

Property Information

Property Address: 704 Conner St. Viroqua, WI

- 1. Is there garbage pickup or do you dispose of it yourself? pickup
Where do you take it _____ OR when is pickup / day Monday
Recycled products every other Monday
- 2. Are there keys to all the doors? yes
- 3. Is internet/fiber optic available? yes Who is your provider? _____
- 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? _____
- 6. If property is a mobile or manufactured home, do you know where the title is? Modular - bank has title
- 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? 1 If so, what kind(s) cat
- 12. Have you ever paid flood insurance on the property? No

ROOF

Age of roof? 2016 to the best of our knowledge

HEATING SYSTEM

- 1. Age of Furnace New in 2015
- 2. If you have a furnace, who services it?
No need to service as of yet

COOLING SYSTEM

1. What type of cooling system do you have?

Air conditioner Central air

2. Age of cooling system? ?

WATER HEATER

3. Age of water heater? ?

ELECTRICAL

2. Has the electrical system ever been updated? Some breakers + other electrical work

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? No

WELL/MUNICIPAL WATER

Do you have municipal water or a well? Municipal 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: 150.00 Provider? xcell Even pay

Gas/Fuel Oil: Natural gas Provider? Madison gas 69.00

Water/Sewer 89.00 Provider? DMU

Telephone/Internet Provider? Vernon Communications \$ 70.00 internet

Total Cable Bill - 200.00

Added shed to back yard. Put in gardens.

Updates & Improvements (Current Owners): Fully painted inside + out.

Beaver system was placed in basement with sump. Upper + lower driveways were removed graded + replaced. Leaf filter put in all gutters.

Replaced all kitchen appliances, including garbage disposal. All kitchen + dining room lights. Center island. Fixtures Not Included In the Sale: put in a granite top. Basement was partially finished.

Seller Signature Connie J Radke Date 5-13-2024

Seller Signature  Timothy E Radke Date 05/16/24

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