

COMMERCIAL & BUSINESS LISTING

Port Bar & Restaurant

9375 State Hwy 13
Port Wing, WI 54865

JEREMY MAVIS

SALES ASSOCIATE
WOODLAND DEV. & REALTY

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PORT BAR & RESTAURANT

\$375,000



PORT BAR & RESTAURANT

Iconic Bar & Restaurant in Port Wing Now Available

An exciting opportunity awaits for the next owner/operator of this well-established bar and restaurant in Port Wing, WI. With 2,100 sq. ft. of public space, including a spacious dining area and inviting bar, plus 800 sq. ft. dedicated to kitchen, prep, and storage, this property is designed for smooth operations. Two half-bathrooms are available for customers' convenience.

The bar area currently seats 13 at the counter, with an additional 4 high tables and 20 chairs. The dining area features 9 tables with seating for 36, centered around a stunning, one-of-a-kind petrified wood gas fireplace that adds to the venue's unique charm. Outdoor seating is also available, complemented by a tiki-style bar area perfect for warm-weather entertaining.

Included in the sale is all essential equipment to operate the bar and restaurant. Current inventory is sold separately.

Additionally, the property offers a 1,268 sq. ft. apartment upstairs, featuring 3 bedrooms and 1 bathroom—ready for a new owner's touch. A 26x40 pole building on-site provides ample storage space.

Business has been profitable for its current owners.



LISTING INCLUDES

Real Estate

- 1.24 acres
- 4168 sqft bldg
 - 2100 sqft public space
 - 800 sqft kitchen, prep, and storage space
 - 1268 sqft apartment upstairs
- 26x40 pole bldg

Business Assets

- All furniture, fixtures and equipment
- Any digital assets
- Name, trust, customers

NOT INCLUDED: Current Inventory



Commercial/Industrial
1585438Active

9375 State Highway 13
Port Wing, WI 54865

L \$375,000 ↓



Type: **RE w/Bus**
Lot Size: **0 x 0 x**
Acreage: **1.24**
Taxes/Yr: **\$3,566.72 / 2025**
Tax ID: **34253**
Addtl Tax IDs: **34254**
Water: **City-Water**
Sewer: **City Sewer**
Serv Amps:
3-Phase Power:
Sprinkler:

County: **Bayfield**
Municipality: **Town of Port Wing**
Building Dim:
Apx Fin AG: **4,168**
Apx Fin BG: **0**
Apx Fin SqFt: **4,168**
Parking Area: **Gravel**
Terms: **Owner Occupied**
Waterfront: **No**

School District: **South Shore**
Other Buildings:

Sidewall Ht:
Current Occupant: **Port Bar & Restuarant**

Restrictive Cov:
Common:

Water Front Type:
Lake/River Name:
Lake Size:
Waterfront Elevation:

Water Front Ft:
WtrFrnt Access:
Water View:
RoadBtwWtrfrnt:

Seasons:
Lake Depth:

Sub-Type: **Other-See Remarks**
Exterior Feat:
Interior Feat: **Fixtures, Inside Storage, Restrooms, Other-See Remarks**

Basement: **None**
Heating: **Baseboard, Forced Air, Wall Furnace**
Fuel Source: **Electric, LP Gas**
Occupancy: **At Closing**
Showing: **UseShowingTime**
Internet:

Cooling: **Central, Window**
Foundation: **Poured**
Exterior Const: **Hardboard, Log, Vinyl, Wood**
Roads: **Highway-State**
Zoning: **Commercial**

Directions: **From Port Wing: East on State Hwy 13 to just before Flagg Rd on the right.**

Remarks: **Iconic Bar & Restaurant in Port Wing now available. With 2100 sqft of public space, including a spacious dining area & inviting bar, plus 800 sqft dedicated to kitchen, prep, & storage, this property is designed for smooth operations. Two half-bathrooms are available for customers' convenience. The bar area currently seats 13 at the counter, w/ an additional 4 high tables & 20 chairs. The dining area features 9 tables w/ seating for 36, centered around a stunning, one-of-a-kind petrified wood gas fireplace that adds to the venue's unique charm. Outdoor seating is also available, complemented by a tiki-style bar area perfect for warm-weather entertaining. Included in the sale is all essential equipment to operate the bar/restaurant. Current inventory is sold separately. Additionally, the property offers a 1268 sqft apartment upstairs, featuring 3 bedrooms & 1 bathroom—ready for a new owner's touch. A 26x40 pole building provides ample storage space. Profitable business opportunity!**

Legal: **LOT 1-2 CSM #1472 IN V.9 P.10 (LOCATED IN NE SW) IN V.951 P.612 SUBJ TO EASE 491A, IN DOC 2022R-596541 491A**

Condition Report: **Yes**

Seller Financing:

Seller Fin Remarks:

Prepared By: Jeremy Mavis
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Hayward, WI 54843

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Certs:



Not guaranteed. Information provided by NWW WI MLS is compiled from 3rd party source. Days on Market data may relate only to this unique ML# and not reflect entire listing activity of property. Neither NWW WI MLS, the listing broker or its agents or subagents are responsible for its accuracy.

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Prepared by: **Jeremy Mavis**
715-558-2866
Woodland Developments & Realty

9375 State Highway 13
Port Wing, WI 54865

04/29/2026 1:50 PM

MLS #: **1585438**

Commercial/Industrial

List Price: **\$375,000**







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*listing activity of property. Neither NWW WI MLS, the listing broker or its agents or subagents are responsible for its accuracy.
PRESENTING AGENT MAY NOT NECESSARILY BE THE LISTER. © 2026 NWWMLS*

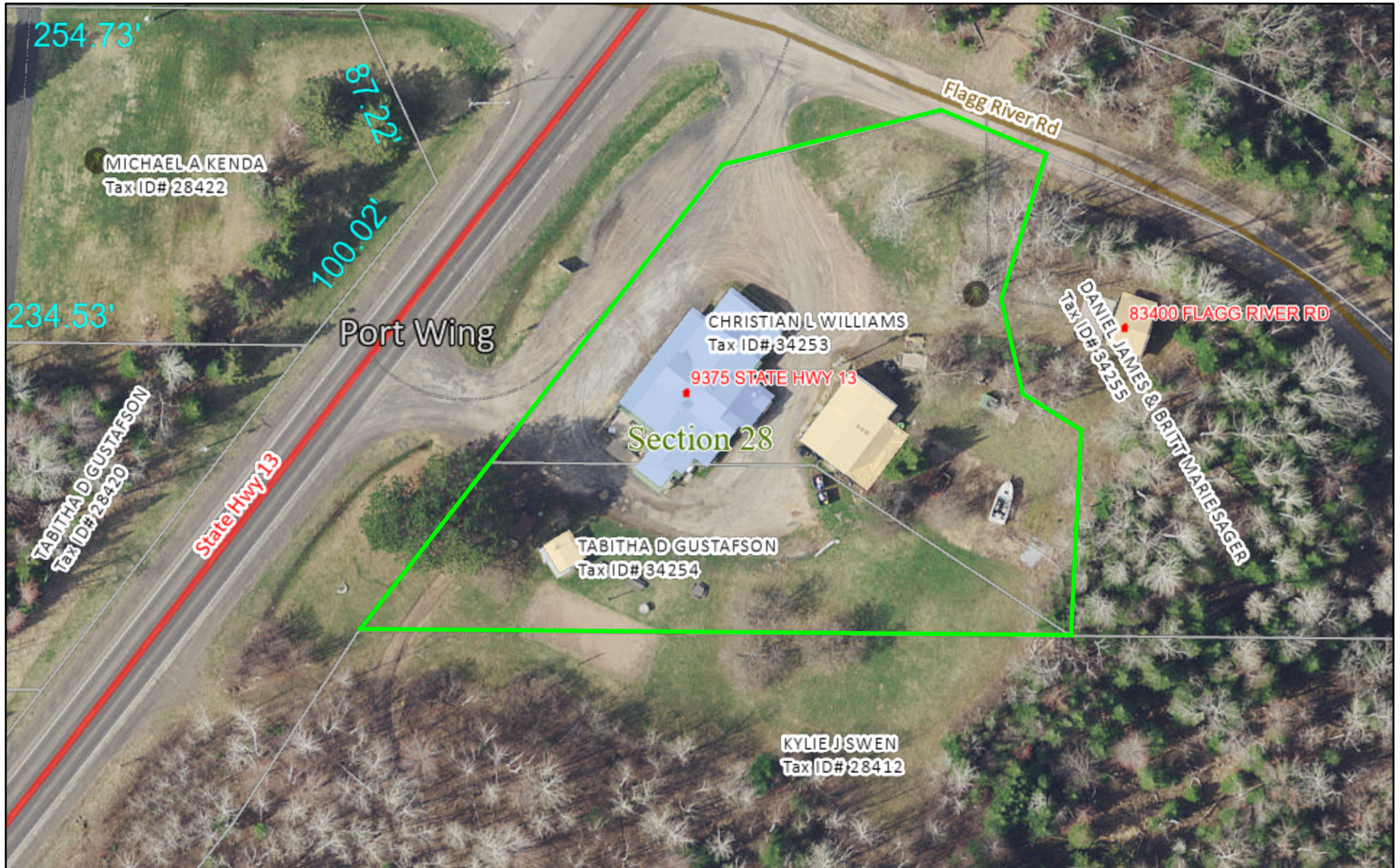
Jeremy Mavis | Woodland Developments & Realty | Cell: (715) 558-2866 | jeremy@jeremymavis.com

MAP

Aerial

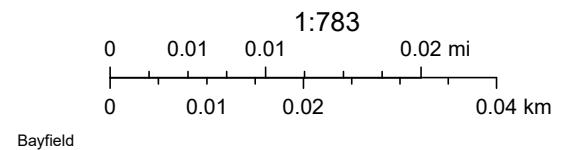


Bayfield County, WI



8/14/2024, 6:07:27 PM

- Meander Lines
- Approximate Parcel Boundary
- Section Lines
- Municipal Boundary
- All Roads
- State
- Town
- Survey Maps
- Recorded Map
- Building Footprint 2009-2015
- Changed
- Existing
- Driveways
- Buildings



CONDITION REPORT

Business Disclosure Report



BUSINESS DISCLOSURE REPORT

BUSINESS NAME: Port Bar & Restuarant

BUSINESS OWNER/SELLER: Christian L Williams, Tabitha D Gustafson

THIS DISCLOSURE REPORT CONCERNS THE REAL ESTATE INTEREST AND/OR THE BUSINESS ASSETS LOCATED AT 9375 State Hwy 13
IN THE Town (~~CITY~~)(~~VILLAGE~~) (TOWN) OF Port Wing, COUNTY OF Bayfield STATE OF WISCONSIN. THIS REPORT IS A DISCLOSURE OF THE CONDITION OF THAT REAL ESTATE INTEREST AND/OR BUSINESS ASSETS AS OF _____ (MONTH) _____ (DAY) _____ (YEAR).

When listing real estate Wis. Admin. Code § REEB 24.07(1)(b) requires licensees to inspect real estate improved by structures and vacant land and to make inquiries of the seller on the condition of the structure, mechanical systems and other relevant aspects of the real estate. The licensee shall request the seller provide a written response to the licensee's inquiry. This Business Disclosure Report helps the licensee fulfill this license law duty.

This 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, testing or warranties the parties may wish to obtain. This is an optional disclosure report, not required by Wis. Stat. Ch. 709, that gives the business owner selling real estate and/or business assets the opportunity to make disclosures and comment on the condition of the property.

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 or deficiency 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 real estate and business assets 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. "Property" refers to the business real estate and/or business assets, or any part thereof, as applicable (Property).

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. "Deficiency" means an imperfection that materially impairs the worth or utility of an asset other than real estate; makes such asset unusable or significantly harmful; or substantially prevents such asset from functioning or operating as designed or intended.

A3. In this form, "owner" means the person or persons, entity, or organization that owns the above-described Property.

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 an explanation of the reason why the response to the question is "yes" in the area provided following each group of questions.

A5. 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 or deficiencies following each question below are examples only and are not the only defects or deficiencies 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 or deficiencies in the electrical system including fire safety, security and lighting and wiring not in compliance with applicable code? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B3. Are you aware of defects or deficiencies 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 or deficiencies in the heating and air conditioning system on the Property (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, panels and system. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B5. Are you aware of defects in the Property 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"/> |
| B6. Are you aware of defects or deficiencies in any structure or structural component or system on the Property (including walls)?
Structural defects with respect to structures 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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B7. Are you aware of defects or deficiencies in mechanical equipment or systems on the Property included in the sale? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B8. Are you aware of rented items located on the Property such as a water softener or other water treatment systems or other rented items affixed to or closely associated with the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B9. Are you aware of basement, window, or plumbing leaks, overflow from sinks, bathtubs, or sewers, or other ongoing water or moisture intrusions or conditions on the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B10. 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"/> |
| B11. 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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B12. Explanation of "yes" responses _____ | | | |

C. BUSINESS AND COMMERCIAL CONCERNS

- | | YES | NO | N/A |
|---|--------------------------|-------------------------------------|--------------------------|
| C1. Are you aware of any violation of federal, state or local regulations, ordinances, laws or rules; any government agency or court orders requiring repair, alteration or correction of any existing condition; or any potential, threatened or pending claims against the business or its agents or materially affecting the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C2. Are you aware of a material violation of the Americans with Disabilities Act (ADA) or other state or local laws requiring minimum accessibility for persons with disabilities with regard to the Property?
NOTE: A building owner's or tenant's obligations under the ADA may vary dependent upon the financial or other capabilities of the building owner or tenant. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C3. Are you aware of any material defects or deficiencies in any of the equipment, appliances, business fixtures, fixtures, tools, furniture or other business personal property included in the transaction? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

- | | YES | NO | N/A |
|---|--------------------------|-------------------------------------|--------------------------|
| C4. Are you aware of any encumbrances on the business or the Property, all integral parts thereof, or the assets, except as stated in any schedule attached to this report? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C5. Are you aware of any litigation, condemnation action, government proceeding or investigation in progress, threatened or in prospect against or related to the business or the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C6. Are you aware of any right granted to underlying lien holder(s) to accelerate the debtor's obligation by reason of the transfer of ownership of the Property, or any permission to transfer being required and not obtained? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C7. Are you aware, with regard to the business or the Property, of any unpaid business taxes such as: income; sales; payroll; Social Security; unemployment; or any other employer/employee taxes due and payable or accrued; or any past due debts? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C8. Are you aware of any material failure of the financial statements, or schedules to the financial statements, to present the true and correct condition of the business as of the date of the statements and schedules or a material change in the financial condition or operations of the business since the date of the last financial statements and schedules provided by owner, except for changes in the ordinary course of business which are not in the aggregate materially adverse? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C9. Are you aware of any unresolved insurance claims, outstanding lease or contract agreements, back wages, due or claimed, product liability exposure, unpaid insurance premiums, unfair labor practice claims, or unpaid past due debts regarding the business or the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C10. Are you aware of any other defects affecting the real estate, deficiencies affecting the assets, or conditions or occurrences which would significantly reduce the value of the Property to a reasonable person with knowledge of the nature and scope of the condition or occurrence? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C11. Explanation of "yes" responses _____ | | | |

D. TAXES, SPECIAL ASSESSMENTS, PERMITS, ETC.

- | | YES | NO | N/A |
|--|--------------------------|-------------------------------------|--------------------------|
| D1. Have you received notice of property tax increases, other than normal annual increases, or are you aware of a completed or pending reassessment of the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| D2. 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"/> |
| D3. Are you aware of pending special assessments or pending condominium special assessments affecting the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| D4. Are you aware 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"/> |
| D5. Are you aware of any proposed, planned or commenced construction of a public project or public improvements that may result in special assessments or materially affect the business or Property or the use of the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| D6. Are you aware of any construction, remodeling, replacements, or repairs affecting the Property or the Property's structure or mechanical systems that were done or additions to this Property made during your period of ownership without the required permits and approvals? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| D7. 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"/> |
| D8. Explanation of "yes" responses _____ | | | |

E. LAND USE

- | | YES | NO | N/A |
|--|--------------------------|-------------------------------------|--------------------------|
| E1. Are you aware of any zoning or building code violations with respect to the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| E2. Are you aware of any zoning variance or conditional use permit regarding the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

	YES	NO	N/A
E3. Are you aware of the property or any portion of the Property being located in a 100-year floodplain, wetland, or shoreland zoning area under local, state, or federal regulations, or of flooding, standing water, or drainage or other water problems affecting the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E4. Are you aware of nonconforming uses of the Property or nonconforming structures on the Property? 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"/>
E5. Are you aware of conservation easements on the Property? 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"/>
E6. Are you aware of restrictive covenants, conditions, or deed restrictions on the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E7. Other than public rights of way, 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 checked="" type="checkbox"/>	<input type="checkbox"/>
E8. Are you aware of the Property being subject to a mitigation plan, required under the Department of Natural Resources administrative rules regarding county shoreland zoning ordinances, that requires the owner to establish or maintain certain measures?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E9. 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 https://www.revenue.wi.gov/Pages/FAQS/slf-useassmt.aspx or (608) 266-2486.			
a. Are you aware of all or part of the Property having been assessed as agricultural land under Wis. Stat. § 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. § 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. § 74.485 (4))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E10. Is all or part of the Property subject to or in violation of a farmland preservation agreement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E11. 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"/>
E12. Are you aware of a dam totally or partially located on the Property or ownership in a dam not located on the Property that 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"/>
E13. Are you aware of boundary or lot line disputes, encroachments, or encumbrances affecting the Property? 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. 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"/>
E14. Are you aware there is not legal access to the Property, or of any proposed road change, road work or change in road access which would materially affect the present use or access to the business or assets?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E15. Are you aware of federal, state, or local regulations requiring repairs, alterations, or corrections of an existing condition or orders to correct building code violations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E16. Are you aware of a pier attached to the Property that is not in compliance with state or local pier regulations? See http://dnr.wi.gov/topic/waterways for more information.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E16m. Are you aware of a written agreement affecting riparian rights related to the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E16n. Are you aware that the property abuts the bed of a navigable waterway that is owned by a hydroelectric operator?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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.

- | | YES | NO | N/A |
|---|--------------------------|-------------------------------------|--------------------------|
| E17. Are you aware of one or more burial sites or archeological artifacts on the Property? (For information regarding the presence, preservation, and potential disturbance of burial sites, contact the Wisconsin Historical Society at www.wihist.org/burial-information or 800-342-7834). | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| E18. Explanation of "yes" responses _____ | | | |
| _____ | | | |
| _____ | | | |

F. ENVIRONMENTAL

- | | YES | NO | N/A |
|--|--------------------------|-------------------------------------|--------------------------|
| F1. Are you aware of the presence of unsafe levels of mold on the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F2. Are you aware of a defect or deficiency 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 or business, lead in paint, lead in soil, pesticides, medical or infectious waste, or other potentially hazardous or toxic substances on the Property, or by previous storage or disposal of such substances on the Property or premises occupied by the business? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F3. Are you aware of the presence of asbestos or asbestos-containing materials such as vermiculite insulation on the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F4. Are you aware of the presence of or a defect or deficiency 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"/> |
| F5. 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"/> |
| F6. 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"/> |
| F7. 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"/> |
| F8. Are you aware of governmental investigation or private assessment/audit (of environmental matters) ever being conducted or material violations of environmental or other laws or agreements regulating the Property, the business or the use of the assets? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F9. Are you aware of conditions constituting a significant health or safety hazard for occupants, invitees or employees of the business? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F10. Explanation of "yes" responses _____ | | | |
| _____ | | | |
| _____ | | | |

G. WELLS, SEPTIC SYSTEMS, STORAGE TANKS

- | | YES | NO | N/A |
|---|--------------------------|-------------------------------------|-------------------------------------|
| G1. Are you aware of defects in a well on the Property or in a well that serves the Property, including unsafe well water?
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 checked="" type="checkbox"/> |
| G2. Are you aware of a joint well serving the Property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| G3. Are you aware of a defect related to a joint well serving the Property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| G4. Are you aware that a septic system or other private sanitary disposal system serves the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |

- | | YES | NO | N/A |
|--|-------------------------------------|-------------------------------------|-------------------------------------|
| G5. 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?
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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| G6. 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"/> |
| G7. Are you aware of defects in the underground or aboveground fuel storage tanks on or previously located on the Property?
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"/> |
| G8. 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| G9. Are you aware of defects in an "LP" tank on the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| G10. Explanation of "yes" responses <u>G8 LP tank on property</u>
<u>midland</u> | | | |

H. ADDITIONAL INFORMATION

- | | YES | NO | N/A |
|--|--------------------------|-------------------------------------|--------------------------|
| H1. Are you aware of a structure on the Property or occupied by the business 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"/> |
| H2. Are you aware of any agreements binding 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"/> |
| H3. Have you filed any insurance claims relating to damage to the Property or premises within the last five years? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| H4. Are you aware of material damage to the Property from fire, wind, floods, earthquake, expansive soils, erosion or landslides? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| H5. Are you aware of nearby airports, freeways, railroads or landfills, or significant odor, noise, water intrusion or other irritants emanating from neighboring property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| H6. Are you aware of any shared usages with respect to the Property such as shared fences, walls, driveways, or signage, or any defect relating to the shared use? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| H7. Are you aware of leased parking serving the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| H8. Are you aware of other defects affecting the Property?
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"/> |
| H9. 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.)
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"/> |
| H10. The owner has owned the Property for <u>19</u> years. | | | |
| H11. Explanation of "yes" responses _____ | | | |

Note: Any sales contract provision requiring inspection of a residential dumbwaiter or elevator must be performed by a state-licensed elevator inspector.

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

The owner certifies 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.

Entity Name (if any): _____

Name & Title of Authorized Representative Signing for Entity: _____

Authorized Signature for Entity: _____

Owner *Darlene Johnson*
Date *8/2/14*

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 _____
Date _____

Person _____
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.

Entity Name (if any): _____

Name & Title of Authorized Representative Signing for Entity: _____

Authorized Signature for Entity: _____

Date _____

Date _____

Date _____

Date _____

Copyright © 2021 by Wisconsin REALTORS® Association. Drafted by: Debra Peterson Conrad
No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.
This report form does not satisfy Wis. Stat. chapter 709 which generally applies to transfers of real estate containing 1-4 dwelling units or vacant land.

COUNTY TAX RECORDS

Property Tax Records



Real Estate Bayfield County Property Listing

Today's Date: 8/14/2024

Property Status: **Current**

Created On: 2/27/2007 12:59:44 PM

Description Updated: 1/27/2011

Tax ID: 34253
PIN: 04-042-2-50-08-28-3 01-000-17100
 Legacy PIN:
 Map ID:
 Municipality: (042) TOWN OF PORT WING
 STR: S28 T50N R08W
 Description: LOT 1 CSM #1472 IN V.9 P.10 (LOCATED IN NE SW) IN V.951 P.612 SUBJ TO EASE 491A
 Recorded Acres: 0.800
 Calculated Acres: 0.803
 Lottery Claims: 0
 First Dollar: Yes
 Zoning: (C) Commercial
 ESN: 127

Tax Districts Updated: 2/27/2007

1	STATE
04	COUNTY
042	TOWN OF PORT WING
044522	SCHL-SOUTHSHORE
001700	TECHNICAL COLLEGE

Recorded Documents Updated: 2/27/2007

- WARRANTY DEED**
 Date Recorded: 8/25/2006 2006R-508730 951-612
 Grantee: CHRISTIAN L WILLIAMS & TABITHA D GUSTAFSON
 Sale Price: 0 0 Acres
- CERTIFIED SURVEY MAP**
 Date Recorded: 7/27/2006 2006R-508139 9-10
 Grantee: WILLIAM G GUSTAFSON JR
 Sale Price: 0 0.8 Acres

Ownership Updated: 8/1/2023

CHRISTIAN L WILLIAMS PORT WING WI
TABITHA D GUSTAFSON PORT WING WI

Billing Address: **Mailing Address:**
WILLIAMS, CHRISTIAN L & GUSTAFSON, TABITHA D **WILLIAMS, CHRISTIAN L & GUSTAFSON, TABITHA D**
 PO BOX 2 PO BOX 2
 PORT WING WI 54865 PORT WING WI 54865

Site Address * indicates Private Road

9375 STATE HWY 13 PORT WING 54865

Property Assessment Updated: 9/7/2021

2024 Assessment Detail			
Code	Acres	Land	Imp.
G2-COMMERCIAL	0.800	6,400	164,200
2-Year Comparison			
	2023	2024	Change
Land:	6,400	6,400	0.0%
Improved:	164,200	164,200	0.0%
Total:	170,600	170,600	0.0%

Property History

Parent Properties	Tax ID
04-042-2-50-08-28-3 01-000-17000	28413
04-042-2-50-08-28-3 01-000-18000	28414

HISTORY [Expand All History](#) White=Current Parcels Pink=Retired Parcels

- Tax ID: 28414 Pin: 04-042-2-50-08-28-3 01-000-18000 Leg. Pin: 042106309000**
Acres: 1.57 Owner:
Site Address: 9375 STATE HWY 13
Last Values: 2006 Land: 12300 Improvements: 99600
Created: 3/15/2006 Retired: 2007
- Tax ID: 28413 Pin: 04-042-2-50-08-28-3 01-000-17000 Leg. Pin: 042106308000**
Acres: 1.88 Owner:
Last Values: 2006 Land: 7900 Improvements: 0
Created: 3/15/2006 Retired: 2007

34253 This Parcel ↑ Parents ↓ Children

Real Estate Bayfield County Tax Record

LISTING FOR TAX YEAR: 2023

Today's Date: 8/14/2024

Tax Records:	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
	2011	2010	2009	2008	2007							

Property Identification

Tax ID:	34253
PIN:	04-042-2-50-08-28-3 01-000-17100
Legacy PIN:	
Map ID:	

2023 Ownership

CHRISTIAN L WILLIAMS
TABITHA D GUSTAFSON

Billing Address

WILLIAMS, CHRISTIAN L &
GUSTAFSON, TABITHA D
PO BOX 2
PORT WING WI 54865

2023 Property Values

Total Land Value:	6,400
Total Improved Value:	164,200
Total Forestry Land Value:	0
Total Value:	170,600
Estimated Fair Market - Land:	8,400
Estimated Fair Market - Improved:	214,400
Estimated Fair Market - Forest Land:	0
Total Estimated Fair Market:	222,800

2023 Levy & Tax Information

Aggregate Ratio:	0.76593
Mill Rate:	0.016574412
School Credit:	361.14

Specials

DELINQUENT SEWER:	589.69
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2023 Tax Bill

Status: Delinquent

	Due	Paid	Balance
Gross Real Estate	2,827.59		
First Dollar Credit	- 72.88		
Lottery Credit	- 0.00		
Real Estate	2,754.71	0.00	2,754.71
Special Assessments	0.00	0.00	0.00
Special Charges	0.00	0.00	0.00
Delinquent Utilities	589.69	0.00	589.69
Private Forest	0.00	0.00	0.00
Managed Forest Open	0.00	0.00	0.00
Managed Forest Closed	0.00	0.00	0.00
Interest			234.11

Amount Due If Paid By 8/31/2024: 3,578.51

Installments

Installment #	Due	Payable To	Amount
Installment 1	1/31/2024	Municipality	1,967.05
Installment 2	7/31/2024	County	1,377.35
Total ->			3,344.40

Payments

Receipt #	Posted	Paid By	Amount
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Real Estate Bayfield County Property Listing

Today's Date: 8/14/2024

Property Status: **Current**

Created On: 2/27/2007 12:59:44 PM

Description Updated: 11/22/2022

Tax ID: 34254
PIN: 04-042-2-50-08-28-3 01-000-17200
 Legacy PIN:
 Map ID:
 Municipality: (042) TOWN OF PORT WING
 STR: S28 T50N R08W
 Description: LOT 2 CSM #1472 IN V.9 P.10 (LOCATED IN NE SW) IN DOC 2022R-596541 491A
 Recorded Acres: 0.440
 Calculated Acres: 0.441
 Lottery Claims: 0
 First Dollar: No
 Zoning: (C) Commercial
 ESN: 127

Tax Districts Updated: 2/27/2007

1	STATE
04	COUNTY
042	TOWN OF PORT WING
044522	SCHL-SOUTHSHORE
001700	TECHNICAL COLLEGE

Recorded Documents Updated: 2/27/2007

QUIT CLAIM DEED
 Date Recorded: 9/29/2022 2022R-596541
 Grantee: TABITHA GUSTAFSON & CHRISTIAN WILLIAMS
 Sale Price: 2200 0 Acres

CERTIFIED SURVEY MAP
 Date Recorded: 7/27/2006 2006R-508139 9-10
 Grantee: WILLIAM G GUSTAFSON JR
 Sale Price: 0 0.44 Acres

Ownership Updated: 8/1/2023

TABITHA D GUSTAFSON PORT WING WI
CHRISTIAN L WILLIAMS PORT WING WI

Billing Address:
GUSTAFSON, TABITHA & WILLIAMS, CHRISTIAN
 PO BOX 2
 PORT WING WI 54865

Mailing Address:
GUSTAFSON, TABITHA & WILLIAMS, CHRISTIAN
 PO BOX 2
 PORT WING WI 54865

Site Address * indicates Private Road

N/A

Property Assessment Updated: 9/7/2021

2024 Assessment Detail			
Code	Acres	Land	Imp.
G2-COMMERCIAL	0.440	3,500	0
2-Year Comparison			
	2023	2024	Change
Land:	3,500	3,500	0.0%
Improved:	0	0	0.0%
Total:	3,500	3,500	0.0%

Property History

Parent Properties	Tax ID
04-042-2-50-08-28-3 01-000-17000	28413
04-042-2-50-08-28-3 01-000-18000	28414

HISTORY [Expand All History](#) White=Current Parcels Pink=Retired Parcels

- Tax ID:** [28414](#) **Pin:** [04-042-2-50-08-28-3 01-000-18000](#) **Leg. Pin:** [042106309000](#)
[Acres: 1.57](#) **Owner:**
[Site Address:](#) [9375 STATE HWY 13](#)
[Last Values:](#) [2006 Land: 12300 Improvements: 99600](#)
[Created:](#) [3/15/2006](#) [Retired:](#) [2007](#)
- Tax ID:** [28413](#) **Pin:** [04-042-2-50-08-28-3 01-000-17000](#) **Leg. Pin:** [042106308000](#)
[Acres: 1.88](#) **Owner:**
[Last Values:](#) [2006 Land: 7900 Improvements: 0](#)
[Created:](#) [3/15/2006](#) [Retired:](#) [2007](#)

34254 This Parcel Parents Children

Real Estate Bayfield County Tax Record

LISTING FOR TAX YEAR: 2023

Today's Date: 8/14/2024

Tax Records:	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
	2011	2010	2009	2008	2007							

Property Identification

Tax ID:	34254
PIN:	04-042-2-50-08-28-3 01-000-17200
Legacy PIN:	
Map ID:	

2023 Ownership

TABITHA D GUSTAFSON
CHRISTIAN L WILLIAMS

Billing Address

GUSTAFSON, TABITHA &
WILLIAMS, CHRISTIAN
PO BOX 2
PORT WING WI 54865

2023 Property Values

Total Land Value:	3,500
Total Improved Value:	0
Total Forestry Land Value:	0
Total Value:	3,500
Estimated Fair Market - Land:	4,600
Estimated Fair Market - Improved:	0
Estimated Fair Market - Forest Land:	0
Total Estimated Fair Market:	4,600

2023 Levy & Tax Information

Aggregate Ratio:	0.76593
Mill Rate:	0.016574412
School Credit:	7.41

Specials

N/A

2023 Tax Bill

Status: Delinquent

	Due	Paid	Balance
Gross Real Estate	58.01		
First Dollar Credit	- 0.00		
Lottery Credit	- 0.00		
Real Estate	58.01	0.00	58.01
Special Assessments	0.00	0.00	0.00
Special Charges	0.00	0.00	0.00
Delinquent Utilities	0.00	0.00	0.00
Private Forest	0.00	0.00	0.00
Managed Forest Open	0.00	0.00	0.00
Managed Forest Closed	0.00	0.00	0.00
Interest			4.06
Amount Due If Paid By 8/31/2024:			62.07

Installments

Installment #	Due	Payable To	Amount
Installment 1	1/31/2024	Municipality	58.01
Installment 2	7/31/2024	County	0.00
Total ->			58.01

Payments

Receipt #	Posted	Paid By	Amount
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REAL ESTATE AGENCY DISCLOSURE

Disclosure to Customers



DISCLOSURE TO CUSTOMERS

1 Prior to negotiating on your behalf, the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of
4 another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:

- 8 ■ The duty to provide brokerage services to you fairly and honestly.
- 9 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 10 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it,
11 unless disclosure of the information is prohibited by law.
- 12 ■ The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 57-66).
- 14 ■ The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 24-40).
- 16 ■ The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 17 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector.

22 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-
23 language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

24 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the Firm
25 or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want
26 to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular
27 information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer
28 providing brokerage services to you.

- 29 The following information is required to be disclosed by law:
- 30 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 52-60).
 - 31 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report
32 on the property or real estate that is the subject of the transaction.

33 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list
34 that information below (see lines 36-40). At a later time, you may also provide the Firm or its Agents with other information
35 you consider to be confidential.

36 **CONFIDENTIAL INFORMATION:** _____
37 _____

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): _____
39 _____
40 _____ *(Insert information you authorize to be disclosed, such as financial qualification information.)*

41 **THIS IS A DISCLOSURE AND DOES NOT CREATE A CONTRACT. THIS DISCLOSURE IS TO BE PROVIDED BY**
42 **AN AGENT ASSOCIATED WITH A LISTING FIRM OR WITH A SUBAGENT FIRM PROVIDING BROKERAGE**
43 **SERVICES TO A BUYER OR TENANT.**

44 **FAIR HOUSING/ NON-DISCRIMINATION**
45 The Firm and its agents agree that they will not discriminate based on race, color, sex, sexual orientation as defined in
46 Wisconsin Statutes § 111.32(13m), disability, religion, national origin, marital status, lawful source of income, age,
47 ancestry, family status, status as a victim of domestic abuse, sexual assault, or stalking, or in any other unlawful manner.

48 **NOTICE ABOUT SEX OFFENDER REGISTRY**
49 You may obtain information about the sex offender registry and persons registered with the registry by contacting the
50 Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at 608-240-5830.

DEFINITIONS

51 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
52 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party,
53 that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects
54 or would affect the party's decision about the terms of such a contract or agreement.

55 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
56 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
57 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
58 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract
59 or agreement made concerning the transaction.
60

COMPENSATION

61 **The Firm does not charge compensation to show homes to a customer under this disclosure.**

62 **Real estate commissions and compensation are not set by law and are fully negotiable. A firm may not represent**
63 **that the firm's services are free or available at no cost to their clients, unless they receive no financial**
64 **compensation from any source for those services.**

65 **The Firm may receive compensation from the listing firm as an agent working with a buyer as customer in the**
66 **purchase of a property.**
67

ACKNOWLEDGMENT

68 **Wisconsin law requires the Firm to request the customer's signed acknowledgment that the customer has**
69 **received a copy of this written disclosure statement if the Firm will provide brokerage services related to real**
70 **estate primarily intended for use as a residential property containing one to 4 dwelling units.**
71

72 **SIGNING THIS FORM TO ACKNOWLEDGE RECEIPT DOES NOT CREATE ANY CONTRACTUAL OBLIGATIONS**
73 **FOR EITHER THE CUSTOMER OR THE FIRM.**

74 **By signing and dating below I /we acknowledge receipt of a copy of this disclosure.**

75 (x) _____
76 Customer Signature ▲ Print Name ▲ Date ▲

77 (x) _____
78 Customer Signature ▲ Print Name ▲ Date ▲

79 (x)  _____ Woodland Developments & Realty _____
80 Agent for Firm ▲ Print Name ▶ Jeremy Mavis Firm Name ▲ Date ▲

LISTING AGENT:

JEREMY MAVIS

Sales Associate

Woodland Dev. & Realty

(715) 558-2866

JDMAVIS@GMAIL.COM

