4801 Forest Run Road
Madison, Wisconsin 53704

DISCLOSURE OF MATERIAL ADVERSE FACTS

I am a Wisconsin real estate licensee. Wisconsin law, per Wis. Stat. § 452.133 and Wis. Admin. Code § REEB 24.07(2), requires real estate licensees to make prompt written disclosure of material adverse facts to buyers and sellers. In other words, the law requires that I disclose to you in writing any material adverse facts of which I am aware and that you do not know or could not discover through reasonably vigilant observation.

This disclosure pertains to the real property located at: 13324 State Hwy 42 _____, in the Town of Newton, County of Manitowoc, Wisconsin (the "Property").

An adverse fact is a condition or occurrence that is generally recognized by a competent real estate licensee as significantly and adversely affecting the value of the Property, significantly reducing the structural integrity of the Property, or 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 that it is significant to that party, or if a competent real estate licensee would generally recognize it as significant to a reasonable party, such that it would affect the party's decision to enter into a contract, such as an offer to purchase, or the party's decision regarding the terms and conditions of such a contract.

As a Wisconsin real estate licensee, I am required by law to disclose the following material adverse fact(s) of which I am aware: Property is an estate. Items noted have not been verified and for general information only. A/C is on the upper floor and main level (kitchen, living/dining rm) ONLY. Functionality of the wood stove is unknown. Approx ages of mechanics: H20 heater 2019; Boiler 2009; Elec Panel 2013; Roof 2019. Propane tank, leased with Webpro. Some Dead Ash Trees. These are only some information and buyer shall be encouraged to seek any types of inspections and due diligence.

(State only the facts. Do not draw conclusions or make predictions. Attach supporting reports or documentation, if any.)

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 according to the parties' instructions.

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

_____ Matt Kapellen
Licensee Signature ▲ Print Licensee Name Here ▲

Pleasant View Realty _____
Firm Name ▲ Date ▲

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

_____ _____
Party Initials ▲ Date ▲

Copyright © 2026 Wisconsin REALTORS® Association; Drafted by Attorney Jennifer Lindsley
No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.