

DISCLOSURE OF MATERIAL ADVERSE FACTS

I am licensed in the state of Wisconsin as a real estate broker/~~salesperson~~ **STRIKE ONE**. Wisconsin law, per Wis. Stat. § 452.133 and Wis. Admin. Code § REEB 24.07(2)-(3), requires real estate licensees to make prompt written disclosures to buyers and sellers regarding material adverse facts and regarding information suggesting the possibility of material adverse facts. In other words, the law says that I should make sure you know about certain possible problems that have not yet been reported to you by the other parties, licensees or professional inspectors.

An adverse fact is a condition or occurrence that is generally recognized by a competent real estate licensee as having a significant, adverse affect on the value of the property, as significantly reducing the structural integrity of the property, or as presenting a significant health risk to the property's occupants. An adverse fact also includes information that indicates that a party is not able or does not intend to fulfill his or her contractual obligations under the offer to purchase or other contract.

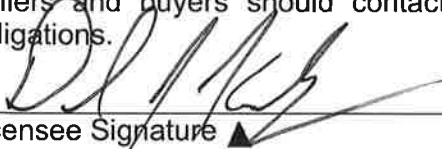
An adverse fact is material if a party indicates it is significant to them, or if it is generally recognized by a competent real estate licensee as being significant to a reasonable party, to the extent that it would impact whether or not the party enters into an offer to purchase or the party's decision about what terms and conditions should be in such a contract.

As a Wisconsin real estate licensee, I am thereby obligated by law to disclose the following information indicating a material adverse fact or suggesting the possibility of a material adverse fact: See addendum Z

(Plainly state only the facts without drawing conclusions or making predictions. Attach supporting reports and documentation.)

It is recommended that the sellers and buyers in this transaction obtain professional assistance to conduct appropriate property inspections, testing and other investigations regarding this information. The licensees in this transaction will draft inspection, testing or investigation contingencies, amendments, notices and other documents pertaining to the offer to purchase as directed by the parties.

Sellers and buyers should contact their attorneys with any questions concerning their legal rights and obligations.



Licensee Signature ▲

Daniel Kiedinger, Broker

Print Licensee Name Here ▲

United Country Oakwood Realty LLC

Broker/Firm Name ▲

November 1, 2024

Date ▲

By initialing and dating below, I acknowledge that I have received and read this disclosure form.

Party Initials ▲

Date ▲

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No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

Addendum Z

- 1) Vernon County Zoning identifies the septic system as an "unknown" system. There is no permit on file. Attached is the most recent septic pumping report. While the inspector identifies the drainfield vents as being present, the sellers and real estate broker have not seen them.

- 2) This offer is contingent upon sellers being able to close on a replacement property that has already been identified with an accepted offer. Part of the logistics of this transactions depend on the seller being able to sell via a 1031 exchange a second property owned by the sellers made up of Ag Land.

VERNON COUNTY PRIVATE ONSITE WASTEWATER SYSTEM INSPECTION AND PUMPING REPORT

- Wisconsin Administrative Code, SPS 383, and Vernon County Ordinance, Sec. 70-111 & 70-112, requires that the owner of a private onsite wastewater treatment system shall be responsible for ensuring the proper operation and maintenance of the POWTS. The owner of such POWTS shall furnish the department with a signed copy of the inspection report within 30 days of each inspection, maintenance or servicing event.
- IT IS THE OWNERS RESPONSIBILITY TO CONTACT THE ZONING DEPARTMENT IF YOU BELIEVE INFORMATION CONTAINED IN THIS NOTICE IS IN NEED OF UPDATES.
- The maintenance program requires that ALL systems be inspected once every three years by a licensed master plumber, a certified POWTS inspector, a certified septage servicing operator or a registered POWTS maintainer. The program further requires that those systems with an accumulation of solids of 1/3 of the septic tank volume have both the septic tank and pump tanks pumped by a DNR certified septage servicing operator.

JOHN LAPLANT
S5527 COUNTY RD SS
VIOLA WI 54664

DUE DATE: September 30, 2023

SYSTEM TO PUMP: Septic System
ADDRESS OF SYSTEM S5527 COUNTY RD SS
TAX PARCEL # 028-00210-0000

LAST PUMPED:
TOWN/CITY: Liberty

CERTIFICATION OF OPERATION AND INSPECTION

- Maintainer to complete 1-10 and sign.
- Owner to complete 11, sign and return to Vernon County Zoning with filing fee.

Circle Response:

1. Septic/Holding tank cover or manhole(s) terminate above grade?	Yes	<u>No</u>	n/a
If Yes – is the cover securely locked?	Yes	No	<u>n/a</u>
If No – is there sufficient soil cover over the manhole?	<u>Yes</u>	No	n/a
2. Baffles in place and functioning properly	<u>Yes</u>	No	n/a
3. A Filter is present	Yes	<u>No</u>	n/a
4. The Filter has been cleaned	Yes	No	<u>n/a</u>
5. Tank appears to be water tight	<u>Yes</u>	No	n/a
6. Septic tank is less than 1/3 full of solids	<u>Yes</u>	No	n/a
7. Septic tank or septic tank and pump chamber were pumped	<u>Yes</u>	No	n/a
8. Drainfield Vents are present	<u>Yes</u>	No	n/a
9. The drain field was visually inspected and is not ponding/surfacing	<u>Yes</u>	No	n/a
10. Form signed by pumper/plumber/maintainer.	<u>Yes</u>		
11. Maintenance report fee of \$24.00 to Vernon County Zoning enclosed The Vernon County Board has established a fee of \$24.00 to offset administrative costs of this program and reduce department reliance on tax levy.	Yes		

- THIS REPORT IN ITSELF DOES NOT CONTAIN SUFFICIENT INFORMATION FOR A REAL ESTATE INSPECTION.
- A POWTS that is not maintained in accordance with s. SPS 383.52(2) shall be considered a human health hazard and will result in a citation.

THE UNDERSIGNED PLUMBER/MAINTAINER CERTIFIES THIS SYSTEM WAS INSPECTED AND IS NOT LEAKING TO THE GROUND SURFACE. THE OWNER CERTIFIES HE/SHE HAS REVIEWED THIS REPORT FOR ANY DEFICIENCIES IN THE SYSTEM.

John Laplant
 Owners Signature _____ Date _____
AW Septic
 Maintenance Service Company Name

Eric Allen
 Pumper/Plumber/Maintainer Signature _____
 Date of Service: 6-22-2023
 License No: 2089

THIS FORM WILL NOT BE ACCEPTED WITHOUT PROPER SIGNATURES AND MAINTENANCE FEE

Return to: Vernon County Zoning ♦ 318 Fairlane Dr, Suite 227 ♦ Viroqua, WI 54665 ♦ 608-637-5270

8/18/23
 2798