

	Yes	No	N/A	See Expert's Report
C.10. I am aware of a defect or contamination caused by unsafe concentrations of, or unsafe conditions relating to, pesticides, herbicides, fertilizer, radon, radium in water supplies, lead or arsenic in soil, or other potentially hazardous or toxic substances on the premises.	_____	<input checked="" type="checkbox"/>	_____	_____
C.11. I am aware that methamphetamine or other hazardous or toxic substances have been manufactured on the property.	_____	<input checked="" type="checkbox"/>	_____	_____
C.12. I am aware of high voltage electric (100 kilovolts or greater) or steel natural gas transmission lines located on, but not directly serving, the property.	_____	<input checked="" type="checkbox"/>	_____	_____
C.13. I am aware of defects in any well, including unsafe well water due to contaminants such as coliform, nitrates, or atrazine, or any out-of-service wells or cisterns that are required to be abandoned (see § NR 812.26, Wis. Adm. Code) but that are not closed or abandoned according to applicable regulations.	_____	<input checked="" type="checkbox"/>	_____	_____
C.14. I am aware of defects in any septic system or other sanitary disposal system on the property or any out-of-service septic system that is not closed or abandoned according to applicable regulations.	_____	_____	<input checked="" type="checkbox"/>	_____
C.15. I am aware of subsoil conditions that would significantly increase the cost of development, including, but not limited to, subsurface foundations or waste material; any type of fill; dumpsites where pesticides, herbicides, fertilizer, or other toxic or hazardous materials or containers for these materials were disposed of in violation of manufacturer or government guidelines or other laws regulating such disposal; high groundwater; adverse soil conditions, such as low load-bearing capacity, earth or soil movement, or slides; or excessive rocks or rock formations.	_____	<input checked="" type="checkbox"/>	_____	_____
C.16. I am aware of brownfields (abandoned, idled, or underused land that may be subject to environmental contamination) or other contaminated land on the property, or that contaminated soils on the property have been cleaned up under the Petroleum Environmental Cleanup Fund Act (PECFA), a Wisconsin Department of Natural Resources (DNR) remedial action program, the DATCP Agricultural Chemical Cleanup Program, or other similar program.	_____	<input checked="" type="checkbox"/>	_____	_____
C.17. I am aware that there is no legal access to the property by vehicle from public roads.	_____	<input checked="" type="checkbox"/>	_____	_____
C.18. I am aware that the property is subject to any of the following: a homeowners' association; a common area shared or co-owned with another; a zoning violation or nonconforming use; a right-of-way; a restrictive covenant; an easement, including a conservation easement; an easement maintenance agreement; or use of a part of the property by a nonowner, other than a recorded utility easement.	<input checked="" type="checkbox"/>	_____	_____	_____
C.19. I am aware that the property is located within a special purpose district, such as a drainage district, lake district, sanitary district, or sewer district, that has the authority to impose assessments against real property located within the district.	_____	<input checked="" type="checkbox"/>	_____	_____
C.20. I have received notice of a property tax increase, other than a normal annual increase, or am aware of a completed or pending property reassessment or a proposed or pending special assessment.	_____	<input checked="" type="checkbox"/>	_____	_____
C.21. I am aware of burial sites, archeological artifacts, mineral rights, orchards, or endangered species on the property.	_____	<input checked="" type="checkbox"/>	_____	_____
C.22. I am aware of flooding, standing water, drainage problems, or other water problems on or affecting the property.	_____	<input checked="" type="checkbox"/>	_____	_____
C.23. I am aware of material damage from fire, wind, flood, earthquake, expansive soil, erosion, or landslide.	_____	<input checked="" type="checkbox"/>	_____	_____
C.24. I am aware of significant odor, noise, water intrusion, or other irritants emanating from neighboring property.	_____	<input checked="" type="checkbox"/>	_____	_____
C.25. I am aware of significant 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 property.	_____	<input checked="" type="checkbox"/>	_____	_____
C.26. I am aware of existing or abandoned manure storage facilities.	_____	<input checked="" type="checkbox"/>	_____	_____
C.27. I am aware that the property is subject to a mitigation plan required under administrative rules of DNR related to county shoreland zoning ordinances, which obligates the owner of the property to establish or maintain certain measures related to shoreland conditions and which is enforceable by the county.	_____	<input checked="" type="checkbox"/>	_____	_____
C.28. I am aware that a pier attached to the property is not in compliance with state or local pier regulations. See http://dnr.wi.gov/ for information.	_____	_____	<input checked="" type="checkbox"/>	_____
C.29. I am aware of impact fees or another condition or occurrence 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.	_____	<input checked="" type="checkbox"/>	_____	_____
C.30. I am aware of other defects affecting the property.	_____	<input checked="" type="checkbox"/>	_____	_____

ADDITIONAL INFORMATION

Yes No N/A

D.1 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 nonagricultural use, such as 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 (DOR's) equalization section at (608) 266-2149 or visit: <http://www.revenue.wi.gov/faqs/slf/useassmt.html>.

- a. I am aware that all or part of the land has been assessed as agricultural land under § 70.32(2r), Wis. stats. _____ _____ _____
- b. I am aware that the owner has been assessed a use-value conversion charge under § 74.485(2), Wis. stats. _____ _____ _____
- c. I am aware that the payment of a use-value conversion charge has been deferred under § 74.485(4), Wis. stats. _____ _____ _____

D.2. Farmland Preservation. Early termination of a farmland preservation agreement or removal of land from a farmland preservation agreement can trigger payment of a conversion fee equal to 3 times the class 1 "use value" of the land. For more information, call (608) 224-4500 or visit: <http://workinglands.wi.gov>.

- a. I am aware that the property is subject to a farmland preservation agreement. _____ _____ _____

D.2m. Managed Forest Land. The managed forest land program is a landowner incentive program that encourages sustainable forestry on private woodlands by exempting the landowner from the payment of property taxes in exchange for the payment of a lower acreage share payment and compliance with certain conservation practices. Orders designating lands as managed forest lands remain in effect for 25 or 50 years. When ownership of land enrolled in the managed forest land program changes, the new owner must sign and file a report of the change of ownership on a form provided by the Wisconsin Department of Natural Resources (DNR) and pay a fee. By filing this form, the new owner agrees to comply with the management plan for the land and the managed forest land program rules. The DNR Division of Forestry monitors forest management plan compliance. Changes that a landowner makes to property that is subject to an order designating it as managed forest land, or to its use, may jeopardize benefits under the program or cause the property to be withdrawn from the program and may result in the assessment of penalties. For more information, call your local DNR forester or visit: <http://dnr.wi.gov/forestry>.

- a. I am aware that all or part of the property is enrolled in the managed forest land program. _____ _____ _____

D.3. Utility Connections. I am aware that the property is connected to the following utilities on the property or at the lot line:

- a. Electricity. _____ _____ _____
- b. Municipal water. _____ _____ _____
- c. Telephone. _____ _____ _____
- d. Cable television. _____ _____ _____
- e. Natural gas. _____ _____ _____
- f. Municipal sewer. _____ _____ _____

D.4. The owner has owned the property for 12 years.

D.5. Explanation of "yes" responses. (See B.3.) C.4: LOTS ALONG GREENERY (25-36) ARE IN SHORELAND ZONE; C-18: THERE IS A HOA FOR THE DEVELOPMENT; D.3: PHASE 1 IMPROVEMENTS INCLUDE ELECTRICAL, TELEPHONE, CABLE, AND NATURAL GAS LATERALS BUT NO WATER; SEWER.

NOTICE REGARDING SEX OFFENDER REGISTRY

E. The prospective buyer may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections at (608) 240-5830 or by visiting <http://www.widocoffenders.org>.

OWNER'S CERTIFICATION

F. The owner certifies that the information in this report is true and correct to the best of the owner's knowledge as of the date on which the owner signs this report.

Owner RANDALL GROBE Randall Grobe Date 4-10-15
Owner _____ Date _____

CERTIFICATION BY PERSON SUPPLYING INFORMATION

G. A person other than the owner certifies that he or she has supplied information on which the owner relied for this report and that that information is true and correct to the best of that person's knowledge as of the date on which the person signs this report.

Person _____ Items _____ Date _____
Person _____ Items _____ Date _____
Person _____ Items _____ Date _____

NOTICE REGARDING ADVICE OR INSPECTIONS

H. THE PROSPECTIVE BUYER AND THE OWNER MAY WISH TO OBTAIN PROFESSIONAL ADVICE OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN THEM WITH RESPECT TO ANY ADVICE, INSPECTIONS, DEFECTS, OR WARRANTIES.

BUYER'S ACKNOWLEDGEMENT

I.1. The prospective buyer acknowledges that technical knowledge such as that acquired by professional inspectors may be required to detect certain defects such as floodplain status.

I.2. I acknowledge receipt of a copy of this statement.

Prospective Buyer _____ Date _____
Prospective Buyer _____ Date _____
Prospective Buyer _____ Date _____

NOTE: All information appearing in italics in this Vacant Land Disclosure Report is purely of a supplemental nature and is not required pursuant to Section 709.033 of the Wisconsin Statutes.

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Drafted by: Attorney Debra Peterson Conrad

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