



WEISS REALTY

319 West Madison Street • Durand, WI 54736

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www.WeissChoice.com

HISTORY OF PROPERTY

The following information supplements the attached Seller's Property Condition Report.

For the property located at W10367 MURPHY Rd. B.R.F. WI 54605

Age of Home?	<u>14</u>	_____
Age of Roof?	<u>14</u>	_____
Age of Furnace?	<u>14</u>	<u>GROUND WATER HEAT PUMP</u>
Age of Central Air?	<u>14</u>	<u>& T3U.</u>
Age of Water Heater?	<u>14</u>	_____
Age of Well?	<u>14</u>	_____
Age of Septic System?	<u>14</u>	_____
Septic Pumped How Often?	<u>3 YRS</u>	_____
Is Water Softener Rented?	Yes <input checked="" type="radio"/> No	_____
Any roof repairs by you/previous owner?	Yes <input checked="" type="radio"/> No	_____
Has the electrical system been upgraded?	Yes <input checked="" type="radio"/> No	_____
Has the plumbing system been upgraded?	Yes <input checked="" type="radio"/> No	_____
Any leaking, cracked or broken windows?	Yes <input checked="" type="radio"/> No	_____
Do all windows open?	<input checked="" type="radio"/> Yes No	_____
Have you ever paid flood insurance on property?	Yes <input checked="" type="radio"/> No	_____
Has property ever been damaged by fire?	Yes <input checked="" type="radio"/> No	_____
Is anything on the property not connected to septic that should be?	Yes <input checked="" type="radio"/> No	_____
Has sewer line ever been cleaned out or broken?	Yes <input checked="" type="radio"/> No	_____
Have you ever had bats or treated for bats?	Yes <input checked="" type="radio"/> No	_____
Has insulation been added?	Yes <input checked="" type="radio"/> No	_____
Are there keys for all doors?	<input checked="" type="radio"/> Yes No	_____
Are there heat vents in every room?	<input checked="" type="radio"/> Yes No	_____
Any water in basement?		

Dampness Backup thru floor drain ONE TIME From window well
 Improper landscaping Other - Please specify: N/A NO

Any problems with built-in appliances?

___ Stove ___ Range Hood ___ Disposal ___ Microwave ___ Dishwasher
___ Other - Please specify: NO

Do you know who the builder was? ___ No X Yes Name: CONNALLEY CONSTRUCTION

Current Homeowner's Insurance Co. ERIE INS

Utility Companies: Gas SPARTA Electric JACKSON ELECTRIC

Phone CENTURY LINK Cable DISH

Water/Sewer N/A Oil N/A

Average Monthly Utility Costs:

Gas \$ 30 Natural: \$ ___ Propane: \$ ___ Oil: \$ ___

Electric: \$ 200 Cable: \$ 100 Water/Sewer: \$ ___

If you are not using cable, is it available to this house? X Yes: DISH No

Do you have access to high-speed internet connection? X Yes ___ No

How is refuse or trash handled? DUMP

Refuse/trash per year \$ 40 Provider & pickup day? N/A

Are you required to recycle? X Yes ___ No

If yes, how is the recycling handled? NO CHARGE

If done during your ownership, or if otherwise known, what was used as a reference for property lines when fence, shed or garage was erected?

___ Location Report X Survey ___ Other-Please specify: ___

Please note any other information that a new homeowner would find useful to know about this property or the neighborhood:

GREAT DEER & TURKEY HUNTING!

The information contained in this report is true and correct to the best of my knowledge.

Signed: [Signature] Date: 6/1/17 Signed: ___ Date: ___
Seller Date Seller Date

With my signature I acknowledge receipt of a copy of this report.

Signed: [Signature] Date: ___ Signed: ___ Date: ___
Seller Date Seller Date

Write-up on History of House at W10367 Murphy Road

- A. House was a stick-built house, finished in **2002** and built by **Connely Constructon** of Holmen, Wi.
- B. House is heavily insulated & **top-end executive level** through-out.
- C. House include **3-season porch with Hot tub**.
- D. Also includes extra-large **Trex deck area & pool**.
- E. **House has 18' vaulted, cedar ceilings**.
- F. Master bath has both **shower enclosure** with extra sprays & **heart shaped tub with jets**.
- G. **Heated garage** with both inside & outside **dog kennels & runs**.

Improvements:

- A. **Trex deck topping \$21K**
- B. **2015 Quartz countertops \$10K**

Out-buildings:

- A. **32x40 Machine shed/2nd garage with concrete floors lighting & power.**
- B. **Horse barn with ½ concrete floors & other half set for two stalls. Barn is lighted & has power.**
- C. **White fence pasture area.**
- D. **Area for garden and/or orchard.**

History of Hunting Land at W10367 Murphy Road

- A. **Purchased in 1992** this property includes **241.75 acres** of wooded oak ridges, poplar & pine stands.
- B. Also includes approx. 10 acres of tillable & extensive trails system.
- C. **1993-2016** developed trails system, 9 food plots, installed ladder stands & built box blinds.
- D. **2004** started QDM practices w/14-16' and 8 pt. minimums on bucks and began Fall & after-season trail cam population surveys.
- E. **2005** Went into closed MFL and instituted practice of only allowing 2 hunters to hunt this property
- F. **2006** Did select cuts and strategic sanctuary clear cuts to improve quality of food & cover.
- G. **2007** Built 4 wildlife ponds to assure water was always available and started mineral licks.
- H. **2008** Began leaving 5-6 acres of standing corn over the winter to help deer & turkeys go into Spring in good shape.
- I. **2009** Increase buck harvest minimums to **16-18' spreads and 8 points or better with tall tines.**
- J. **2010** Buck to Doe ratio reached 1/1 and we began to shoot 1 doe for every buck harvested.
- K. **2011** Reduced hunters on the property to just (1) me.

Current Situation (last 5 years)

1. **Have taken a 140-1262 class buck each year.**
2. **Buck/doe ratio is 1/1 with approx. 12-15 bucks on property by 5 successive after season trail cam surveys.**
3. **Approx. 80-100 turkeys here during the winter.**