yes If so, do they have shut offs & where?

Yes in house 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? NO

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

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

ROOF

Age of roof? 1.5 YRS

HEATING SYSTEM

1. Age of Furnace 1.5 YRS

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

homeowner

Certified HVAC

COOLING SYSTEM

1. What type of cooling system do you have?

Central Air

2. Age of cooling system? UNKNOWN

WATER HEATER

3. Age of water heater? UNKNOWN

ELECTRICAL

2. Has the electrical system ever been updated? Yes

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? 1 yr ago in 2023 Cleaned

Are there any plumbing or water lines on the property NOT connected to the septic? _____

BARN DRAINS

WELL/MUNICIPAL WATER

Do you have municipal water or a well? Well If a well is it a shared well? NO

Do you have a filter and/or water softener system? SOFTENER - WE DON'T USE Rented Owned

AVERAGE MONTHLY UTILITY COSTS

Electric: 125⁰⁰ Provider? VERBOD Elec.

Gas/Fuel Oil: Propane Provider? Premier Co-OP 400⁰⁰ pr year Depends on fuel costs

Water/Sewer Private Provider? _____

Telephone/Internet Provider? VERBOD Comm.

2021 installed new side driveway

Updates & Improvements (Current Owners): 2022, New Roof, Furnace, Stair

House Deal Point

Remodeled 1st Floor bath

2023: New Carpet, New Windows, balcony, Painted Room

2024: New Carpet, Doors, Flooring, Remodeled Master bed & bath

Fixtures Not Included In the Sale:

Kitchen Refrigerator, but one will be provided. All personal items in home & building.

Seller Signature John C. Jr Plant Date 1-24-24

Seller Signature Christine V LaPlant Date 1-24-24

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.



Oakwood Realty LLC