

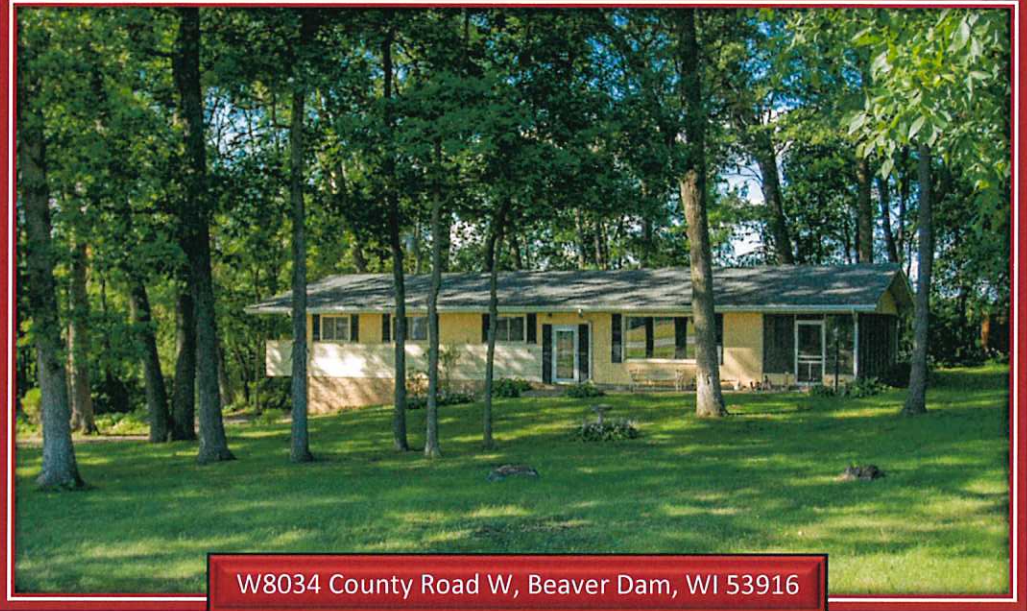
**JONES  
AUCTION  
& REALTY**

Call  
**(920) 261-6820**

# Online Real Estate Auction

**HIGHLY DESIRABLE RANCH HOME ON 1.5 ACRE WOODED LOT  
W8034 COUNTY ROAD W, BEAVER DAM, WI 53916**

Visit: [www.JonesAuctionService.Hibid.com](http://www.JonesAuctionService.Hibid.com)



W8034 County Road W, Beaver Dam, WI 53916

### **COMPETITIVE ONLINE BIDDING DATES**

SEPTEMBER 6<sup>TH</sup> TO AUCTION CLOSE ON MONDAY, OCTOBER 04<sup>TH</sup>, 2021 @ 2PM (CT).  
\*\*Bidding Requirements Apply - See website for details\*\*

### **PREVIEW SHOWING DATES:**

Saturday., September 18<sup>TH</sup> and/or the 25<sup>TH</sup> from 8am to 10am  
\*\*Verification of Funds Available letter needed to attend preview\*\*

Settle into this cozy, rural 4-bedroom, 1½ bath ranch home beautifully set on a private, wooded 1.5-acre lot with 2 ½ car attached garage.

Main level has nice sized kitchen w/ sun lights, pantry & laundry area. Large bay window and cathedral ceiling set apart the living room and office area to work from home. Entertain on the deck that overlooks the small pond and beautiful, wooded area.

The lower level is partially finished with a private entry, family room, fireplace and optional bedroom. A large number of storage cabinets & closets are located throughout.

Don't miss this opportunity! Just a few miles from Beaver Dam;  
11 miles to Horicon; 20 miles to Waupun or Watertown.

**DETAILS AT: [www.JonesAuctionService.Hibid.com](http://www.JonesAuctionService.Hibid.com)**

TERMS: This is a competitive bidding sale w/\$50,000 starting bid; 8% buyers fee sale, high bid price plus buyers' fee equals total purchase price offered. Earnest money of \$7500 to accompany offer. Bidding requirements and Auction Terms & Conditions apply and become part of any offer. Home sells As Is, No Contingencies, No Exceptions. Seller retains the right to accept, reject or counter any offers. Inspections encouraged prior to bidding, but seller will not accept offer w/inspection contingency. **BROKERS WELCOME.**

## **JONES AUCTION & REALTY SERVICE**



**818 N Church Street  
Watertown  
(920) 261-6820**

**Listing Broker:  
Stan Jones, CAI, WRA #993**

### **LEARN MORE**



**Address:** W8034 County Road W Beaver Dam, Wisconsin 53916-9408 **Taxed by:** Beaver Dam **MLS #:** 1761508



818 N. Church Street  
Watertown, WI 53098  
**Phone:** 920-261-6820  
**Fax:** 920-261-6830  
**Email:** jonesauc@gmail.com  
<http://www.jonesauctionservice.com>



Provided as a courtesy of:  
**Unified Jones Auction & Realty**  
Unified Jones Auction & Realty, LLC

**Directions:** Hwy 26 to Cty Rd W north to address or from Beaver Dam, South on University/Cty Rd W to address.

<b>Property Type:</b> Single-Family	<b>List Price:</b> \$1	<b>Rooms:</b>	<b>Total F/H Baths:</b> 1 / 1
<b>Status:</b> Active	<b>Bedrooms:</b> 4	<b>Est. Total Sq. Ft.:</b> 2,213	<b>F/H Baths Main:</b> 1/ 0
<b>County:</b> Dodge	<b>Est. Acreage:</b> 1.5		<b>F/H Baths Upper:</b>
			<b>F/H Baths Lower:</b> / 1
<b>Garage Spaces:</b> 2.5	<b>Est. Year Built:</b> 1969	<b>Taxes:</b> \$2,849.71	<b>Tax Key:</b> 004-1114-1423-002
<b>Garage Type:</b> Attached	<b>Lot Description:</b>	<b>Tax Year:</b> 2020	
		<b>Zoning:</b> Residential	

**Flood Plain:** No

**Days On Market:** 1

	Name	Dim	Level	Name	Dim	Level
<b>School District:</b> <a href="#">Beaver Dam Unified</a>	Master Bedroom	13 x 15	Main	Living/Great Room	24 x 15	Main
<b>High School:</b> Beaver Dam	Bedroom 2	11 x 15	Main	Kitchen	16 x 10	Main
<b>Middle School:</b> Beaver Dam	Bedroom 3	11 x 11	Main	Family Room	10 x 20	Lower
	Bedroom 4	11 x 12	Lower	Dining Room	10 x 16	Main
	Den	9 x 10	Main	Rec Room	19 x 25	Lower

<b>Type:</b>	Type of Construction: Stick/Frame	<b>Terms/Misc:</b>	Auction
<b>Lot Description:</b>	Rural; Wooded	<b>Documents:</b>	Seller Condition; LeadPaint Disclosure; Tax Bill; Other
<b>Style:</b>	1 Story	<b>Appliances Incl.:</b>	Oven/Range; Refrigerator; Dishwasher; Washer; Dryer; Water Softener-rented
<b>Architecture:</b>	Ranch; Raised Ranch	<b>Misc. Exterior:</b>	Patio; Deck
<b>Garage:</b>	Electric Door Opener; Built-in under Home; Access to Basement	<b>Misc. Interior:</b>	Natural Fireplace; Walk-in Closet; Pantry; Skylight; Vaulted Ceiling; High Speed Internet Available
<b>Driveway:</b>	Paved	<b>Water/Waste:</b>	Private Well; Septic System
<b>Exterior:</b>	Wood	<b>Municipality:</b>	Town
<b>Basement:</b>	Full; Walk Out/Outer Door; Block; Partial Finished	<b>Accessibility:</b>	Bedroom on Main Level; Laundry on Main Level; Full Bath on Main Level
<b>Heating Fuel:</b>	Electric		
<b>H/C Type:</b>	Wall Heaters		
<b>Bath Description:</b>	Shower Over Tub		

**Remarks:** ONLINE AUCTION until 10/04/21: highly desirable ranch home on wooded lot minutes from Beaver Dam. A competitive bidding sale w/\$50,000 starting bid; 8% buyers fee sale, high bid price plus buyers fee equals total price offered. Earnest money of \$7500 to accompany offer. Bidding requirements apply. Auction Terms & Conditions apply and become part of any offer. Home sells As Is, No Contingencies/Exceptions. Seller retains the right to accept, reject or counter offers. Inspections encouraged prior to bidding, but seller will not accept offer w/inspection contingency. Located minutes from Beaver Dam, this rural 4 bdrm ranch w/2½ car attached garage is beautifully set on private wooded 1.5ac lot. Partially finished lower-level has private entry, family room & fireplace & bedroom.

**Inclusions:** Refrigerator, Range, Dishwasher, Washer, Dryer, Light Fixtures, Swing by the garage. Garage Door Openers.

**Exclusions:** Owners Personal Property

**Listing Office:** Unified Jones Auction & Realty, LLC: sjones

**LO License #:** 936154-91

## **AUCTION TERMS AND CONDITIONS**

This is a 8% Buyers Fee sale. The sale price is the high bid and the 8% buyer's fee is an expense to the buyer. Earnest money of \$7,500 must accompany the Offer to Purchase.

Property sells As Is, Where Is, No Contingencies, No Exceptions. All auction terms and conditions apply and become part of any offer. Closing within 30-45 days from the end of the sale.

**Seller retains the right to accept, reject or counter any offer.** We encourage inspections but please note the seller will not accept any offer with inspection contingency-all inspections must be done prior to bidding and prior to any written offers.

## **ALL AUCTION TERMS & CONDITIONS Apply and Become Part of Any Offer**

### **Bidding Requirements Apply:**

A letter from your bank or financial institution confirming you have sufficient funds available to close the deal is required to be on file at our Jones Auction & Realty Service, LLC office, 818 North Church St, Watertown, WI, prior to being approved to bid. Your bank letter must include the dollar amount of the bid permission you are requesting. Upon receipt at our office you will be given bid permissions up and including the amount on your bank letter.

\*\*\*Please be informed bids placed for any amount over your requested bid permission will remain "Pending" until a second letter or a direct phone call from your bank/banker confirming an updated amount is received at our office.\*\*\*

Your letter may be faxed to (920) 261-6830; emailed to [info@jonesauctionservice.com](mailto:info@jonesauctionservice.com); or mailed or dropped off at our 818 North Church Street, Watertown, WI office during normal business hours 9-5, Monday-Friday. **Please do not hesitate to call us with questions; (920) 261-6820**

1. Online Bidding opens Monday, September 6<sup>th</sup>, 2021 and will close on Monday, October 4<sup>th</sup>, 2021.

Approval to bid at this real estate sale is subject to Jones Auction & Realty Service, LLC receiving a letter from your bank or financial institution confirming you have sufficient funds available to close the transaction per the Bidding Requirements listed above.

Confirmation may be faxed to (920) 261-6830 or emailed to [info@jonesauctionservice.com](mailto:info@jonesauctionservice.com)

This property sells As Is, Where Is, No Contingencies or Exceptions.

All auction terms and conditions apply and become part of any offer.

2. This is a 8% Buyers Fee sale. The sale price is the high bid and the 8% buyer's fee is an expense to the buyer. Earnest money of \$7,500.00 must accompany the Offer to Purchase. Upon accepted offer, all earnest money becomes non-refundable. Property sells As Is, Where Is, No Contingencies or Exceptions. Closing 30-45 days from the end of the sale.
3. Winning bidder is contractually bound and will enter into a Contract to Purchase immediately upon being declared the accepted bidder by the auctioneer. Upon accepted bid the winning bidder will be forwarded via email a Contract to Purchase. A signed copy of the contract along with earnest money due must be sent to Jones Auction & Realty Service, LLC by **end of business or 5:00 P.M. (CT), Monday, October 4, 2021.** Contract to Purchase may be hand delivered, faxed, or scanned and emailed. In the event the buyer refuses to sign the Contract to Purchase and tender the earnest money deposit the auctioneer may resell the property. The original buyer shall be responsible for any damages and expenses for resale and collection, including reasonable attorney's fees. The only condition under which the earnest money and prepaid closing shall be refunded is if the seller fails to confirm or accept the bid or is unable to deliver clear title. If buyer refuses for any reason to close, the earnest money and prepaid fees will be forfeited. All earnest money, less incurred expenses, will be given to the seller. Upon acceptance of Contract to Purchase by both parties, earnest money becomes non-refundable.

4. Bidding is not contingent on financing. Qualification for financing must be approved prior to approval for bidding and prior to the sale. You are responsible for cash at closing within 30-45 days of the end of the sale. Possession shall be given at closing.
5. The sale will be subject to existing zoning, ordinances, roads, restrictions of record and easements of record. Real Estate taxes for the year of closing will be prorated to the date of closing. Seller will provide and arrange for all title evidence.  
**All contracts will be prepared by the listing broker to be entered into the date of the sale.** Seller will deliver clear merchantable title. Any zoning or use permits, if needed, will be at the buyer's expense.
6. Jones Auction & Realty Service, LLC has been contracted as an agent of the seller to offer this property As Is, Where Is with no warranties to buildings, wells or septic systems. Requirements to meet DILHRs energy code are the responsibility of the buyer.
7. This information is from sources deemed reliable but no warranty or representation is made to its accuracy. Any information on this sale is subject to verification and no liability for errors, omissions or changes are assumed by Jones Auction & Realty Service, LLC as an agent of the seller or the seller.
8. Under no circumstances shall bidder have any kind of claim against Jones Auction & Realty Service, LLC as an agent of the seller, seller, the online bidding platform, or anyone else if the internet service fails to work correctly, any computer interruptions, or if bidder fails to refresh their browser or use the Live Catalog option as the lot closes.
9. This property sells As Is, Where Is condition without warranty of any kind, expressed or implied, **No Exceptions Whatsoever**. Buyers should verify all information to their satisfaction. Make all inspections and financing arrangements prior to the end of bidding. Buyer acknowledges and agrees that Seller has not made and is not making any representation statement, or warranty to Buyer about the Property, including, but not limited to, physical aspects and condition of any portion of the Property, including personal property included in this transaction, if any, condition of soil, feasibility, desirability, suitability, fitness or adaptability of any part of Property, including personal property included in this transaction, if any, for any particular use, availability of any utility service, assessments, fees or charges that may be assessed against the Property, value of Property or projected income and expenses, or any other matter. Buyer is purchasing Property in an As Is and Where Is condition and acknowledges that Buyer must rely solely on Buyers own investigation of Property. All prior negotiations and discussions have been merged into this Offer to Purchase. Buyer acknowledges and agrees that Buyer has not and will not rely on any representation or statement made by Seller and waives any and all claims against Seller or its agents for any misrepresentation, negligence, fraudulent advertising under section 100.18 of the Wisconsin Statutes, or breach of warranty.
10. All buyers must acknowledge and accept the Terms and Conditions provided at the time of online registration. Bank Letter of Guarantee/Validation of Funds required for bidding approval.

11. Buyer acknowledges that Seller has given Buyer adequate time and opportunity to inspect the Property and Buyer has either already exercised this opportunity to inspect to the extent that Buyer deems appropriate or knowingly agreed to waive such opportunity.
12. All information contained on any website description or any published advertising is believed to be true and correct to the best of our knowledge and ability but IS NOT GUARANTEED. Please contact us at (920) 261-6820 prior to bidding with questions.
13. Broker Participation is welcome. Participating brokers/agents must complete and return the required Broker/Agent Participation form found at [www.jonesauctionservice.hibid.com](http://www.jonesauctionservice.hibid.com) Completed form may be faxed to (920) 261-6830 or emailed to: [info@jonesauctionservice.com](mailto:info@jonesauctionservice.com). Jones Auction & Realty Service, LLC must receive the completed form at least 48 hours prior to the close of the auction for the participating broker/agent to be eligible to receive a commission. No commission will be paid if the bidder fails to close. There can be no exceptions to this procedure.
14. Auctioneer is licensed by the Wisconsin Department of Licensing & Regulation.
15. This property is offered for sale to qualified purchasers without regard to perspective purchasers' race, color, sex, marital status, religion or national origin.

**Seller retains the right to accept, reject or counter any offer.**

**PAYMENT INSTRUCTIONS**

Winning bidder is contractually bound and will enter into Contract to Purchase immediately upon being declared the accepted bid by the auctioneer. Upon the close of the sale the winning bidder will be forwarded a Contract to Purchase via email or fax. The signed copy along with the earnest money of \$7,500 must be returned to Jones Auction & Realty Service, LLC before end of business or 5:00 P.M. (CT), Monday, October 4th, 2021.

The Contract to Purchase may be hand delivered, faxed, or scanned and emailed and earnest money of \$7,500 must accompany the Offer to Purchase. Earnest money payment can be made by check if paying in person or by wire transfer for an additional \$20 processing fee.

Bidding is not contingent upon financing. All financing arrangements must be made prior to the end of the bidding. Upon accepted offer all earnest money becomes nonrefundable.

Seller:  Date: \_\_\_\_\_

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

Broker:  Date: \_\_\_\_\_

Jones Auction & Realty Service, LLC  
 Stan Jones, CAI, Wisconsin Registered Auctioneer #993  
 818 North Church St, Watertown, WI 53098  
[www.jonesauctionservice.com](http://www.jonesauctionservice.com)  
[info@jonesauctionservice.com](mailto:info@jonesauctionservice.com)  
 (920) 261-6820

**DISCLAIMER**

THIS CONDITION REPORT CONCERNS THE REAL PROPERTY LOCATED AT W 8034 County Road W  
IN THE Town  
(CITY) (VILLAGE) (TOWN) OF Beaver Dam, COUNTY OF Dodge  
STATE OF WISCONSIN.

THIS REPORT IS A DISCLOSURE OF THE CONDITION OF THAT PROPERTY IN COMPLIANCE WITH SECTION 709.02 OF THE WISCONSIN STATUTES AS OF \_\_\_\_\_ (MONTH) \_\_\_\_\_ (DAY), \_\_\_\_\_ (YEAR). IT IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR ANY AGENTS REPRESENTING ANY PARTY IN THIS TRANSACTION AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THAT THE PARTIES MAY WISH TO OBTAIN.

A buyer who does not receive a fully completed copy of this report within 10 days after the acceptance of the contract of sale or option contract for the above-described real property has the right to rescind that contract (Wis. Stat. s. 709.02), provided the owner is required to provide this report under Wisconsin Statutes chapter 709.

**NOTICE TO PARTIES REGARDING ADVICE OR INSPECTIONS**

Real estate licensees may not provide advice or opinions concerning whether or not an item is a defect for the purposes of this report or concerning the legal rights or obligations of parties to a transaction. The parties may wish to obtain professional advice or inspections of the property and to include appropriate provisions in a contract between them with respect to any advice, inspections, defects, or warranties.

**A. OWNER'S INFORMATION**

A1. In this form, "aware" means the "owner(s)" have notice or knowledge.

A2. In this form, "defect" means a condition that would have a significant adverse effect on the value of the property; that would significantly impair the health or safety of future occupants of the property; or that if not repaired, removed, or replaced would significantly shorten or adversely affect the expected normal life of the premises.

A3. In this form, "owner" means the person or persons, entity, or organization that owns the above-described real property. An "owner" who transfers real estate containing one to four dwelling units, including a condominium unit and time-share property, by sale, exchange, or land contract is required to complete this report.

Exceptions: An "owner" who is a personal representative, trustee, conservator, or fiduciary appointed by or subject to supervision by a court, and who has never occupied the property transferred is not required to complete this report. An "owner" who transfers property that has not been inhabited or who transfers property in a manner that is exempt from the real estate transfer fee is not required to complete this report. (Wis. Stat. s. 709.01)

A4. The owner represents that to the best of the owner's knowledge, the responses to the following questions have been accurately checked as "yes," "no," or "not applicable (N/A)" to the property being sold. If the owner responds to any question with "yes," the owner shall provide, in the additional information area of this form, an explanation of the reason why the response to the question is "yes."

A5. If the transfer is of a condominium unit, the property to which this form applies is the condominium unit, the common elements of the condominium, and any limited common elements that may be used only by the owner of the condominium unit being transferred.

A6. The owner discloses the following information with the knowledge that, even though this is not a warranty, prospective buyers may rely on this information in deciding whether and on what terms to purchase the property. The owner hereby authorizes the owner's agents and the agents of any prospective buyer to provide a copy of this report, and to disclose any information in the report, to any person in connection with any actual or anticipated sale of the property.

**CAUTION:** The lists of defects following each question below are examples only and are not the only defects that may properly be disclosed in response to each respective question.

**B. STRUCTURAL AND MECHANICAL**

	YES	NO	N/A
B1. Are you aware of defects in the roof? Roof defects may include items such as leakage or significant problems with gutters or eaves.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B2. Are you aware of defects in the electrical system? Electrical defects may include items such as electrical wiring not in compliance with applicable code, knob and tube wiring, 60 amp service, or aluminum-branch circuit wiring.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B3. Are you aware of defects in part of the plumbing system (including the water heater, water softener, and swimming pool)? Other plumbing system defects may include items such as leaks or defects in pipes, toilets, interior or exterior faucets, bathtubs, showers, or any sprinkler system.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B4. Are you aware of defects in the heating and air conditioning system (including the air filters and humidifiers)? Heating and air conditioning defects may include items such as defects in the heating ventilation and air conditioning (HVAC) equipment, supplemental heaters, ventilating fans or fixtures, or solar collectors.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B5. Are you aware of defects in a woodburning stove or fireplace or of other defects caused by a fire in a stove or fireplace or elsewhere on the property? Such defects may include items such as defects in the chimney, fireplace flue, inserts, or other installed fireplace equipment; or woodburning stoves not installed pursuant to applicable code.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B6. Are you aware of defects related to smoke detectors or carbon monoxide detectors or a violation of applicable state or local smoke detector or carbon monoxide detector laws? NOTE: State law requires operating smoke detectors on all levels of all residential properties and operating carbon monoxide detectors on all levels of most residential properties (see Wis. Stat. ch. 101).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B7. Are you aware of defects in the basement or foundation (including cracks, seepage, and bulges)? Other basement defects may include items such as flooding, defects in drain tiling or sump pumps, or movement, shifting, or deterioration in the foundation.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B8. Are you aware of defects in any structure on the property? Structural defects with respect to the residence or other improvements may include items such as movement, shifting, or deterioration in walls; major cracks or flaws in interior or exterior walls, partitions, or the foundation; wood rot; and significant problems with driveways, sidewalks, patios, decks, fences, waterfront piers or walls, windows, doors, floors, ceilings, stairways, or insulation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B9. Are you aware of defects in mechanical equipment included in the sale either as fixtures or personal property? Mechanical equipment defects may include items such as defects in any appliance, central vacuum, garage door opener, in-ground sprinkler, or in-ground pet containment system that is included in the sale.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B10. Are you aware of rented items located on the property such as a water softener or other water conditioner system or other items affixed to or closely associated with the property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B11. Are you aware of basement, window, or plumbing leaks, overflow from sinks, bathtubs, or sewers, or other ongoing water or moisture intrusions or conditions?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B12. Explanation of "yes" responses			
(B4) Master Bedroom Base Board Harder Glass is Broken			
(B5) Never used this time place so Basement Condition is unknown			
(B8) Some Back Panels Need to be replaced & Deck Rail on upper deck			
(B10) Water Softener is Rental (B9) Dishwasher not working			

**C. ENVIRONMENTAL**

	YES	NO	N/A
C1. Are you aware of the presence of unsafe levels of mold?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C2. Are you aware of a defect caused by unsafe concentrations of, or unsafe conditions relating to, radon, radium in water supplies, high voltage electric (100 KV or greater) or steel natural gas transmission lines located on but not directly serving the property, lead in paint, lead in soil, or other potentially hazardous or toxic substances on the property? NOTE: Specific federal lead paint disclosure requirements must be complied with in the sale of most residential properties built before 1978.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- |  | YES                      | NO                                  | N/A                      |
|--|--------------------------|-------------------------------------|--------------------------|
| C3. Are you aware of the presence of asbestos or asbestos-containing materials on the property?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C4. Are you aware of the presence of or a defect caused by unsafe concentrations of, unsafe conditions relating to, or the storage of hazardous or toxic substances on neighboring properties? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C5. Are you aware of current or previous termite, powder post beetle, or carpenter ant infestations or defects caused by animal, reptile, or insect infestations?                              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C6. Are you aware of water quality issues caused by unsafe concentrations of or unsafe conditions relating to lead?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C7. Are you aware of the manufacture of methamphetamine or other hazardous or toxic substances on the property?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C8. Explanation of "yes" responses _____   |                          |                                     |                          |

**D. WELLS, SEPTIC SYSTEMS, STORAGE TANKS**

- |   | YES                                 | NO                                  | N/A                                 |
|---|-------------------------------------|-------------------------------------|-------------------------------------|
| D1. Are you aware of defects in a well on the property or in a well that serves the property, including unsafe well water?<br>Well defects may include items such as an unused well not properly closed in conformance with state regulations, a well that was not constructed pursuant to state standards or local code, or a well that requires modifications to bring it into compliance with current code specifications. Well water defects might include, but are not limited to, unsafe levels of bacteria (total Coliform and E. coli), nitrate, arsenic, or other substances affecting human consumption safety. | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |
| D2. Are you aware of a joint well serving the property?   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| D3. Are you aware of a defect related to a joint well serving the property?   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| D4. Are you aware that a septic system or other private sanitary disposal system serves the property?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| D5. Are you aware of defects in the septic system or other private sanitary disposal system on the property or any out-of-service septic system that serves the property and that is not closed or abandoned according to applicable regulations?<br>Septic system defects may include items such as backups in toilets or in the basement; exterior ponding, overflows, or backups; or defective or missing baffles.   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| D6. Are you aware of underground or aboveground fuel storage tanks on or previously located on the property? (If "yes," the owner, by law, may have to register the tanks with the Wisconsin Department of Agriculture, Trade and Consumer Protection at P.O. Box 8911, Madison, Wisconsin, 53708, whether the tanks are in use or not. Regulations of the Wisconsin Department of Agriculture, Trade and Consumer Protection may require the closure or removal of unused tanks.)  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| D7. Are you aware of defects in the underground or aboveground fuel storage tanks on or previously located on the property?<br>Defects in underground or aboveground fuel storage tanks may include items such as abandoned tanks not closed in conformance with applicable local, state, and federal law; leaking; corrosion; or failure to meet operating standards.  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| D8. Are you aware of an "LP" tank on the property? (If "yes," specify in the additional information space whether the owner of the property either owns or leases the tank.)  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| D9. Are you aware of defects in an "LP" tank on the property?   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| D10. Explanation of "yes" responses _____   |                                     |                                     |                                     |

**E. TAXES, SPECIAL ASSESSMENTS, PERMITS, ETC.**

- |  | YES                      | NO                                  | N/A                      |
|--|--------------------------|-------------------------------------|--------------------------|
| E1. Have you received notice of property tax increases, other than normal annual increases, or are you aware of a pending property reassessment? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| E2. Are you aware that remodeling was done that may increase the property's assessed value?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |



- |  | YES                      | NO                                  | N/A                      |
|--|--------------------------|-------------------------------------|--------------------------|
| E3. Are you aware of pending special assessments?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| E4. Are you aware that the property is located within a special purpose district, such as a drainage district, that has the authority to impose assessments against the real property located within the district?                               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| E5. Are you aware of any proposed construction of a public project that may affect the use of the property?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| E6. Are you aware of any remodeling, replacements, or repairs affecting the property's structure or mechanical systems that were done or additions to this property that were made during your period of ownership without the required permits? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| E7. Are you aware of any land division involving the property for which a required state or local permit was not obtained?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| E8. Explanation of "yes" responses _____   |                          |                                     |                          |

**F. LAND USE**

- |  | YES                      | NO                                  | N/A                                 |
|--|--------------------------|-------------------------------------|-------------------------------------|
| F1. Are you aware of the property being part of or subject to a subdivision homeowners' association?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| F2. If the property is not a condominium unit, are you aware of common areas associated with the property that are co-owned with others?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| F3. Are you aware of any zoning code violations with respect to the property?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| F4. Are you aware of the property or any portion of the property being located in a floodplain, wetland, or shoreland zoning area?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| F5. Are you aware of nonconforming uses of the property?<br>A nonconforming use is a use of land, a dwelling, or a building that existed lawfully before the current zoning ordinance was enacted or amended, but that does not conform to the use restrictions in the current ordinance.  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| F6. Are you aware of conservation easements on the property?<br>A conservation easement is a legal agreement in which a property owner conveys some of the rights associated with ownership of his or her property to an easement holder such as a governmental unit or a qualified nonprofit organization to protect the natural habitat of fish, wildlife, or plants or a similar ecosystem, preserve areas for outdoor recreation or education, or for similar purposes.  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| F7. Are you aware of restrictive covenants or deed restrictions on the property?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| F8. <i>Other than public rights of ways</i> , are you aware of nonowners having rights to use part of the property, including, but not limited to, private rights-of-way and easements other than recorded utility easements?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| F9. Are you aware of the property being subject to a mitigation plan required under administrative rules of the Wisconsin Department of Natural Resources 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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| F10. 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. For more information visit <a href="https://www.revenue.wi.gov/Pages/FAQS/slf-useassmt.aspx">https://www.revenue.wi.gov/Pages/FAQS/slf-useassmt.aspx</a> or (608) 266-2486. |                          |                                     |                                     |
| a. Are you aware of all or part of the property having been assessed as agricultural land under Wis. Stat. s. 70.32 (2r) (use value assessment)?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b. Are you aware of the property having been assessed a use-value assessment conversion charge relating to this property? (Wis. Stat. s. 74.485 (2))   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c. Are you aware of the payment of a use-value assessment conversion charge having been deferred relating to this property? (Wis. Stat. s. 74.485 (4))   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

- |  | YES                      | NO                                  | N/A                                 |
|--|--------------------------|-------------------------------------|-------------------------------------|
| F11. Is all or part of the property subject to or in violation of a farmland preservation agreement?<br>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.<br>Visit <a href="https://datcp.wi.gov/Pages/Programs_Services/FarmlandPreservation.aspx">https://datcp.wi.gov/Pages/Programs_Services/FarmlandPreservation.aspx</a> for more information.  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| F12. Is all or part of the property subject to, enrolled in, or in violation of the Forest Crop Law, Managed Forest Law, the Conservation Reserve Program, or a comparable program?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| F13. Are you aware of a dam that is totally or partially located on the property or that an ownership in a dam that is not located on the property will be transferred with the property because it is owned collectively by members of a homeowners' association, lake district, or similar group? (If "yes," contact the Wisconsin Department of Natural Resources to find out if dam transfer requirements or agency orders apply.)   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| F14. Are you aware of boundary or lot line disputes, encroachments, or encumbrances (including a joint driveway) affecting the property?<br>Encroachments often involve some type of physical object belonging to one person but partially located on or overlapping on land belonging to another; such as, without limitation, fences, houses, garages, driveways, gardens, and landscaping.<br>Encumbrances include, without limitation, a right or claim of another to a portion of the property or to the use of the property such as a joint driveway, liens, and licenses. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| F15. Are you aware there is not legal access to the property?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| F16. Are you aware of federal, state, or local regulations requiring repairs, alterations, or corrections of an existing condition? This may include items such as orders to correct building code violations.   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| F17. Are you aware of a pier attached to the property that is not in compliance with state or local pier regulations? See <a href="http://dnr.wi.gov/topic/waterways">http://dnr.wi.gov/topic/waterways</a> for more information.  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| F17m. Are you aware of a written agreement affecting riparian rights related to the property?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| F17n. Are you aware that the property abuts the bed of a navigable waterway that is owned by a hydroelectric operator?<br><i>Under Wis. Stat. s. 30.132, the owner of a property abutting the bed of a navigable waterway that is owned by a hydroelectric operator, as defined in s. 30.132 (1) (b), may be required to ask the permission of the hydroelectric operator to place a structure on the bed of the waterway.</i>   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| F18. Are you aware of one or more burial sites on the property? (For information regarding the presence, preservation, and potential disturbance of burial sites, contact the Wisconsin Historical Society at 800-342-7834 or <a href="http://www.wihist.org/burial-information">www.wihist.org/burial-information</a> ).  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| F19. Explanation of "yes" responses _____<br>_____<br>_____  |                          |                                     |                                     |

**G. ADDITIONAL INFORMATION**

- |  | YES                      | NO                                  | N/A                      |
|--|--------------------------|-------------------------------------|--------------------------|
| G1. Have you filed any insurance claims relating to damage to this property or premises within the last five years?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| G2. Are you aware of a structure on the property that is designated as a historic building or that all or any part of the property is in a historic district?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| G3. Are you aware of any agreements that bind subsequent owners of the property, such as a lease agreement or an extension of credit from an electric cooperative?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| G4. Are you aware of other defects affecting the property?<br>Other defects might include items such as drainage easement or grading problems; excessive sliding, settling, earth movements, or upheavals; or any other defect or material condition.  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| G4m. Is the owner a foreign person, as defined in 26 USC 1445 (f)? (E.g. a nonresident alien individual, foreign corporation, foreign partnership, foreign trust, or foreign estate.)<br>Section 1445 of the Internal Revenue Code (26 USC 1445), also known as the Foreign Investment In Real Property Tax Act or FIRPTA, provides that a transferee (buyer) of a U.S. real property interest must be notified in writing and must withhold tax if the transferor (seller) is a foreign person, unless an exception under FIRPTA applies to the transfer. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

- G5. The owner has owned the property for 40 years.
- G6. The owner has lived in the property for 40 years.
- G7. Explanation of "yes" responses \_\_\_\_\_

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*Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections at <http://www.doc.wi.gov> or by phone at 608-240-5830*

**OWNER'S CERTIFICATION**

NOTE: Wisconsin Statute section 709.035 requires owners who, prior to acceptance of a purchase contract or an option to purchase, obtain information that would change a response on this report to submit a complete amended report or an amendment to the previously completed report to the prospective buyer within 10 days of acceptance.

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  Date \_\_\_\_\_

Owner \_\_\_\_\_ Date \_\_\_\_\_

Owner \_\_\_\_\_ Date \_\_\_\_\_

Owner \_\_\_\_\_ Date \_\_\_\_\_

Owner \_\_\_\_\_ Date \_\_\_\_\_

**CERTIFICATION BY PERSON SUPPLYING INFORMATION**

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

Person \_\_\_\_\_ Items \_\_\_\_\_ Date \_\_\_\_\_

Person \_\_\_\_\_ Items \_\_\_\_\_ Date \_\_\_\_\_

Person \_\_\_\_\_ Items \_\_\_\_\_ Date \_\_\_\_\_

**BUYER'S ACKNOWLEDGEMENT**

The prospective buyer acknowledges that technical knowledge such as that acquired by professional inspectors may be required to detect certain defects such as the presence of asbestos, building code violations, and floodplain status.

I acknowledge receipt of a copy of this statement.

Prospective buyer \_\_\_\_\_ Date \_\_\_\_\_

Prospective buyer \_\_\_\_\_ Date \_\_\_\_\_

Prospective buyer \_\_\_\_\_ Date \_\_\_\_\_

Prospective buyer \_\_\_\_\_ Date \_\_\_\_\_

Prospective buyer \_\_\_\_\_ Date \_\_\_\_\_

*Information appearing in italics is supplemental in nature and is not required pursuant to Section 709.03 of the Wisconsin Statutes.*

**OFFER ADDENDUM S - LEAD BASED PAINT  
DISCLOSURES AND ACKNOWLEDGMENTS**

**LEAD WARNING STATEMENT:** Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Disclosures and Acknowledgments made with respect to the Property at W8034 CT H W BEAVER DAM WI, Wisconsin.

**SELLER DISCLOSURE AND CERTIFICATION.** Note: See Seller Obligations at lines 27 - 54 and 55 - 112.

**(1) SELLER DISCLOSURES:** (a) Seller hereby represents that Seller has no knowledge of any lead-based paint or lead-based paint hazards (collectively referred to as LBP) present in or on the Property except: \_\_\_\_\_

*(Explain the information known to Seller, including any additional information available about the basis for the determination that LBP exists in or on the Property, the location of any LBP, and the condition of painted surfaces, or indicate "none.")*

(b) Seller hereby confirms that Seller has provided the Buyer with the following records and reports which comprise all of the reports and records available to Seller pertaining to lead-based paint or lead-based paint hazards (LBP) in or on the Property: \_\_\_\_\_

*(Identify the LBP record(s) and report(s) (e.g. LBP abatements, inspections, reductions, risk assessments, etc., as defined at lines 89 - 107) provided to Buyer, or indicate "none available.")*

**(2) SELLER CERTIFICATION:** The undersigned Seller has reviewed the information above and certifies, to the best of their knowledge, that the information provided by them is true and accurate.

(X)   
(ALL Sellers' signatures) ▲ Print Names Here ▶ (Date) ▲

**Seller Obligations under the Federal Lead-Based Paint Disclosure Rules**

(Based upon 40 CFR Chapter 1, Part 745, Subpart F, §§745.103, 745.107, 745.110, 745.113 & 745.115; and 24 CFR subtitle A, Part 35, Subpart H, §§35.86, 35.88, 35.90, 35.92 & 35.94, which all are collectively referred to in this Addendum as Federal LBP Law.)  
**DISCLOSURE REQUIREMENTS FOR SELLERS.** (a) The following activities shall be completed before the Buyer is obligated under any contract to purchase target housing that is not otherwise an exempt transaction pursuant to Federal Law. Nothing in this section implies a positive obligation on the Seller to conduct any risk assessment and/or inspection or any reduction activities.

(1) Provide LBP Pamphlet to Buyer. The Seller shall provide the Buyer with an EPA-approved lead hazard information pamphlet. Such pamphlets include the EPA document entitled *Protect Your Family From Lead In Your Home* (EPA #747-K-99-001) or an equivalent pamphlet that has been approved for use in this state by EPA.

(2) Disclosure of Known LBP to Buyer. The Seller shall disclose to the Buyer the presence of any known lead-based paint and/or lead-based paint hazards in the target housing being sold. The Seller shall also disclose any additional information available concerning the known lead-based paint and/or lead-based paint hazards, such as the basis for the determination that lead-based paint and/or lead-based paint hazards exist, the location of lead-based paint and/or lead-based paint hazards, and the condition of painted surfaces (chipping, cracked, peeling).

(3) Disclosure of Known LBP & LBP Records to Agent. The Seller shall disclose to each agent the presence of any known lead-based paint and/or lead-based paint hazards in the target housing being sold and the existence of any available records or reports pertaining to lead-based paint and/or lead-based paint hazards. The Seller shall also disclose any additional information available concerning the known lead-based paint and/or lead-based paint hazards, such as the basis for the determination that lead-based paint and/or lead-based paint hazards exist, the location of lead-based paint and/or lead-based paint hazards, and the condition of the painted surfaces (chipping, cracked, peeling).

(4) Provision of Available LBP Records & Reports to Buyer. The Seller shall provide the Buyer with any records or reports available (see line 88) to the Seller pertaining to lead-based paint and/or lead-based paint hazards in the target housing being sold. This requirement includes records or reports regarding common areas. This requirement also includes records or reports regarding other residential dwellings in multifamily target housing, provided that such information is part of a risk assessment and/or inspection or a reduction of lead-based paint and/or lead-based paint hazards in the target housing as a whole.

(b) Disclosure Prior to Acceptance of Offer. If any of the disclosure activities identified in lines 30-51 occurs after the Buyer has provided an offer to purchase the housing, the Seller shall complete the required disclosure activities prior to accepting the Buyer's offer and allow the Buyer an opportunity to review the information and possibly amend the offer.

55 ■ **CERTIFICATION AND ACKNOWLEDGMENT OF LBP DISCLOSURE.** (a) Seller requirements. Each contract to sell target  
56 housing shall include an attachment or addendum containing the following elements, in the language of the contract (e.g., English,  
57 Spanish):

58 (1) Lead Warning Statement. A Lead Warning Statement consisting of the following language:

59 Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified  
60 that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead  
61 poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities,  
62 reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to  
63 pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on  
64 lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the buyer of any known  
65 lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to  
66 purchase.

67 (2) Disclosure of Known LBP & LBP Information Re: the Property. A statement by the Seller disclosing the presence of  
68 known lead-based paint and/or lead-based paint hazards in the target housing being sold or indicating no knowledge of the  
69 presence of lead-based paint and/or lead-based paint hazards. The Seller shall also provide any additional information  
70 available concerning the known lead-based paint and/or lead-based paint hazards, such as the basis for the determination  
71 that lead-based paint and/or lead-based paint hazards exist, the location of the lead-based paint and/or lead-based paint  
72 hazards, and the condition of the painted surfaces (chipping, cracked, peeling, dust, etc.).

73 (3) List of Available LBP Records & Reports Provided to Buyer. A list of any records or reports available to the Seller  
74 pertaining to lead-based paint and/or lead-based paint hazards in the housing that have been provided to the Buyer. If no  
75 such records or reports are available, the Seller shall so indicate.

76 (4) Buyer Acknowledgment of Receipt of Disclosures, Records & Pamphlet. A statement by the Buyer affirming receipt  
77 of the information set out in lines 67 - 75 and a lead hazard information pamphlet approved by EPA.

78 (5) Buyer Acknowledgment of Receipt of Opportunity for LBP Inspection. A statement by the Buyer that he or she has either:  
79 (i) received the opportunity to conduct the risk assessment or inspection required per lines 123 - 127; or (ii) waived the opportunity.

80 (6) Agent Certification. When one or more real estate agents are involved in the transaction to sell target housing,  
81 a statement from each agent that: (i) The agent has informed the Seller of the Seller's obligations under  
82 Federal LBP Law; and (ii) the agent is aware of his or her duty to ensure compliance with Federal LBP Law. Agents ensure  
83 compliance by informing Seller of his or her obligations and by making sure that the Seller or the agent personally completes  
84 the required activities. Buyer's agents paid solely by Buyer are exempt.

85 (7) Signatures. The signatures of all Sellers and Buyers, and all agents subject to Federal LBP Law (see lines 80 - 84)  
86 certifying to the accuracy of their statements to the best of their knowledge, along with the dates of the signatures.

87 ■ **DEFINITIONS:**

88 Available means in the possession of or reasonably obtainable by the Seller at the time of the disclosure.

89 Abatement means the permanent elimination of lead-based paint and/or lead-based paint hazards by methods such as  
90 removing, replacing, encapsulating, containing, sealing or enclosing lead-based paint with special materials, in conformance  
91 with any applicable legal requirements.

92 Buyer means one or more individuals or entities who enter into a contract to purchase an interest in target housing (**referred  
93 to in the singular whether one or more**).

94 Inspection means: (1) a surface-by-surface investigation to determine the presence of lead-based paint, and (2) the provision  
95 of a report explaining the results of the investigation.

96 Lead-based paint means paint or other surface coatings that contain lead equal to or in excess of 1.0 milligram per square  
97 centimeter or 0.5 percent by weight.

98 Lead-based paint hazard means any condition that causes exposure to lead from lead-contaminated dust, lead-contaminated  
99 soil, or lead-contaminated paint that is deteriorated or present in accessible surfaces, friction surfaces, or impact surfaces  
100 that would result in adverse human health effects as established by the appropriate Federal agency.

101 Reduction means designed to reduce or eliminate human exposure to lead-based paint hazards through interim controls,  
102 abatement, etc.

103 Risk assessment means an on-site investigation to determine and report the presence of lead-based paint, and to evaluate  
104 and report the extent, nature, severity, and location of lead-based paint hazards in residential dwellings, including: (1)  
105 information gathering regarding the age and history of the housing and occupancy by children under 6; (2) visual inspection;  
106 (3) limited wipe sampling or other environmental sampling techniques; (4) other activity as may be appropriate; and (5)  
107 provision of a report explaining the results of the investigation.

108 Seller means one or more individuals or entities who transfer, in return for consideration, (1) legal title to target housing, in  
109 whole or in part; (2) shares in a cooperatively owned project; or (3) an interest in a leasehold (**referred to in the singular  
110 whether one or more**).

111 Target housing means any housing constructed prior to 1978, except housing for the elderly or persons with disabilities (unless  
112 any child who is less than 6 years of age resides or is expected to reside in such housing) or any 0-bedroom dwelling.

113 ■ **AGENT(S) ACKNOWLEDGMENT AND CERTIFICATION.**

114 (1) **ACKNOWLEDGMENT:** All agent(s) in this transaction subject to Federal LBP Law (see lines 80 - 84) hereby  
115 acknowledge that: (1) the Seller was informed of his or her obligations under the Federal LBP Law (see lines 27 - 54 and 55 -  
116 112); and (2) they are aware of their duty to ensure compliance with the requirements of Federal LBP Law.

117 (2) **CERTIFICATION:** The undersigned agents have reviewed the information above and certify, to the best of their  
118 knowledge, that the information provided by them is true and accurate.

119 (X) Stanley Jones United Jones Auction & Realty (Date) ▲  
120 (Agent's signature) ▲ Print Agent & Firm Names Here ▶

121 (X) \_\_\_\_\_ (Date) ▲  
122 (Agent's signature) ▲ Print Agent & Firm Names Here ▶

123 ■ **BUYER'S OPPORTUNITY TO CONDUCT AN EVALUATION (LBP Inspection Contingency).** (a) Before a Buyer is  
124 obligated under any contract to purchase target housing, the Seller shall permit the Buyer a 10-day period (unless the parties  
125 mutually agree, in writing, upon a different period of time) to conduct a risk assessment or inspection for the presence of  
126 lead-based paint and/or lead-based paint hazards. (b) Notwithstanding lines 123 - 126, a Buyer may waive the opportunity  
127 to conduct the risk assessment or inspection by so indicating in writing.

128 ■ **BUYER INSPECTION CONTINGENCY, ACKNOWLEDGMENT AND CERTIFICATION.**

129 (1) **LEAD-BASED PAINT INSPECTION CONTINGENCY:** [Buyer to check one box at lines 131, 147 or 148. If no box is  
130 checked, Buyer is deemed to have elected a 10-day contingency per lines 131 - 146.]

131  **LEAD-BASED PAINT INSPECTION CONTINGENCY:** This Offer is contingent upon a federal or state certified lead  
132 inspector or lead risk assessor conducting an inspection or risk assessment of the Property, at Buyer's cost, which discloses  
133 no lead-based paint and/or lead-based paint hazards (see lines 96 - 100) (collectively referred to as LBP). This contingency  
134 shall be deemed satisfied, and Buyer will have elected to take the Property "as is" with respect to LBP, unless Buyer, within  
135 \_\_\_\_\_ days of acceptance, delivers to Seller a copy of the inspector's or risk assessor's written report and a written notice  
136 listing the LBP identified in the report to which the Buyer objects. Buyer agrees to concurrently deliver a copy of the report  
137 and notice to the listing broker, if any. A proposed amendment will not satisfy this notice requirement.

138 **RIGHT TO CURE:** Seller (shall)(shall not) STRIKE ONE have a right to cure [if neither struck, Seller shall have the right to  
139 cure]. If Seller has the right to cure, Seller may satisfy this contingency by: (1) delivering, within 10 days of receipt of Buyer's  
140 notice, written notice of Seller's election to abate the LBP identified by the Buyer; and (2) providing Buyer, no later than 3 days  
141 prior to closing, with certification from a certified lead supervisor or project designer, or other certified lead contractor that  
142 the identified LBP has been abated. This Offer shall be null and void if Buyer makes timely delivery of the above notice and  
143 report and: (1) Seller does not have a right to cure or (2) Seller has a right to cure but: a) Seller delivers notice that Seller will  
144 not cure or b) Seller does not timely deliver the notice of election to cure. "Abate" shall mean to permanently eliminate the  
145 identified LBP by methods such as removing, replacing, encapsulating, containing, sealing or enclosing the identified LBP,  
146 in conformance with the requirements of all applicable law.

147  Buyer elects the LBP contingency Buyer has attached to this Addendum S.

148  Buyer waives the opportunity for a LBP inspection or assessment.

149 (2) **EPA LEAD HAZARD INFORMATION PAMPHLET:** If Buyer has provided electronic consent, a copy of the LBP pamphlet, *Protect Your*  
150 *Family from Lead in Your Home*, may be found at <https://www.epa.gov/lead/protect-your-family-lead-your-home-real-estate-disclosure>.

151 Note: More information about electronic consent can be found at <https://www.wra.org/ecommerce/>.

152 (3) **BUYER ACKNOWLEDGMENT:** Buyer hereby acknowledges and certifies that Buyer has: (a) received the Seller's  
153 above-listed disclosures, reports and records concerning any known LBP in or on the Property (see lines 12 - 22); (b) received  
154 a lead hazard information pamphlet approved by the EPA; and (c) received the opportunity to conduct a LBP risk assessment  
155 or inspection of the Property or has waived the opportunity (see lines 131 - 148 above).

156 (4) **BUYER CERTIFICATION:** The undersigned Buyer has reviewed the information above and certifies, to the best of their  
157 knowledge, that the information provided by them is true and accurate.

158 (X) \_\_\_\_\_ (Date) ▲  
159 (Buyers' signatures) ▲ Print Names Here ▶

160 (X) \_\_\_\_\_ (Date) ▲  
161 (Buyers' signatures) ▲ Print Names Here ▶



# Full Report

Property Location : W8034 County Road W

**Owner:**

Mccollum William B  
W8034 County Road W  
Beaver Dam, WI 53916

**Owner Occupied:** Yes

**Property Address:**  
W8034 County Road W  
Beaver Dam, WI 53916-9408

**County:** Dodge

**Taxed by:** Town Of Beaver Dam  
**Taxkey #** 00411141423002

**Assessments**

Assessment Year	Property Class	Land Assessment	Improvement Assessment	Total Assessment	Percent Of Change	Acres	Ratio
2020	Residential	\$ 37,500	\$ 123,000	\$ 160,500	0.000-	1.500	0.807849917
2019	Residential	\$ 37,500	\$ 123,000	\$ 160,500	0.000-	1.500	0.851353974
2018	Residential	\$ 37,500	\$ 123,000	\$ 160,500	0.000-	1.500	0.896208198
2017	Residential	\$ 37,500	\$ 123,000	\$ 160,500	0.000-	1.500	0.932106518
2016	Residential	\$ 37,500	\$ 123,000	\$ 160,500	0.000-	1.500	0.949746525
2015	Residential	\$ 37,500	\$ 123,000	\$ 160,500	0.000-	1.500	0.981724198
2014	Residential	\$ 37,500	\$ 123,000	\$ 160,500	0.000-	1.500	0.980584520
2013	Residential	\$ 37,500	\$ 123,000	\$ 160,500	-0.372↓	1.500	0.997717591
2012	Residential	\$ 37,500	\$ 123,600	\$ 161,100	0.000-	1.500	0.990159472

**Taxes**

Tax Year	Total Tax	First Dollar	Lottery Credit	Net Tax	Special Taxes	Special Assessment	Special Charges	Full Pay Amount
2020	\$2,921.96	\$63.82	\$156.40	\$2,701.74		\$147.97		\$2,849.71
2019	\$2,685.43	\$64.18	\$178.08	\$2,443.17		\$154.37		\$2,597.54
2018	\$2,750.52	\$65.72	\$159.61	\$2,525.19		\$152.85		\$2,678.04
2017	\$2,723.20	\$67.91	\$118.85	\$2,536.44		\$149.88		\$2,686.32
2016	\$2,433.36	\$54.59	\$102.65	\$2,276.12		\$136.00		\$2,412.12
2015	\$2,351.33	\$53.09	\$85.77	\$2,212.47		\$131.00		\$2,343.47
2014	\$2,431.45	\$55.30	\$93.58	\$2,282.57		\$130.00		\$2,412.57
2013	\$2,566.84	\$56.56	\$96.33	\$2,413.95		\$153.00		\$2,566.95
2012	\$2,614.32	\$59.89	\$83.48	\$2,470.95		\$150.00		\$2,620.95

**Assessor**

<b>Building Square Feet :</b>	<b>Year Built :</b>	<b>Township :</b> 11N
<b>Bedrooms :</b>	<b>Year Remodeled :</b>	<b>Range :</b> 14E
<b>Full Baths :</b>	<b>Effective Year Built :</b>	<b>Section :</b> 14
<b>Half Baths :</b>	<b>Air Conditioning :</b>	<b>Quarter :</b>
<b>Total Rooms :</b>	<b>Fireplace :</b>	<b>Pool :</b>
<b>Number of Stories :</b>	<b>Number of Units :</b>	<b>Attic :</b>
<b>Building Type :</b>	<b>Basement :</b>	
<b>Exterior Wall :</b>	<b>Heat :</b>	
<b>Exterior Condition :</b>	<b>Garage :</b>	
<b>Land Use :</b>	<b>School District :</b> 0336 Beaver Dam	
<b>Zoning :</b>	<b>Historic Designation :</b>	

**Legal Description**

Pt SW1/4 NW1/4 Sec 14 Com 250 Ft W Of Ne Cor Sd 1/4 1/4 Th S 87DEG 22MIN 45SEC W 489.85 Ft Th S 56DEG 48MIN 45SEC E 599.28 Ft Th N 2DEG 0MIN W 350.60 Ft To Pob (as Desc In V319 P316) Ex 0.43 Ac Hwy Desc In V328 P633 Ex Ex 0.04 Ac Hwy Desc In V990 P926

**Sales**

<b>Conveyance Date :</b> 9/23/2015	<b>Date Recorded :</b> 10/19/2015	<b>Value/Sale Price :</b>
<b>Grantor Name :</b> Mccollum William B		<b>Transfer Fee :</b>
<b>Grantee Name :</b> William B. Mccollum Revocable Trust Dated September 23,		<b>Document# :</b> 1229502
<b>Conveyance Instrument :</b> Other Instrument	<b>Conveyance Type :</b> Transfer On Death Deed	

**Verification of Funds Available**  
**Bank Letter Confirmation of Funds**  
*(Letter should be submitted on bank letterhead)*

Date: \_\_\_\_\_

RE: Buyer's Name

Dear Jones Auction Service:

This letter will serve as your notification that ( Buyer's Name )  
is a customer in good standing with available funds in the amount of \$ \_\_\_\_\_  
for the purpose of viewing, bidding on and/or purchasing the property at W8034  
County Road W, Beaver Dam, WI 53916 in the online real estate auction that will  
end on October 4<sup>th</sup>, 2021.

Please contact me at ( Bank Contact Number ) with questions.

*Bank Officer's Signature and Title*

**PLEASE NOTE: AS PER THE AUCTION TERMS & CONDITIONS**

A Verification of Funds Available letter is needed to schedule or attend any Preview or Showing Date(s).  
And this same letter from your bank or financial institution confirming you have funds sufficient and available to close on the home  
is required to be on file at our office prior to being approved to bid in the auction.

Your bank letter *must* include the dollar amount of the amount of bid permission you are requesting.  
Upon receipt at our office, you will be given bid permissions up and including the amount on your bank letter.

\*\*\*Please note: bids placed for any amount over your requested bid permission will remain "Pending" until a second letter or a direct  
phone call from your bank/banker confirming an updated amount is received at our office.\*\*\*

Your letter may be faxed to (920) 261-6830; emailed to [info@jonesauctionservice.com](mailto:info@jonesauctionservice.com); mailed or dropped off at our 818 North  
Church Street, Watertown, WI office during normal business hours 9:30 to 4pm, Monday-Friday.





## Agent/Broker Participation Form

**Property Address:** W8034 County Road W, Beaver Dam, WI 53916

**Agents/Brokers Name:** \_\_\_\_\_

**Company Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Office Phone Number:** \_\_\_\_\_

**Agents/Brokers 2<sup>nd</sup> Contact Phone Number:** \_\_\_\_\_

**Buyers Name Agent/Broker is Representing:** \_\_\_\_\_

### **Jones Auction and Realty Service, LLC Terms and Conditions**

**We invite Agents/Brokers to participate in this sale event by offering an Agent/Broker participation fee.**

In order to participate, the Agent/Broker must complete and return this form *at least 48 hours prior to the sale.*

Agents/Brokers are offered 2% commission of the sale price.

This is a 8% buyer's fee sale. All auction terms and conditions apply to any offer, pre-auction or auction sale.

The sale price is the high bid and the 8% buyer's fee is an expense to the buyer.

Agents/Brokers must attend any showing with their client and participate in the online auction bidding process with their client to receive a commission. A Verification of Funds available (Bank Letter) from your client is required prior to showing.

**Agent/Broker Participation:** No commission will be paid if the bidder fails to close.

Agent/Broker must submit this form for their client with Jones Auction & Realty Service, LLC, **by email to: [info@jonesauctionservice.com](mailto:info@jonesauctionservice.com); fax: (920) 261-6830, or mail to:** Jones Auction & Realty, LLC, 818 North Church Street, Watertown, WI, 53098. Agent/Broker Participation registration must be on this registration form and must be signed by Agent/ Broker and client, and returned at least 48 hours prior to sale.

Your client must also register on [www.jonesauctionservice.hibid.com](http://www.jonesauctionservice.hibid.com) for bidding.

Additionally, the cooperating Agent/Broker **must participate in the online auction bidding process with his/her client.** Agents/Brokers acting as principals are not eligible for this commission. There can be **no exceptions** to this procedure.

Jones Auction & Realty Service, LLC is acting as an agent for the seller. If there is a minimum commission or if the commission is reduced in negotiations all parties shall share proportionately in this figure equally up or down on the same percentage basis.

Jones Auction & Realty Service, LLC shall have full and complete control with regards to commissions negotiated with Seller.

**Agent/Broker:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Buyer:** \_\_\_\_\_ **Date:** \_\_\_\_\_