## SELLER DISCLOSURE REPORT - VACANT LAND

PROPERTY OWNER:	Lance L. Weidner, Nancy A. Weidner			
PROPERTY ADDRESS:	Lot 10 Harvest Hills, Menomonie, WI 54	751		
OWNER HAS OWNED THE PROPERTY F	ORYEARS.	_		
condition of the structure, mechanical sys provide a written response to the licenses adverse facts discovered in Broker's insp Disclosure Report is a tool designed to h Owner's knowledge of the Property's condia a substitute for any inspections or testing whether or not, or upon what terms, to put adverse effect on the value of the Propert	requires listing brokers to inspect the property and to "make in stems and other relevant aspects of the property. The licensee es's inquiry." Wis. Admin. Code § RL 24.07(2) requires listing bropection or disclosed by Owner, in writing, in a timely manner selp the licensee fulfill these license law duties. Owner's statement ition. It is not a property condition warranty by the Owner or any Buyer may wish to have done. Buyer may, however, rely upon urchase the Property. In this form, "defect" means a condition they; that would significantly impair the health or safety of future or additional significantly shorten or adversely affect the expected normal life.	shall request observed to disclor, to all partie ents are a repagent of the Control this information at the coupants of the co	that the se all se. The present on in e a si	he selle materia is Selle Itation of nor is i deciding
Are you aware of any of the following wit CIRCLE ONE ANSWER: Explain any "yes"	th regard to the Property? "Áware" means to have notice or know or "unsure" answers to items (1)-(30) in the blank lines following ite	ledge.		
<ol> <li>Proposed, planned or commenced publ</li> </ol>	lic improvements or public construction projects which may result aterially affect the Property or the present use of the Property?	yes	<b>6</b>	unsure
2. Government agency or court order requ	uiring repair, alteration or correction of any existing condition?	yes	(A)	unsure
	equired state or local approvals were not obtained?	yes	8	unsure
4. A portion of the Property in a floodplain, regulations?	, wetland or shoreland zoning area under local, state or federal	yes	AD.	unsure
Farmland Preservation Plan (also see it	to, or in violation of, a Farmland Preservation Agreement under a C tem (32)), or enrolled in, or in violation of, a Forest Crop, Managed Wis. Stat. § 710.12), Conservation Reserve or comparable program	•	100	unsure
6. Boundary or lot disputes, encroachment	ts or encumbrances, a joint driveway or violation of fence laws if the properties is used and occupied for farming or grazing)?	yes	9	unsure
7. Material violations of environmental rule	es or other rules or agreements regulating the use of the Property?	yes	6m	unsure
	alth risk or safety hazard for occupants of the Property?	yes	9	unsure
liquids, including but not limited to gasol		•	100	unsure
10. A defect or contamination caused by un herbicides, fertilizer, radon, radium in we or toxic substances on the premises?	safe concentrations of, or unsafe conditions relating to, pesticides, ater supplies, lead or arsenic in soil or other potentially hazardous	yes	ю	unsure
11. Production of methamphetamine (meth)	or other hazardous or toxic substances on the Property?	yes	<b>@</b>	unsure
	) or steel natural gas transmission lines located on but not directly	yes	19	unsure
<ol> <li>Defects in any well, including unsafe we and out-of-service wells and cisterns red but that are not closed/abandoned acco</li> </ol>	ell water due to contaminants such as coliform, nitrates and atrazine quired to be abandoned (Wis. Adm. Code § NR 812.26) rding to applicable regulations?	e, yes	⑩	unsure
<ol> <li>Defects in any septic system or other sa systems not closed/abandoned according</li> </ol>	anitary disposal system on the Property or out-of-service septicing to applicable regulations?	yes	HO	unsure
limited to, subsurface foundations or wa herbicides, fertilizer or other toxic or haz of in violation or manufacturer's or gover	intly increase the cost of development including, but not iste material; organic or non-organic fill; dumpsites where pesticides cardous materials or containers for these materials were disposed rinment guidelines or other laws regulating said disposal; high g. low load bearing capacity, earth or soil movement, slides) or	yes s,	<b>6</b>	unsure
excessive rocks or rock formations?	g. low load bearing capacity, earth of soil movement, sildes) of			
<ol> <li>Brownfields (abandoned, idled or under- other contaminated land, or soils contam</li> </ol>	used land which may be subject to environmental contamination) on nination remediated under PECFA, the DNR Remediation and al Chemical Cleanup Program or other similar program?	or yes	ଲ	unsure
17. Lack of legal vehicular access to the Pro	pperty from public roads?	yes	νώ?	unsure
18. Homeowners' associations, common are	eas shared or co-owned with others, zoning violations or non-	yes	VDQ.	unsure
conforming uses, conservation easemer maintenance agreements, or use of a pa	nts, restrictive covenants, rights-of-way, easements, easement art of Property by non-owners, other than recorded utility easement	•	~ <u>`</u>	anoule
<ol> <li>Special purpose district, such as a drain- the authority to impose assessments ag:</li> </ol>	age district, lake district, sanitary district or sewer district, that has ainst the real property located within the district?	yes .	G2	unsure
Rassbach Realty LLC 2106 Stout Rd Menomonie, WI 54751	Phone: (715)235-0635 Fax: (715	)235-4461	Weid	dner Lot 10

			P	age 2 of 2
20.	Federal, state or local regulations requiring repairs, alterations or corrections of an existing condition?	yes	(n)	unsure
21.	Property tax increases, other than normal annual increases; completed or pending property tax reassessment of the Property, or proposed or pending special assessments?	yes	RZO	unsure
22.	Burial sites, archeological artifacts, mineral rights, orchards or endangered species?	yes	र्जे	unsure
23.	Flooding, standing water, drainage problems or other water problems on or affecting the Property?	yes	νn	unsure
24.	Material damage from fire, wind, floods, earthquake, expansive soils, erosion or landslides?	yes	410	unsure
25.	Significant odor, noise, water intrusion or other irritants emanating from neighboring property?	yes	40	unsure
	Substantial crop damage from disease, insects, soil contamination, wildlife or other causes; diseased trees; or substantial injuries or disease in livestock on the Property or neighboring properties?	yes	<i>™</i> (m)	unsure
27.	Existing or abandoned manure storage facilities on the Property?	yes	$\sim$	unsure
28.	The Property is subject to a mitigation plan required by DNR rules related to county shoreland zoning ordinances that obligates the Property owner to establish or maintain certain measures related to shoreland conditions, enforceable by the county?	yes	ю)	unsure
	A pier attached to the property that is not in compliance with state or local pier regulations? See <a href="http://dnr.wi.gov/">http://dnr.wi.gov/</a> for information.	yes	<i>√</i>	unsure
	Impact fees, or other conditions or occurrences that would significantly increase development costs or reduce the value of the Property to a reasonable person with knowledge of the nature and scope of the condition or occurrence?	yes	Ø	unsure
31.	Use Value Assessments: The use value assessment system values agricultural land based on the income that would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a non-agricultural use (e.g., residential or commercial development), that person may owe a conversion charge. To obtain more information about the use value law or conversion charge, contact the Wisconsin Department of Revenue's Equalization Section at 608-266-2149 or visit http://www.revenue.wi.gov/faqs/slf/useassmt.html.	~		
	(a) All or part of the land has been assessed as agricultural land under Wis. Stat. § 70.32 (2r)?	ves	<b>6</b>	unsure
	(b) The owner has been assessed a use-value conversion charge under Wis. Stat. § 74.485(2)?	yes	₩.	unsure
	(c) The payment of a use-value conversion charge has been deferred under Wis. Stat. § 74.485(4)?	yes	<b>6</b>	unsure
32.	Farmland Preservation: Rezoning a property zoned farmland preservation to another use or the early termination of a farmland preservation agreement or removal of land from such an agreement can trigger payment of a conversion fee equal to 3 times the class 1 "use value" of the land.  Call 608-224-4500 or visit <a href="http://www.datcp.state.wi.us/workinglands/index.isp">http://www.datcp.state.wi.us/workinglands/index.isp</a> for more information.  The Property is in a certified farmland preservation zoning district or subject to a farmland preservation agreement?	yes	no	unsure
33	<u>Utility Connections:</u> The Property is connected to the following utilities on the Property or at the lot line:	,00	<u> </u>	)4115415
55.	a. Electricity? yes no unsure b. Municipal water? yes no unsure c. Telephone?	yes	no	unsuce
	d. Cable? yes no unsure e. Gas? yes no unsure f. Municipal sewer?	yes	no	wisure
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EXF	PLANATIONS OF "YES" OR "UNSURE" ANSWERS I believe all utilities are bro the Property line already Jill, but if you can double who	ugh ecle	HOLE	
N - 4	ice: You may obtain information about the sex offender registry and persons registered with the registry	hv c	ntari	ing the
Wis	consin Department of Corrections on the Internet at http://www.widocoffenders.org or by phone at 608-240.  Owner certifies that the information in this report is true and correct to the best-of the Owner's Roowledge as of the	5830.		/
	Signature A Signature A Signature A Nancy A. Weighter Better uls		Da	3/1Z te A
Brok	Lance L. Weidner  er certifies that Broker has inspected the Property and that unless otherwise indicated, Broker is not aware of any defects other teport or of information inconsistent with this report.		se disc	closed by
Nic Bro	ker/Firm Name A (X)		Da	te A
	nowledge receipt of a copy of this report.  Jill Rassbach Pember			
(X)	Buyer's Signature A Date A Buyer's Signature A		Da	te 🛦