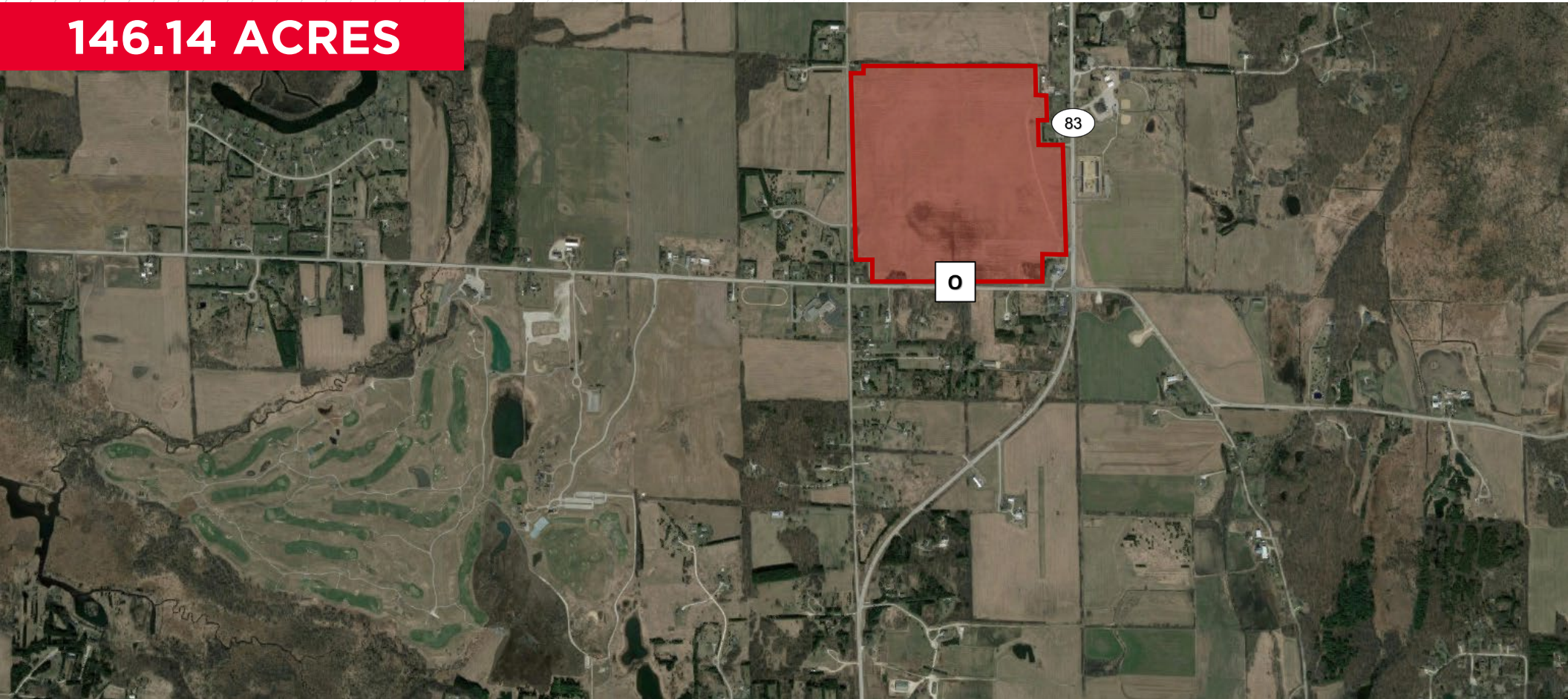


FOR SALE



146.14 ACRES



DEVELOPMENT OPPORTUNITY

Hwy 83 & 167, ERIN, WI

DAVE FERRON
REAL ESTATE BROKER
414.203.3015
dferron@boerke.com

JACK PRICE
PRINCIPAL
414.350.5207
jprice@boerke.com

MILWAUKEE OFFICE
731 N Jackson Street
Suite 700
Milwaukee, WI 53202

MADISON OFFICE
4602 S Biltmore Lane
Suite 112
Madison, WI 53718

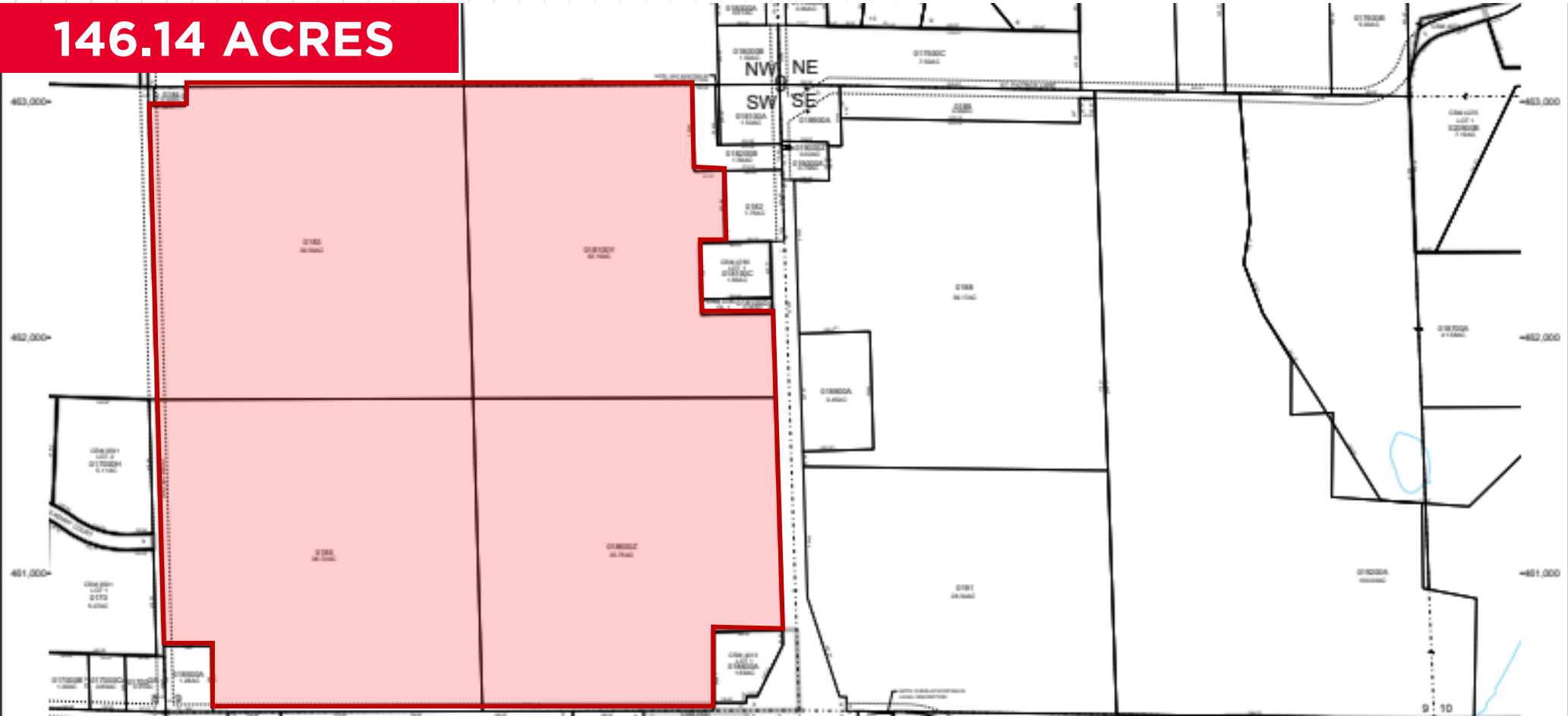
Boerke.com

The Boerke Company, Inc. / Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

FOR SALE

146.14 ACRES



DEVELOPMENT OPPORTUNITY

Hwy 83 & 167, ERIN, WI

DAVE FERRON
REAL ESTATE BROKER
414.203.3015
dferron@boerke.com

JACK PRICE
PRINCIPAL
414.350.5207
jprice@boerke.com

MILWAUKEE OFFICE
731 N Jackson Street
Suite 700
Milwaukee, WI 53202

MADISON OFFICE
4602 S Biltmore Lane
Suite 112
Madison, WI 53718

Boerke.com

The Boerke Company, Inc. / Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

146.14 ACRES
ERIN, WI

LAND OVERVIEW

LOCATION:	Town of Erin
COUNTY:	Washington County
TOTAL LAND AREA:	146.14 Acres (Combination of 4 Total Parcels)
TAX KEY NUMBERS:	T3-0185 - 38.72 Acres T3-0186-00Z - 35.76 Acres T3-0183 - 39.50 Acres T3-0181-00Y - 32.16 Acres
ZONING:	A (Agricultural District) B (Business/Commercial District)
COMBINED ASSESSMENT	
LAND	\$40,400.00
IMPROVEMENTS	<u>\$0.00</u>
TOTAL (2021)	\$40,400.00
TAXES (2021)	\$438.04

ASKING PRICE: \$28,000 per Acre



FEATURES

- Excellent development opportunity in historic Town of Erin, WI
- 4 available parcels totaling ~146 acres
- Beautiful natural area with incredible attractions
- Views of Holy Hill from the property
- Some of the finest golf in the world - 2 minutes away
- Kettle Moraine State Forest 2 units very nearby
- Minutes from I-41

DAVE FERRON
REAL ESTATE BROKER
414.203.3015
dferron@boerke.com

JACK PRICE
PRINCIPAL
414.350.5207
jprice@boerke.com

MILWAUKEE OFFICE
731 N Jackson Street
Suite 700
Milwaukee, WI 53202

MADISON OFFICE
4602 S Biltmore Lane
Suite 112
Madison, WI 53718

Boerke.com

The Boerke Company, Inc. / Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

146.14 ACRES
ERIN, WI

AREA MAP



KEY DISTANCES

HARTFORD	7 minutes 4.3 miles
HARTLAND	19 minutes 12.9 miles
SLINGER	16 minutes 9.5 miles
RICHFIELD	15 minutes 10.3 miles
GERMANTOWN	21 minutes 14.6 miles
MENOMONEE FALLS	24 minutes 16.7 miles
SUSSEX	24 minutes 16.2 miles
OCONOMOWOC	22 minutes 17.1 miles
MILWAUKEE	40 minutes 35 miles

DAVE FERRON
REAL ESTATE BROKER
414.203.3015
dferron@boerke.com

JACK PRICE
PRINCIPAL
414.350.5207
jprice@boerke.com

MILWAUKEE OFFICE
731 N Jackson Street
Suite 700
Milwaukee, WI 53202

MADISON OFFICE
4602 S Biltmore Lane
Suite 112
Madison, WI 53718

Boerke.com

The Boerke Company, Inc. / Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

146.14 ACRES
ERIN, WI

AREA ATTRactions

The natural topography of the Kettle Moraine makes it an ideal playground for activities for golf, hiking, biking, boating and fishing. Just a few of the many recreational activities to explore in the area. Visit travelwisconsin.com for a list of cities and attractions within proximity to Erin, WI. A few highlights include:

- Kettle Moraine State Forest – Pike Lake Unit and Loew Lake Unit
 - <https://dnr.wisconsin.gov/topic/parks/pikelake> and <https://dnr.wisconsin.gov/topic/parks/loewlake>
 - Offering tens of thousands of acres of glacial hills, kettles, and woods. This is a time preserved glimpse into the natural forces that shaped the terrain is just minutes away
- Holy Hill
 - www.holyhill.com
 - The spires of Holy Hill are visible from almost any point in Erin area, including this development opportunity. A national shrine that draws more than 500,000 annual visitors. 10 minutes from 83 and 167
- Erin Hills Golf Course
 - <https://www.erinhills.com>
 - Site of the 2022 U.S. Mid-Amateur Championship
 - Site of the 2017 U.S. Open Championship
 - Ranked 9th public golf course by Golf Digest
- Oconomowoc, WI
 - www.oconomowoc-wi.gov
 - Nestled in the heart of lake country, Oconomowoc has natural beauty that shines year-round. The thorough enjoyment of browsing the downtown shops is perfectly complimented by the quality and variety of eating experiences available. A stroll along the tree-lines streets of Oconomowoc seems like a trip back to the turn of the century. ~25 minutes from Erin
- Delafield, WI
 - www.visitdelafield.org
 - The Williamsburg-styed downtown area looks like it's from a bygone era, but its one-of-a-kind boutiques and restaurant will have you enjoying a relaxed pace in a thoroughly modern way. ~25 minutes from Erin

DAVE FERRON
REAL ESTATE BROKER
414.203.3015
dferron@boerke.com

JACK PRICE
PRINCIPAL
414.350.5207
jprice@boerke.com

MILWAUKEE OFFICE
731 N Jackson Street
Suite 700
Milwaukee, WI 53202

MADISON OFFICE
4602 S Biltmore Lane
Suite 112
Madison, WI 53718

Boerke.com

The Boerke Company, Inc. / Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

146.14 ACRES
ERIN, WI

AREA ATTRACTIONS



*Holy Hill - Basilica & National Shrine of Mary Help of Christians



*View of Holy Hill from subject parcel



*Erin Hills Golf Course



DAVE FERRON
REAL ESTATE BROKER
414.203.3015
dferron@boerke.com

JACK PRICE
PRINCIPAL
414.350.5207
jprice@boerke.com

MILWAUKEE OFFICE
731 N Jackson Street
Suite 700
Milwaukee, WI 53202

MADISON OFFICE
4602 S Biltmore Lane
Suite 112
Madison, WI 53718

Boerke.com

The Boerke Company, Inc. / Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

146.14 ACRES
ERIN, WI

AREA ATTRactions



DAVE FERRON
REAL ESTATE BROKER
414.203.3015
dferron@boerke.com

JACK PRICE
PRINCIPAL
414.350.5207
jprice@boerke.com

MILWAUKEE OFFICE
731 N Jackson Street
Suite 700
Milwaukee, WI 53202

MADISON OFFICE
4602 S Biltmore Lane
Suite 112
Madison, WI 53718

Boerke.com

The Boerke Company, Inc. / Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

146.14 ACRES
ERIN, WI

LAND PHOTOS



DAVE FERRON
REAL ESTATE BROKER
414.203.3015
dferron@boerke.com

JACK PRICE
PRINCIPAL
414.350.5207
jprice@boerke.com

MILWAUKEE OFFICE
731 N Jackson Street
Suite 700
Milwaukee, WI 53202

MADISON OFFICE
4602 S Biltmore Lane
Suite 112
Madison, WI 53718

Boerke.com

The Boerke Company, Inc. / Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance







Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

146.14 ACRES
ERIN, WI

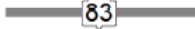
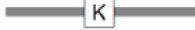

ZONING OVERVIEW

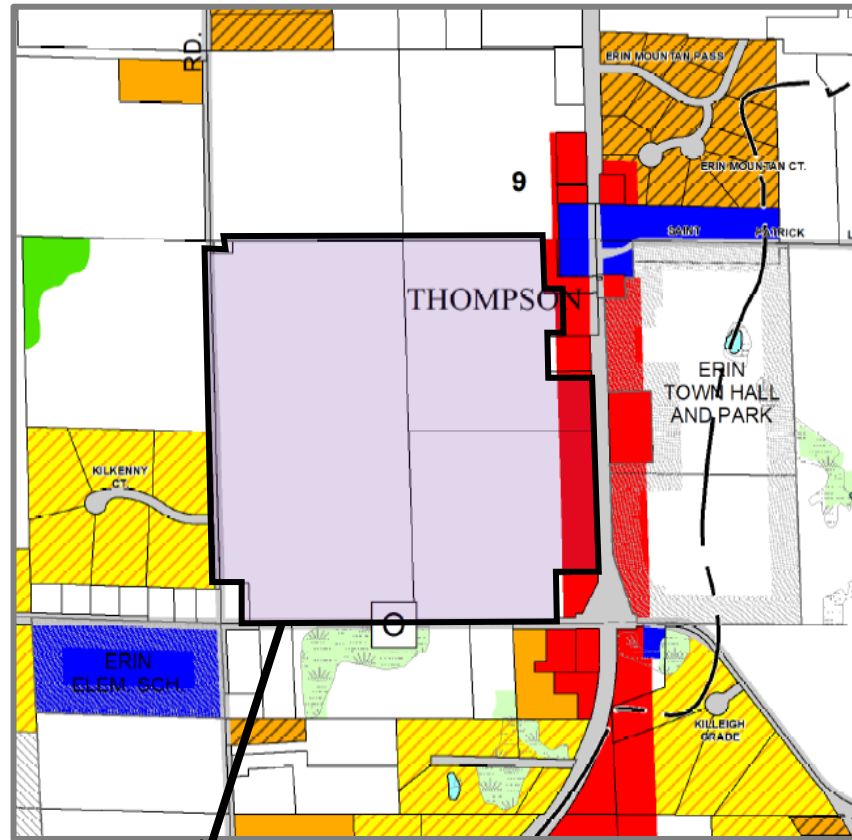
BASE MAP LEGEND

MUNICIPAL AND RELATED BOUNDARIES















-  INCORPORATED VILLAGE BOUNDARY
-  PROPERTY BOUNDARY
-  U.S. PUBLIC LAND SURVEY SECTION LINE
-  U.S. PUBLIC LAND SURVEY TOWNSHIP OR RANGE LINE
-  PUBLIC LAND HOLDING
-  PRIVATE LAND HOLDING

TRANSPORTATION FEATURES

-  STATE TRUNK HIGHWAY
-  COUNTY TRUNK HIGHWAY
-  LOCAL ROAD



SUBJECT PARCELS

- | | | | |
|---|--|--|---|
|  A | AGRICULTURAL DISTRICT |  B | BUSINESS / COMMERCIAL DISTRICT |
|  R-DL | RESIDENTIAL DISTRICT - DRUID LAKE |  I | INDUSTRIAL DISTRICT |
|  R-1 | RESIDENTIAL DISTRICT (MINIMUM 1.5 ACRE DENSITY) |  M | INSTITUTIONAL DISTRICT |
|  R-3 | RESIDENTIAL DISTRICT (MINIMUM 3 ACRE DENSITY) |  UC | UPLAND CONSERVANCY DISTRICT |
|  R-5 | RESIDENTIAL DISTRICT (MINIMUM 5 ACRE DENSITY) |  LC | LOWLAND CONSERVANCY DISTRICT |
|  R-10 | RESIDENTIAL DISTRICT (MINIMUM 10 ACRE DENSITY) |  P-R | PARK - RECREATIONAL DISTRICT |
|  R-20 | RESIDENTIAL DISTRICT (MINIMUM 20 ACRE DENSITY) |  AN | AGRICULTURAL - NO DEVELOPMENT DISTRICT |

DAVE FERRON
REAL ESTATE BROKER
414.203.3015
dferron@boerke.com

JACK PRICE
PRINCIPAL
414.350.5207
jprice@boerke.com

MILWAUKEE OFFICE
731 N Jackson Street
Suite 700
Milwaukee, WI 53202

MADISON OFFICE
4602 S Biltmore Lane
Suite 112
Madison, WI 53718

Boerke.com

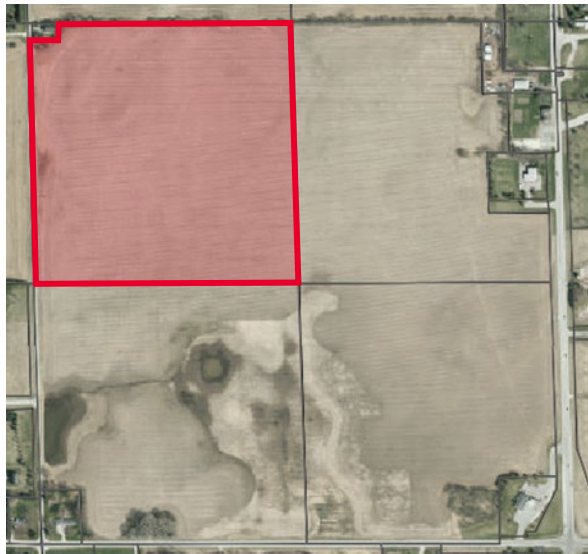
The Boerke Company, Inc. / Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

146.14 ACRES
ERIN, WI

PARCEL OVERVIEW

TAX KEY:	T3-0183 (NW)
LAND AREA:	39.50 Acres
ASSESSMENT (2021)	
IMPROVMENTS	\$0
LAND	<u>\$10,700</u>
TOTAL	\$10,700
TAXES (2021)	\$116.01



DAVE FERRON
REAL ESTATE BROKER
414.203.3015
dferron@boerke.com

JACK PRICE
PRINCIPAL
414.350.5207
jprice@boerke.com

MILWAUKEE OFFICE
731 N Jackson Street
Suite 700
Milwaukee, WI 53202

MADISON OFFICE
4602 S Biltmore Lane
Suite 112
Madison, WI 53718

Boerke.com

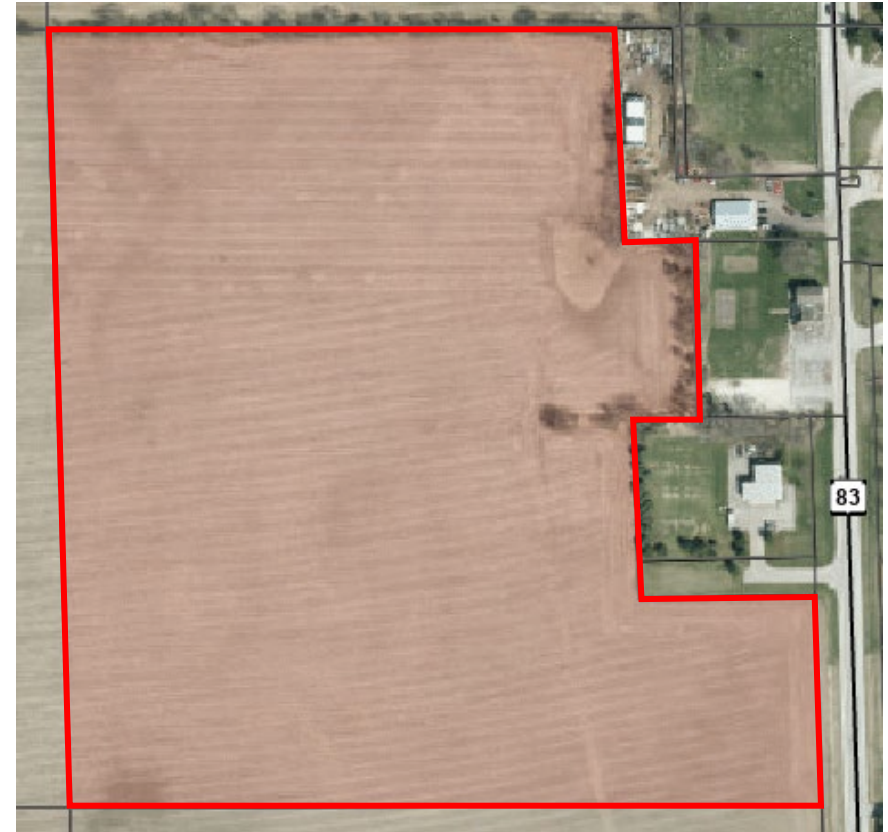
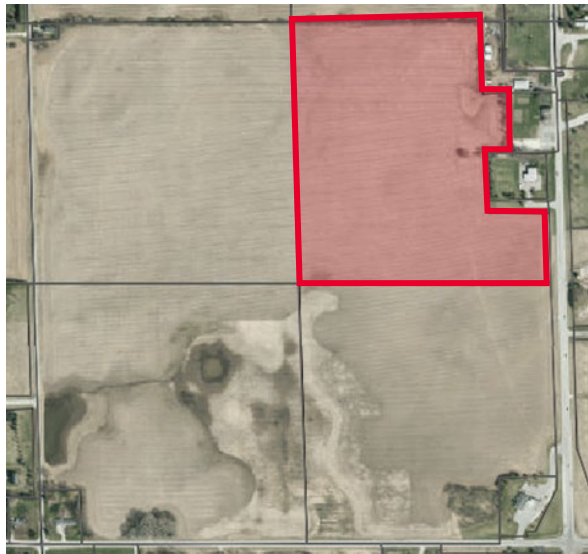
The Boerke Company, Inc. / Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

146.14 ACRES
ERIN, WI

PARCEL OVERVIEW

TAX KEY:	T3-0181-00Y (NE)
LAND AREA:	32.17 Acres
ASSESSMENT (2021)	
IMPROVMENTS	\$0
LAND	<u>\$9,100</u>
TOTAL	\$9,100
TAXES (2021)	\$98.68



DAVE FERRON
REAL ESTATE BROKER
414.203.3015
dferron@boerke.com

JACK PRICE
PRINCIPAL
414.350.5207
jprice@boerke.com

MILWAUKEE OFFICE
731 N Jackson Street
Suite 700
Milwaukee, WI 53202

MADISON OFFICE
4602 S Biltmore Lane
Suite 112
Madison, WI 53718

Boerke.com

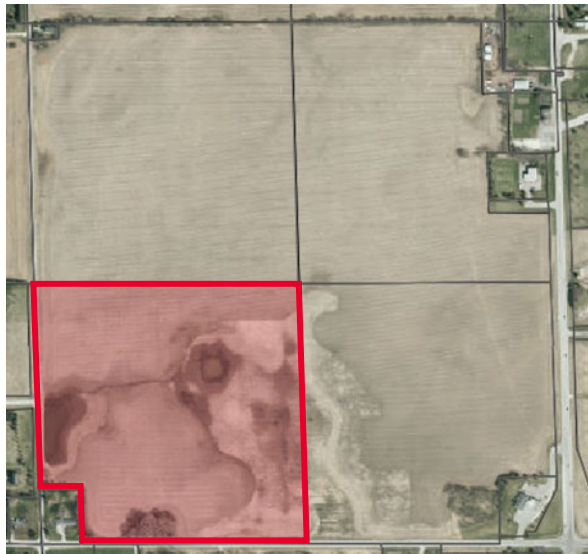
The Boerke Company, Inc. / Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

146.14 ACRES
ERIN, WI

PARCEL OVERVIEW

TAX KEY:	T3-0185 (SW)
LAND AREA:	38.72 Acres
ASSESSMENT (2021)	
IMPROVMENTS	\$0
LAND	<u>\$10,700</u>
TOTAL	\$10,700
TAXES (2021)	\$116.01



DAVE FERRON
REAL ESTATE BROKER
414.203.3015
dferron@boerke.com

JACK PRICE
PRINCIPAL
414.350.5207
jprice@boerke.com

MILWAUKEE OFFICE
731 N Jackson Street
Suite 700
Milwaukee, WI 53202

MADISON OFFICE
4602 S Biltmore Lane
Suite 112
Madison, WI 53718

Boerke.com

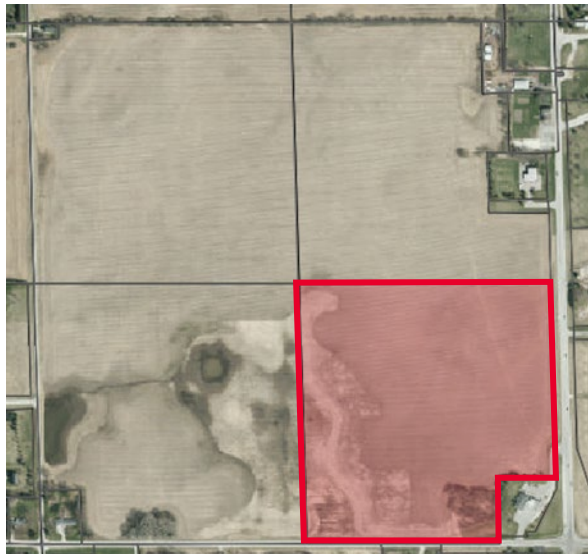
The Boerke Company, Inc. / Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

146.14 ACRES
ERIN, WI

PARCEL OVERVIEW

TAX KEY:	T3-0186-00Z (SE)
LAND AREA:	35.75 Acres
ASSESSMENT (2021)	
IMPROVEMENTS	\$0
LAND	<u>\$9,900</u>
TOTAL	\$9,900
TAXES (2021)	\$107.34



DAVE FERRON
REAL ESTATE BROKER
414.203.3015
dferron@boerke.com

JACK PRICE
PRINCIPAL
414.350.5207
jprice@boerke.com

MILWAUKEE OFFICE
731 N Jackson Street
Suite 700
Milwaukee, WI 53202

MADISON OFFICE
4602 S Biltmore Lane
Suite 112
Madison, WI 53718

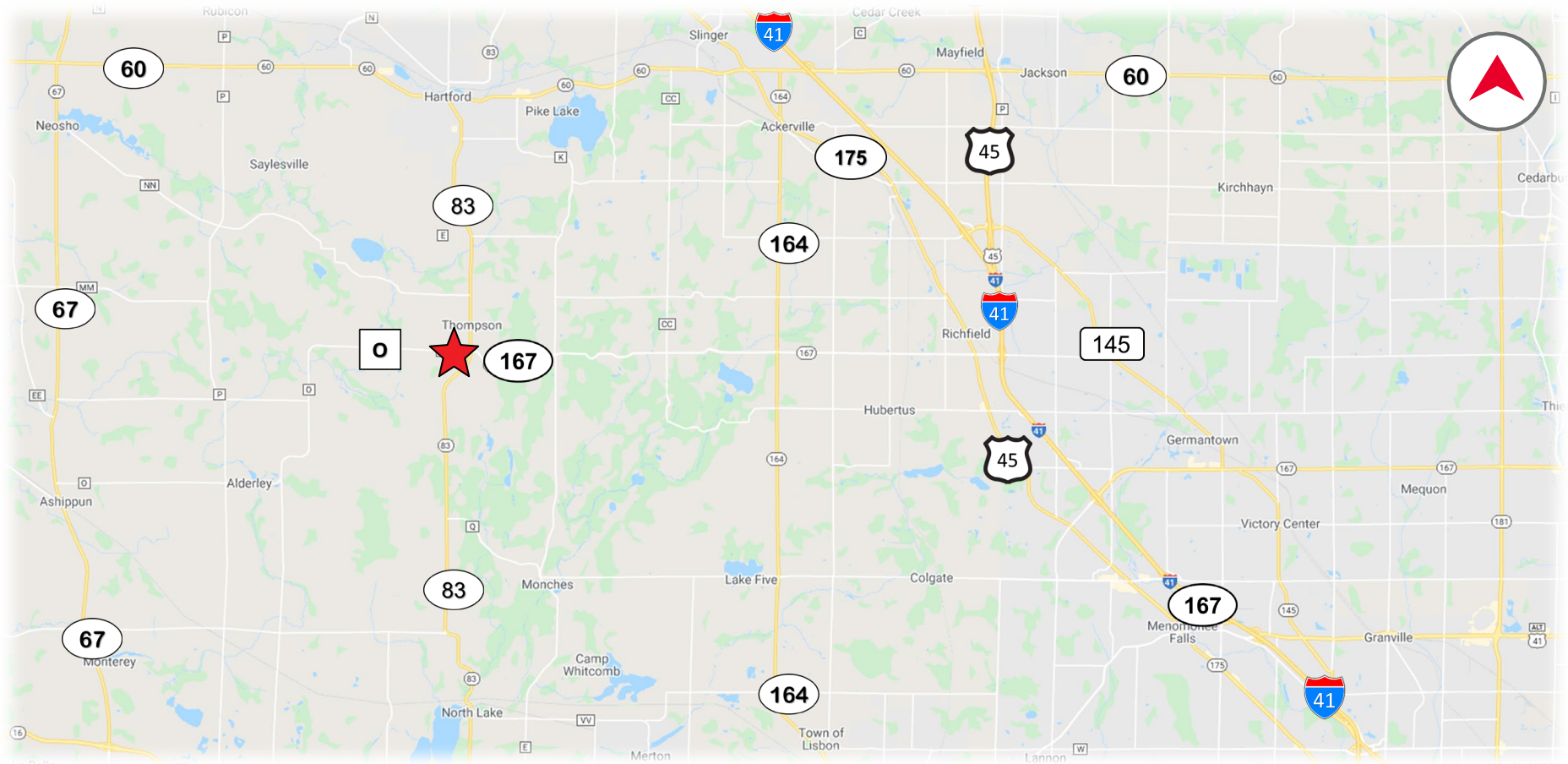
Boerke.com

The Boerke Company, Inc. / Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

146.14 ACRES
ERIN, WI

AREA MAP



DAVE FERRON
REAL ESTATE BROKER
414.203.3015
dferron@boerke.com

JACK PRICE
PRINCIPAL
414.350.5207
jprice@boerke.com

MILWAUKEE OFFICE
731 N Jackson Street
Suite 700
Milwaukee, WI 53202

MADISON OFFICE
4602 S Biltmore Lane
Suite 112
Madison, WI 53718

Boerke.com

The Boerke Company, Inc. / Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

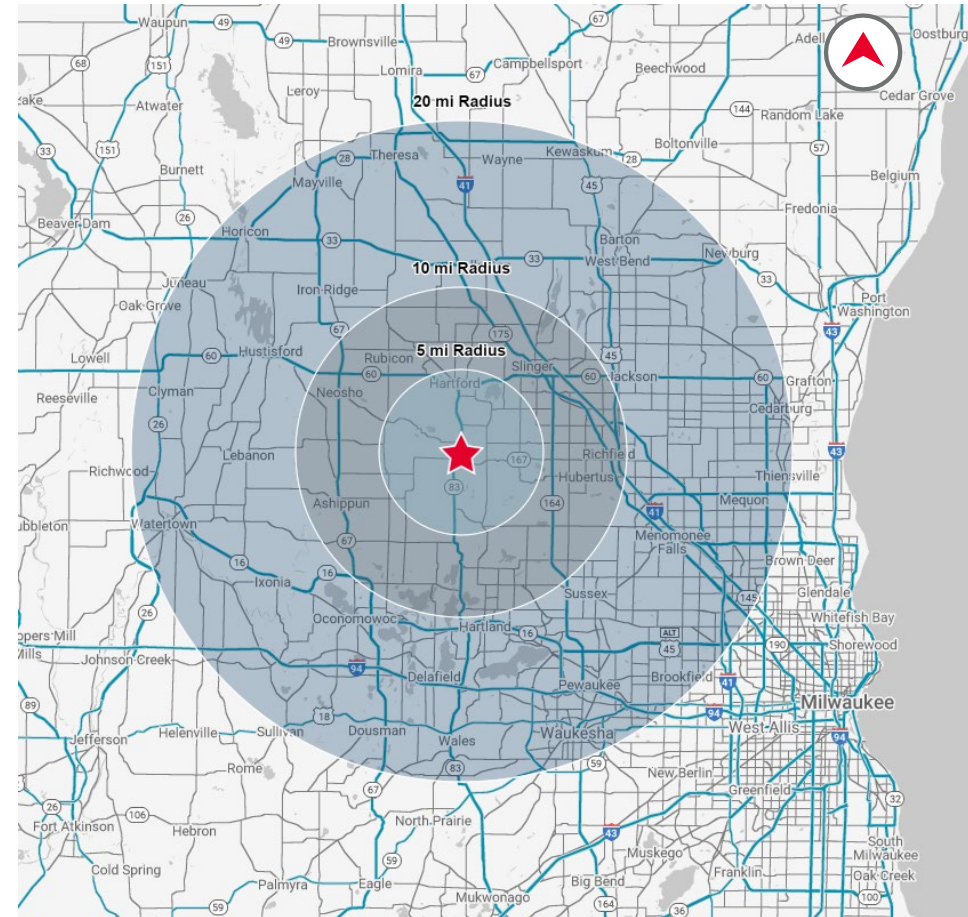
146.14 ACRES
ERIN, WI

AREA DEMOGRAPHICS

POPULATION	5 MILE	10 MILE	20 MILE
Estimated Population	20,289	72,850	538,804
Median Age	41.5	42.8	41.6
Estimated Average Household Income	\$89,322	\$128,252	\$109,935

OCCUPATION	5 MILE	10 MILE	20 MILE
White Collar Workers	6,197 (58.7%)	24,629 (63.7%)	179,285 (64.3%)
Blue Collar Workers	4,366 (41.3%)	14,027 (36.3%)	99,423 (35.7%)

LABOR FORCE	5 MILE	10 MILE	20 MILE
Labor Population Age 16 Years or Older	16,396	58,471	434,591
Unemployment Rate	385 (2.3%)	1,424 (2.4%)	11,735 (2.7%)



DAVE FERRON
REAL ESTATE BROKER
414.203.3015
dferron@boerke.com

JACK PRICE
PRINCIPAL
414.350.5207
jprice@boerke.com

MILWAUKEE OFFICE
731 N Jackson Street
Suite 700
Milwaukee, WI 53202

MADISON OFFICE
4602 S Biltmore Lane
Suite 112
Madison, WI 53718

Boerke.com

The Boerke Company, Inc. / Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

CONTACT INFORMATION

DAVE FERRON
REAL ESTATE BROKER
414.203.3015
dferron@boerke.com

JACK PRICE
PRINCIPAL
414.350.5207
jprice@boerke.com

MILWAUKEE OFFICE	MADISON OFFICE
731 N Jackson Street	4602 S Biltmore Lane
Suite 700	Suite 112
Milwaukee, WI 53202	Madison, WI 53718

[Boerke.com](https://www.boerke.com)

The Boerke Company, Inc. / Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



STATE OF WISCONSIN

DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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

DISCLOSURE TO CUSTOMERS

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

- (a) The duty to provide brokerage services to you fairly and honestly.
- (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law. (See Definition of Material Adverse Facts below).
- (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- (f) The duty to safeguard trust funds and proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals. other property held by the Firm or its Agents.
- (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.
- Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

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

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

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

CONFIDENTIAL INFORMATION:

NON- CONFIDENTIAL INFORMATION (the following information may be disclosed by the Firm and its Agents):

(Insert information you authorize to be disclosed, such as financial qualification information.)

DEFINITION OF MATERIAL ADVERSE FACTS

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

An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information 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 or agreement made concerning the transaction.

NOTICE ABOUT SEX OFFENDER REGISTRY

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