

Agent Notes for 34785 Fire Tower Road, Bayfield, WI

Items Included: Kitchen range, refrigerator, washer, dryer, 3 wall air-conditioners, window coverings.
Items Not Included: Mailbox, entry sign, garden hose reel, home theater system, garden fence (removed in fall, installed in spring). (Some of these are fixtures that will be removed if buyer does not purchase them through a separate negotiation.)

The owner will consider selling some of the furnishings and items noted above as "Not Included" after the purchase agreement has been signed for the real property.

At closing, the LP fuel in the tank shall be prorated and firewood (both split and unsplit wood) shall be available for purchase.

Forest: 16 acres were entered into a Wisconsin Managed Forest Land (MFL) program in 2008, with a plan created by a WI certified forest plan writer with direction from the property owner. The plan will be transferred to the new owner at closing. The buyer may change the status from Open to Closed. The enrolled parcel may be withdrawn from MFL by the buyer. A copy of the forest management plan is available upon request. The WI DNR web site is an excellent resource for more information about this program. The result of MFL participation is a healthy, producing forest managed according to the owner's goals. In addition to the recreational opportunities, the owner enjoys reduced property taxes.

Gardens: Peat was brought in initially to the garden site. Raised beds were built and the soil was tested, and amended naturally using organic compost material. Fragrant thyme covers much of the "lawn" area between the beds. The garden area is fenced and there is a wonderful potting shed with a concrete floor and south-facing greenhouse section.

Well: 670 feet deep with a submersible pump, 6" casing. Wonderful water! The well shall be shared with the adjoining parcel to the north by means of a shared well easement agreement yet to be recorded.

Septic System: Conventional, with two 1,000 tanks located west of the home. A small portion of the driveway is shared with an adjoining property to the east, and another to the north, both with recorded easements. A scenic view easement shall be recorded on the adjoining parcel to the north, for the benefit of the home 20-acre parcel. Adjoining 10- or 20-acre parcels could be available for purchase.

2010 Assessed Value:

Land	4 acres (Residential)	\$ 18,000
	16 acres (Forestry MFL)	\$ 58,200
Improvements		<u>\$251,200</u>
Total 2010 Assessed Value		\$327,200
2010 Tax		\$4,206.27

Heating Cost: Owner primarily uses wood, totaling approximately 10 cords per year.
A small amount of propane is used for heating the exercise room and garage, and for cooking purposes.

Electricity Cost: Average \$109/month. (For lighting, business computers and electric water heater.)
Age of home: Construction started in 1988 with additions and upgrades through 1998. Top-of-the-line asphalt roof installed in 2011. Metal roof covers the upstairs porch.